REGULAR PLANNING COMMISSION AGENDA

June 9, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/86847221296 or 1-253-215-8782 Webinar ID: 8868 4722 1296

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. May 12, 2026, Draft Minutes Regular Planning Commission - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. SMF2026 0002: Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone. - APPROVED AS RECOMMENDED

Applicant: Rob Worden
Location: 4760 Glacier Hwy

DIRECTOR'S REPORT

Applicants request a Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE SMF2026 0002 with the requested conditions.

2. USE2026 0005: Conditional Use Permit for amendment of existing hotel approval (USE1999-50) to include four (4) additional guest rooms, restaurant, bar, and small-scale retail. - APPROVED AS RECOMMENDED

Applicant: LaQuita Chmielowski
Location:1800 Shell Simmons Drive

DIRECTOR'S REPORT
The applicant requests a Conditional Use Permit to amend the existing 96 rooms, two-story hotel approval, USE1999 00050, to include four (4) additional guest rooms, totaling 100, and a restaurant, bar, and small-scale retail. No proposed changes to the existing footprint. Internal space created by converting the existing 1,065 square foot pool room and 1,500 square foot conference room.

STAFF RECOMMENDATION
Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2026 0005 with conditions.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

S. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.

DRAFT MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Erik Pedersen, Chair
May 12, 2026

A. LAND ACKNOWLEDGEMENT – Read by Ms. Derr.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

Erik Pedersen, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present:	Commissioners present in Chambers –Erik Pedersen, Chair; Lacey Derr, Vice Chair; Mandy Cole, Clerk; Jessalynn Rintala, Vice Clerk; Larry Gamez; Keith Koruna; Karinne Wiebold
	Commissioners present via video conferencing – Douglas Salik
Commissioners absent:	Carlee Simon
Staff present:	Scott Ciambor, CDD Director; Madeline Carse, CDD Administrative Assistant; Nicole Lynch, Attorney III
Assembly members:	None

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. April 14, 2026, Draft Minutes, Regular Planning Commission

MOTION: *by Ms. Cole to approve the April 14, 2026 Planning Commission Regular Meeting minutes.*

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. USE2026 0004: Conditional Use Permit to construct a five-bay storage structure with one dwelling unit in the Light Commercial (LC) zoning district.

Applicant: Rob Worden
Location: 9333 Glacier Hwy

Director's Report

The applicant requests a Conditional Use Permit to construct a five-bay storage structure with one dwelling unit in the Light Commercial (LC) zoning district. The applicant's proposal includes a two-story structure with five shop bays for storage and an upper-story dwelling unit. A single-family structure was originally constructed on the site in 1951. Over time, the property has transitioned to include commercial storage uses with residential development.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2026 0004 with the recommended conditions.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2026 0004.*

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

Chair Pedersen announced the Committee assignments. Chair Pedersen, Title 49 Advisory Rewrite Committee; Commissioner Rintala, Chair of Governance; Commissioner Derr, Liaison for Lands and Housing Economic Development; Commissioner Gamez, Public Works and Facilities; and Commissioner Wiebold, Juneau Commission on Sustainability (JCOS).

L. STAFF REPORTS

Mr. Ciambor shared there are meetings scheduled for June 9th and June 23rd, and the May 26th meeting was canceled, as they did not have any cases. He expressed they have an AO that will start in June and are sending out a couple of offers for Planner 1 and 2. He announced he has been named Director for the Community Development Department from this point forward.

M. COMMITTEE REPORTS

Commissioner Pedersen reported on the Title 49 Rewrite Committee. He stated they are still diving into the Table of Permissible Uses and combining a lot of uses so there are less categories, and they will look at private and public improvements at the next meeting.

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Ms. Rintala thanked Director Lawhorne for her service, and welcomed Director Ciambor.

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The May 12, 2026 Planning Commission Meeting was adjourned at 6:10 p.m.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2026 0002
HEARING DATE: JUNE 9, 2026

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: May 28, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: David Peterson, Planner II

THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant requests a final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.
STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Preliminary plat SMP2025 0001 was approved July 22, 2025, with five conditions and three plat notes.
  Draft final plat creates Unit Lots 1-42 and Lot 43 as the parent/common lot.
  Before recording, verify taxes, GE approvals, improvements/financial guarantee, Glacier Highway approach approval, HOA documents, and address consistency.

GENERAL INFORMATION	
Property Owner	R&S Construction LLC; Misty Sea Charters and Lodging
Applicant	Worden Homes Inc
Property Address	4760 Glacier Hwy
Legal Description	RAVENWOOD LT 1
Parcel Number	7B1001150063
Zoning	D15
Lot Size	5.08 Acres; 221,678 square feet
Water/Sewer	CBJ Water/Sewer Provided
Access	Glacier Highway (Collector)
Existing Land Use	Residential
Associated Applications	ARP20240001; ARF20250001; SMP20250001

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.15.402
  - CBJ 49.15.412
  - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.15.400(a) - Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ49.15.402(a) - *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D15)	Single-family Residential
South (D15)	Single-family Residential
East (D5/D15)	Single-family Residential
West (D15)	Single-family Residential

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A
Hazard	No mapped hazard
Hillside	Yes
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

Project Description – The applicant requests final plat approval for Brow Tine Subdivision, an Alternative Residential Subdivision creating 42 residential unit lots and one parent/common lot (Lot 43) in the D15 zoning district. Lot 43 contains the internal access and common facilities that serve the unit lots. (**Attachment B and C**)

Background - The Planning Commission approved the preliminary plat for SMP2025 0001 on July 22, 2025. The preliminary approval included five conditions and three plat notes. (**Attachment A**) The final plat submittal includes a draft final plat, closure report, construction plans, drainage materials, and homeowners' association/common interest ownership documents. (**Attachments E and F**)

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
2025 Notice of Decision	On July 25, 2025, the Planning Commission approved, with conditions, the preliminary plat of an Alternative Residential Subdivision creating 42 residential lots and a single parent lot. (**Attachment A**)
2026 Draft Final Plat	Applicant has provided the draft final plat for the Browtine Subdivision, a subdivision of Lot 1 Ravenwood Subdivision. (**Attachment C**)
2025 Construction Plans	Construction plans indicating the details of improvements required by Title 49, 49.35. (**Attachment E**)
2025 Home Owners Association	Applicant has submitted a first draft of the HOA agreement. (**Attachment F**) **Condition 1:** Prior to plat recording, the applicant shall submit the final, executed, and recordable HOA document package, including the Articles of Incorporation, Bylaws, Declaration, and any

	required resolutions, exhibits, schedules, or certificates. The HOA documents shall satisfy CBJ 49.15.950(b)(1)–(4), including attorney preparation, maintenance responsibility, periodic assessments, adequate maintenance of common facilities, and recording with the approved final plat.

ANALYSIS

Compliance with Title 49 - The submitted final plat appears to carry forward the approved preliminary layout: 42 residential unit lots and Lot 43. The draft plat includes the preliminary plat notes for ADU restrictions, potential wetlands, and no direct unit-lot access to Glacier Highway. Final approval remains subject to confirming the preliminary conditions, required improvements or financial guarantee, final drainage approval, and final plat technical corrections.

Preliminary Plat Conditions of Approval -

Condition	Status	Summary
Condition 1 - Taxes and assessments	☐Met ☐Unmet ☒On-going	**Condition 2:** Prior to final plat approval, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
Condition 2 - Construction plans	☒Met ☐Unmet ☐On-going	Construction plans were submitted. Written Engineering & Public Works approval for CBJ 49.35.140 compliance must be confirmed.
Condition 3 - Improvements or financial guarantee	☐Met ☐Unmet ☒On-going	**Condition 3:** Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
Condition 4 - Final drainage plan	☒Met ☐Unmet ☐On-going	Drainage materials and plans were submitted. Written Engineering & Public Works approval under CBJ 49.35.510 must be confirmed.
Condition 5 - Glacier Highway approach	☒Met ☐Unmet ☐On-going	Construction plans show the approach road. Permit/right-of-way authority approval must be confirmed before plat signature/recording.
Plat Notes 1-3	☒Met ☐Unmet ☐On-going	Draft final plat carries forward ADU prohibition, wetlands notice, and no direct unit-lot access to Glacier Highway.

AGENCY REVIEW

CDD conducted an agency review comment period between May 4, 2026 – May 18,2026. Agency review comments can be found in **Attachment G**.

Condition 4: Prior to final plat approval, all review comments shall be addressed.

PUBLIC COMMENTS

CDD conducted a public comment period between April 18, 2026 – May 19, 2026. Public notice was mailed to property owners within 500 feet of the subject parcel. (**Attachment H**) A public notice sign was also posted on-site two weeks prior to the scheduled hearing. (**Attachment I**) No public comment has been received at this time.

FINDINGS

Final plat approval criteria - Per CBJ 49.15.402(f)(3) the Director makes the following findings:

1. ***Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?***

   Analysis: No addition analysis needed.

   Finding: No. Prior to Final Plat approval, conditions will have been met.

2. ***Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010?***

   Analysis: Improvements will be completed or bonded for as a condition of recording the final plat.

   Finding: No. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

3. ***Does the final plat meet the standards set forth in CBJ 49.15.412 for final plats?***

   Analysis: No additional analysis needed.

   Finding: Yes. The final plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and Approve with Conditions, the requested final plat. The permit would allow the final plat approval for a final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

The approval is subject to the following conditions:

Condition 1: Prior to final plat approval, the applicant shall submit the final, executed, and recordable HOA document package, including the Articles of Incorporation, Bylaws, Declaration, and any required resolutions, exhibits, schedules, or certificates. The HOA documents shall satisfy CBJ 49.15.950(b)(1)–(4), including attorney preparation, maintenance responsibility, periodic assessments, adequate maintenance of common facilities, and recording with the approved final plat.

Condition 2: Prior to final plat approval, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Condition 3: Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Condition 4: Prior to final plat approval, all review comments shall be addressed.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	NOD_SMP25-01_signed
Attachment B	SMF26-02 - Narrative
Attachment C	SMF26-02 - Draft Final Plat - V2
Attachment D	SMF26-02 - Closure Report
Attachment E	SMF26-02 - Construction Plans 2
Attachment F (0-4)	SMF26-02 - Home Owners Assoc.
Attachment G	SMF26-02 - Agency Comments
Attachment H	SMF26-02 - Abutters Notice
Attachment I	SMF26-02 - Notice Sign Posted

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: July 25, 2025
File No.: SMP2025 0001

R&S Construction LLC
P. O. Box 210194
Auke Bay, AK 99821
roblisa@ak.net

Proposal:	Applicant requests a preliminary plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.
Property Address:	4760 Glacier Hwy
Legal Description:	RAVENWOOD LT 1
Parcel Code No.:	7B1001150063
Hearing Date:	July 22, 2025

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 11, 2025, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions and plat notes:

1. **Condition 1:** Prior to final plat approval, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
2. **Condition 2:** Prior to final plat approval, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.
3. **Condition 3:** Prior to final plat approval, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

4. **Condition 4:** Prior to final plat approval, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
5. **Condition 5:** Prior to final plat approval, due to the size of the development the access will need to be built as an approach road, per the Alaska Pre-construction Manual which will put its width nearer to 32-34 feet wide. That process is started, of course, by applying for a driveway and approach road permit through our E-permits webpage and permitting platform.
6. **Plat Note 1:** ACCESSORY DWELLING UNITS ARE PROHIBITED ON THE PARENT LOT AND ON ANY UNIT-LOTS. A HOME OCCUPATION OR A CHILD CARE HOME IS PERMISSIBLE ON THE UNIT-LOTS. IF AN ALTERNATIVE RESIDENTIAL SUBDIVISION CREATES A LOT THAT COMPLIES WITH THE TABLE OF DIMENSIONAL STANDARDS, 49.25.400, FOR THE UNDERLYING ZONING DISTRICT, THE ACCESSORY DWELLING UNIT PROHIBITION OF THIS SUBSECTION DOES NOT APPLY.
7. **Plat Note 2:** WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
8. **Plat Note 3:** NO LOTS SHALL ACCESS DIRECTLY ON TO GLACIER HIGHWAY, A MAJOR COLLECTOR.

Attachment: July 11, 2025, memorandum from David Peterson, Planner II, Community Development, to the CBJ Planning Commission regarding SMP2025 0001.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, July 22, 2025.

Expiration Date: The permit will expire five (5) years after the effective date, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized, or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

mandy cole

Mandy Cole, Chair
Planning Commission

7/25/2025
Date

Madeline Carse

Filed With City Clerk

7/25/2025
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

R&S CONSTRUCTION LLC
PO BOX 210194
AUKE BAY, AK 99821
RAVENWOOD SUBDIVISION NARRATIVE
December 7, 2024,
TO: Community Development
R&S Construction LLC and Misty Sea Charters & Lodging LLC are proposing to build a 42 residential subdivision using the Alternative Residential Subdivision "ARS" code. This property is currently vacant and has been cleared with approved drainage and inspected settling ponds and construction roads to do the brushing. We have purchased the property to continue with the ongoing project and have provided a set of engineering plans to show proposed building lots and streets with utilities. This project was initially designed as a 42 zero lot residential subdivision, but under our pre planning meeting, it was recommended that we change to the Alternate Residential Subdivision design. We feel that this use complies with the Comprehensive Plan but will have to make some small modifications to the design, which in the end, the outcome of 42 residential homes will remain on the same proposed lots. We have provided a topography on the lot with designed city streets that meet coj code with all utilities. This project will have the required vegetative cover required by the City and Borough of Juneau prior to completion of a final plat. There are current approved projects near this property doing the same type of subdivision as well as construction on adjoining property doing apartment buildings making this project seeming very desirable for the Juneau location. These will be smaller residential homes which are going to be more affordable which seems to be a needed feature of this community. We will also need to put a Homeowners Association together for this property once we have an approval from the Planning Commission.
Sincerely,
R&S Construction LLC,

SUBDIVISION OWNERSHIP CERTIFICATE

I, CERTIFY THAT MISTY SEA CHARTERS & LODGING LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, AS MANAGING MEMBER OF MISTY SEA LODGING AND CHARTERS LLC, HAVING THE AUTHORITY TO DO SO, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

NAME: _____ DATE: _____, 2026

_____
SIGNATURE

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ , 2026, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

SUBDIVISION OWNERSHIP CERTIFICATE

I, CERTIFY THAT R&S CONSTRUCTION, LLC, AN ALASKA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, AS MANAGING MEMBER OF R&S CONSTRUCTION, LLC, HAVING THE AUTHORITY TO DO SO, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

NAME: _____ DATE: _____, 2026

_____
SIGNATURE

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ , 2026, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. _____, DATED _____, 2026, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE , LOCATED IN ANCHORAGE, ALASKA.

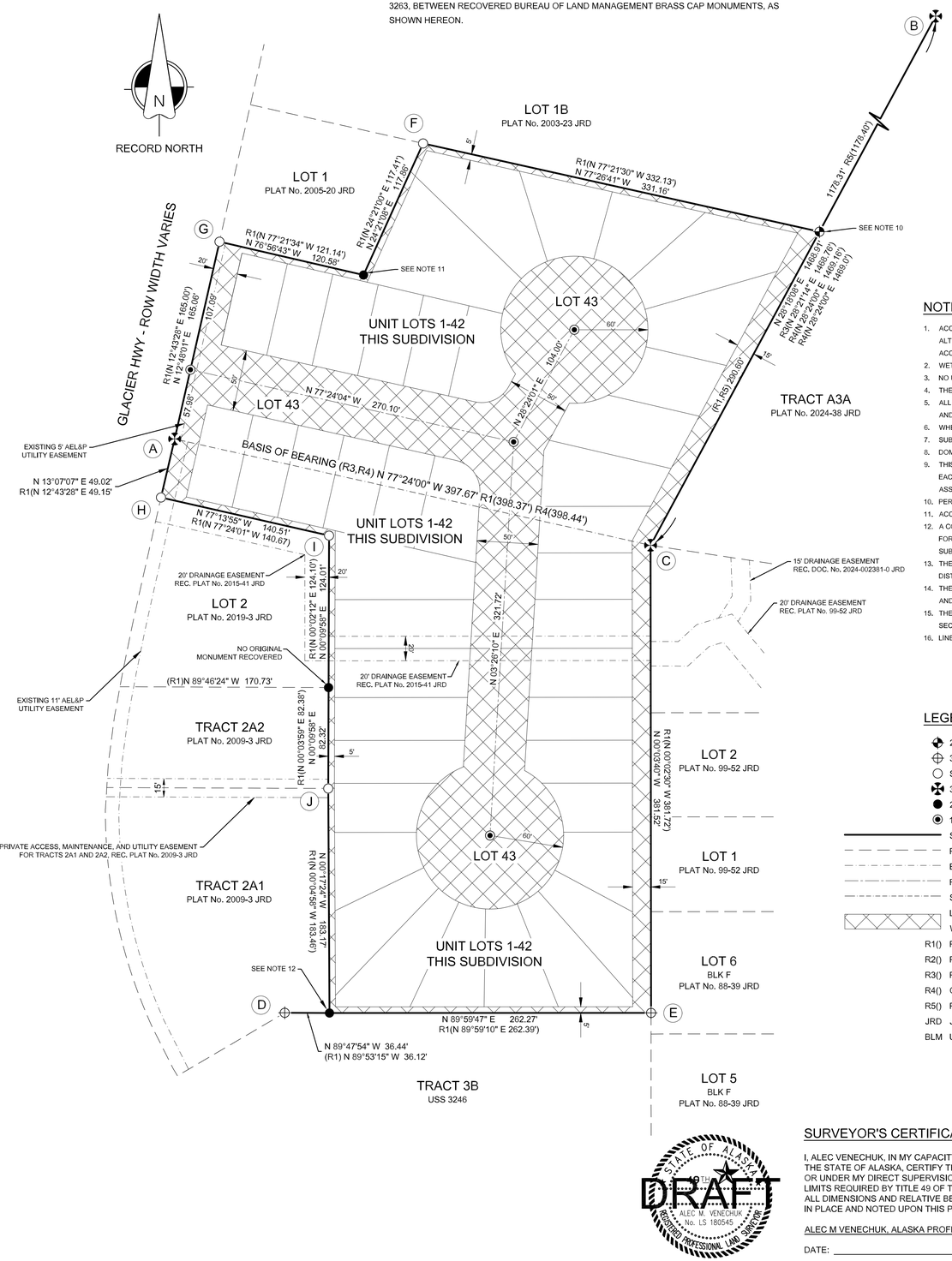
_____DATE _____, 2026
CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

ATTEST:

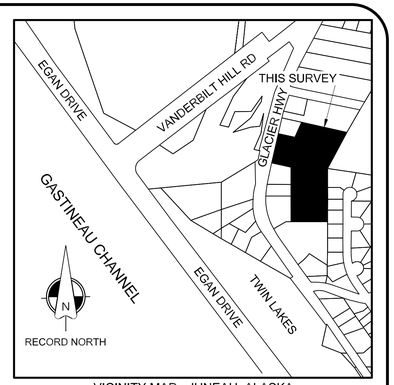
_____
MUNICIPAL CLERK
CITY AND & BOROUGH OF JUNEAU

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 77° 24' 00" W, AS DELINEATED IN THE OFFICIAL PLAT OF CHILKAT VIEW SUBDIVISION II, RECORD PLAT No. 2015-41 JUNEAU RECORDING DISTRICT, AND THE OFFICIAL PLATS OF U.S. SURVEYS No. 3246 AND No. 3263, BETWEEN RECOVERED BUREAU OF LAND MANAGEMENT BRASS CAP MONUMENTS, AS SHOWN HEREON.



LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
BROWTINE SUBDIVISION	221,331	5.08
LOT 43 THIS SURVEY	70,320	1.61
UNIT LOTS 1-42 THIS SURVEY	151,011	3.47



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

NOTES

1. ACCESSORY DWELLING UNITS ARE PROHIBITED ON THE PARENT LOT AND ON ANY UNIT-LOTS. A HOME OCCUPATION OR A CHILD CARE HOME IS PERMISSIBLE ON THE UNIT-LOTS. IF AN ALTERNATIVE RESIDENTIAL SUBDIVISION CREATES A LOT THAT COMPLIES WITH THE TABLE OF DIMENSIONAL STANDARDS, 49.25.400, FOR THE UNDERLYING ZONING DISTRICT, THE ACCESSORY DWELLING UNIT PROHIBITION OF THIS SUBSECTION DOES NOT APPLY.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. NO UNIT LOTS SHALL ACCESS DIRECTLY ON TO GLACIER HIGHWAY, A MAJOR COLLECTOR.
4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
5. ALL BEARINGS SHOWN ARE TRUE BEARINGS RELATIVE TO THE BASIS OF BEARING, AS SHOWN HEREON. SURVEY COURSE DISTANCES SHOWN ARE MEASURED IN U.S. SURVEY FEET AND REDUCED TO HORIZONTAL FIELD DISTANCES.
6. WHEN DIFFERENT FROM MEASURED, RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#).
7. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
8. DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
9. THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION (ARS) PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT-LOT IS REQUIRED TO, AND SHALL BE, THROUGHOUT THEIR OWNERSHIP, A MEMBER OF THE BROWTINE SUBDIVISION HOA, AND REQUIRED TO PAY ASSESSMENTS ASSESSED BY THE BROWTINE SUBDIVISION HOA.
10. PER CBJ 49.15.920(), NO PARKING AREAS, DWELLING UNITS, UNIT-LOTS, OR PERMISSABLE USES MAY BE LOCATED WITHIN THE ARS PARENT LOT, OR LOT 43 THIS SURVEY.
11. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF THE BROWTINE SUBDIVISION HOA.
12. A COMBINED BLANKET EASEMENT FOR DRAINAGE, UTILITIES, AND INGRESS AND EGRESS IS CREATED ACROSS LOT 43, AS SHOWN HEREON. THE EASEMENT CREATED IS PRIVATE AND FOR THE BENEFIT OF THE UNIT LOTS CREATED WITH THIS SUBDIVISION. THE LAND ON WHICH THE PRIVATE EASEMENT IS LOCATED IS OWNED AND MANAGED BY THE BROWTINE SUBDIVISION HOA.
13. THE PRIMARY MONUMENT AT THE NORTHEAST CORNER OF THIS SUBDIVISION WAS FOUND LOOSE, OFF-LINE, AND DISTURBED, AND WAS SUBSEQUENTLY RESET UTILIZING RECORD DISTANCE ALONG THE ORIGINAL U.S. SURVEY BOUNDARY LINE.
14. THE TONER-NORDLING YELLOW PLASTIC CAP SECONDARY MONUMENT RECOVERED ALONG THE NORTHERLY BOUNDARY OF THIS SUBDIVISION WAS FOUND BENT AND DISTURBED, AND WAS SUBSEQUENTLY RESET WITH A TYPICAL SECONDARY MONUMENT AT THE SPINHOLE LOCATION OF THE RECOVERED MONUMENT.
15. THE SOUTHWESTERLY CORNER OF THIS SUBDIVISION WAS MARKED WITH A #5 REBAR WITH NO CAP. THE LOCATION OF THE REBAR WAS HELD AND REPLACED WITH A TYPICAL SECONDARY MONUMENT.
16. LINE DATA, CURVE DATA, AND MONUMENT SKETCH DETAILS ARE FOUND ON SHEETS 2 AND 3 OF THIS PLAT.

LEGEND

- 2.5" PRIMARY MONUMENT RESET THIS SURVEY
- 3.25" ALUMINUM CAP PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- 3.25" BLM BRASS CAP MONUMENT RECOVERED
- 2" ALUMINUM CAP MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- 1-1/8" BRASS CENTERLINE MONUMENT WITH MAGNET SET THIS SURVEY
- SUBDIVISION BOUNDARY LINE, THIS SURVEY
- PROPERTY LINE NOT SURVEYED
- EASEMENT BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- SURVEY TIE
- LOT 43 THIS SURVEY, ARS PARENT LOT WITH BLANKET EASEMENT, SEE NOTES 1, 10, 11, 12

R1() PLAT No. 2019-3 JRD
R2() PLAT No. 2015-41 JRD
R3() PLAT No. 2024-5 JRD
R4() OFFICIAL PLAT US SURVEY No 3263
R5() PLAT No. 2005-20 JRD
JRD JUNEAU RECORDING DISTRICT
BLM U.S. BUREAU OF LAND MANAGEMENT

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS

SURVEYOR'S CERTIFICATE

I, ALEC VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

ALEC M VENECHUK, ALASKA PROFESSIONAL LAND SURVEYOR No. 180545

DATE: _____

STATE OF ALASKA
ALEC M. VENECHUK
No. LS 180545
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAFT

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

OWNERS: MISTY SEA CHARTERS AND LODGING LLC
AND R & S CONSTRUCTION, LLC
PO BOX 210194
AUKE BAY, AK 99821

A PLAT OF
BROWTINE SUBDIVISION

A SUBDIVISION OF
LOT 1 RAVENWOOD SUBDIVISION
AS SHOWN ON RECORD PLAT 2019-3 JUNEAU RECORDING DISTRICT
WITHIN U.S. SURVEY No. 3246 AND U.S. SURVEY No. 3263

- STATE RECORDERS OFFICE AT ANCHORAGE -
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
CBJ CASE No. SMF20260002

DRAWN BY: AMV DATE: 04/07/2026 SHEET 1 OF 3

RECORD NORTH

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.04'	60.00'	49°41'25"	S 12°07'49" E	50.42'
C2	32.76'	60.00'	31°17'02"	N 28°21'24" E	32.35'
C3	25.59'	60.00'	24°26'12"	S 56°13'01" W	25.40'
C4	38.67'	60.00'	36°55'23"	N 86°53'49" E	38.00'
C5	34.31'	60.00'	32°45'36"	N 56°15'42" W	33.84'
C6	27.00'	60.00'	25°47'15"	N 28°59'16" W	26.78'
C7	30.88'	60.00'	29°29'20"	N 01°20'59" W	30.54'
C8	51.60'	60.00'	49°16'25"	N 38°01'54" E	50.02'
C9	32.58'	60.00'	31°06'27"	N 78°13'20" E	32.18'
C10	17.37'	60.00'	16°34'56"	N 53°38'54" W	17.30'
C11	44.79'	60.00'	42°46'10"	N 23°58'21" W	43.76'
C12	32.22'	60.00'	30°46'04"	S 12°47'46" W	31.83'
C13	21.89'	60.00'	20°54'16"	N 38°37'55" E	21.77'
C14	20.09'	60.00'	19°11'18"	N 58°40'41" E	20.00'
C15	26.35'	60.00'	25°09'50"	S 80°51'15" W	26.14'
C16	22.63'	60.00'	21°36'23"	S 75°45'38" E	22.49'
C17	20.09'	60.00'	19°11'17"	S 55°21'48" E	20.00'
C18	20.78'	60.00'	19°50'33"	S 35°50'52" E	20.68'
C19	29.73'	60.00'	28°23'29"	S 11°43'51" E	29.43'
C20	44.79'	60.00'	42°46'09"	S 23°50'58" W	43.76'
C21	24.69'	60.00'	23°34'41"	S 57°01'23" W	24.52'
C22	35.27'	25.00'	80°50'14"	N 36°58'57" E	32.42'
C23	32.38'	25.00'	74°11'56"	S 65°29'59" W	30.16'

LOT 1B
PLAT No. 2003-23 JRD

LOT 1
PLAT No. 2005-20 JRD

GLACIER HWY - ROW WIDTH VARIES

TRACT A3A
PLAT No. 2024-38 JRD

LOT 43

UNIT LOT 1
0.07 Acres
2917 Sq. Feet

UNIT LOT 2
0.07 Acres
2906 Sq. Feet

UNIT LOT 3
0.07 Acres
2894 Sq. Feet

UNIT LOT 4
0.07 Acres
2883 Sq. Feet

UNIT LOT 5
0.07 Acres
2872 Sq. Feet

UNIT LOT 6
0.07 Acres
2847 Sq. Feet

UNIT LOT 7
0.16 Acres
7111 Sq. Feet

UNIT LOT 8
0.13 Acres
5515 Sq. Feet

UNIT LOT 9
0.08 Acres
3537 Sq. Feet

UNIT LOT 10
0.08 Acres
3495 Sq. Feet

UNIT LOT 11
0.13 Acres
5876 Sq. Feet

UNIT LOT 12
0.10 Acres
4465 Sq. Feet

UNIT LOT 13
0.07 Acres
3077 Sq. Feet

UNIT LOT 14
0.10 Acres
4545 Sq. Feet

UNIT LOT 15
0.10 Acres
4233 Sq. Feet

UNIT LOT 16
0.07 Acres
3091 Sq. Feet

UNIT LOT 17
0.07 Acres
2967 Sq. Feet

UNIT LOT 36
0.11 Acres
4931 Sq. Feet

UNIT LOT 37
0.08 Acres
3428 Sq. Feet

UNIT LOT 38
0.07 Acres
2947 Sq. Feet

UNIT LOT 39
0.07 Acres
2943 Sq. Feet

UNIT LOT 40
0.07 Acres
2939 Sq. Feet

UNIT LOT 41
0.07 Acres
2935 Sq. Feet

UNIT LOT 42
0.07 Acres
2936 Sq. Feet

20' DRAINAGE EASEMENT

SCALE
1 INCH = 20 FEET
0 20 40 60 80 FEET
0 10 20 METERS

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

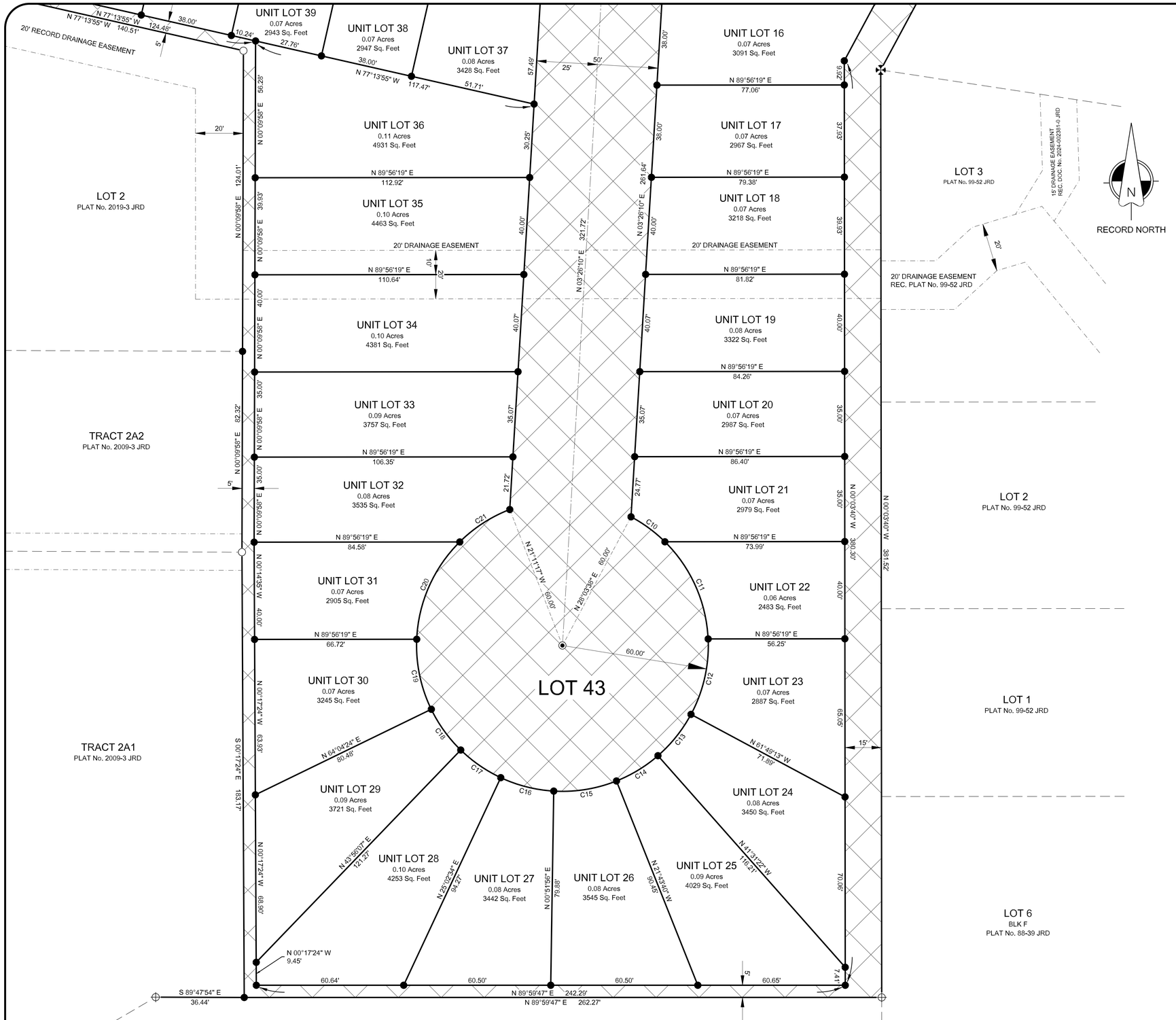
MISTY SEA CHARTERS AND LODGING LLC
AND R & S CONSTRUCTION, LLC
PO BOX 210194
AUKE BAY, AK 99821

A PLAT OF
BROWTINE SUBDIVISION

A SUBDIVISION OF
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WITHIN U.S. SURVEY No. 3246 AND U.S. SURVEY No. 3263

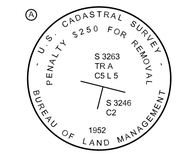
- STATE RECORDERS OFFICE AT ANCHORAGE -
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
CBJ CASE No. SMF20260002

DRAWN BY: AMV DATE: 04/07/2026 SHEET 2 OF 3

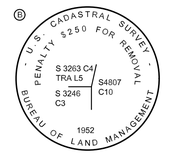


MONUMENT DETAILS

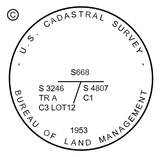
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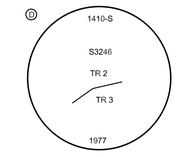
3.25" BRASS CAP MONUMENT
RECOVERED THIS SURVEY
GOOD CONDITION



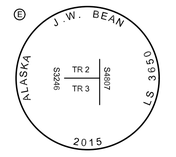
3.25" BRASS CAP MONUMENT
RECOVERED THIS SURVEY
GOOD CONDITION



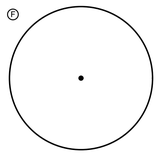
3.25" BRASS CAP MONUMENT
RECOVERED THIS SURVEY
GOOD CONDITION



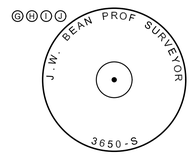
3.25" ALUMINUM CAP PRIMAR
MONUMENT RECOVERED
THIS SURVEY, GOOD CONDITION



DESCRIPTION



1.25" YELLOW PLASTIC CAP
SECONDARY MONUMENT RECOVERED
THIS SURVEY, MARKINGS NOT LEGIBLE



2" ALUMINUM CAP SECONDARY
MONUMENT RECOVERED THIS
SURVEY, GOOD CONDITION



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALIMINUM CAP ON #5 X 30" REBAR



2.5" ALUMINUM CAP
PRIMARY MONUMENT
SET THIS SURVEY

SCALE
1 INCH = 20 FEET
0 20 40 60 80 FEET
0 10 20 METERS

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

MISTY SEA CHARTERS AND LODGING LLC
AND R & S CONSTRUCTION, LLC
PO BOX 210194
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A PLAT OF
BROWTINE SUBDIVISION

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- STATE RECORDERS OFFICE AT ANCHORAGE -
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
CBJ CASE No. SMF20260002

DRAWN BY: AMV DATE: 04/07/2026 SHEET 3 OF 3

Last Frontier Surveying and Engineering LLC

Browtine Subdivision, Juneau Recording District

Closure Report

Lot 43 – Parent Lot (Exterior)

Northing	Easting	Bearing	Distance
2379698.932	2535593.740		
		S 12°48'01" W	165.064
2379537.970	2535557.169		
		S 13°07'07" W	49.022
2379490.228	2535546.043		
		S 77°13'55" E	140.506
2379459.175	2535683.074		
		S 00°09'58" W	206.326
2379252.850	2535682.476		
		S 00°17'24" E	183.173
2379069.680	2535683.403		
		N 89°59'47" E	262.269
2379069.697	2535945.672		
		N 00°03'40" W	381.524
2379451.220	2535945.264		
		N 28°18'08" E	290.600
2379707.082	2536083.044		
		N 77°26'41" W	331.159
2379779.069	2535759.804		

S 24°21'08" W 117.861

2379671.695 2535711.205

N 76°56'43" W 120.581

2379698.932 2535593.740

Closure Error Distance> 0.00000

Total Distance> 2248.085

Polyline Area: 221331 sq ft, 5.08 acres

Interior Lots – Unit Lots 1-42

Northing Easting Bearing Distance

2379520.482 2535786.599

C22

Radius: 25.000 Chord: 32.418 Degree: 229°10'59" Dir: Right

Length: 35.272 Delta: 80°50'14" Tangent: 21.291

Chord BRG: S 36°58'57" E Rad-In: S 12°35'56" W Rad-Out: N 86°33'50" W

Radius Point: 2379496.084,2535781.146

2379494.586 2535806.101

S 03°26'10" W 224.591

2379270.399 2535792.639

C10-C21

Radius: 60.000 Chord: 50.000 Degree: 95°29'35" Dir: Left

Length: 325.418 Delta: 310°45'05" Tangent: 27.501

Chord BRG: S 86°33'50" E Rad-In: S 21°11'17" E Rad-Out: S 28°03'38" W

Radius Point: 2379214.455,2535814.325

2379267.402 2535842.549

N 03°26'10" E 261.638

2379528.570 2535858.231

N 28°24'01" E 43.922

2379567.206 2535879.122

C1-C9

Radius: 60.000 Chord: 50.000 Degree: 95°29'35" Dir: Left

Length: 325.418 Delta: 310°45'05" Tangent: 27.501

Chord BRG: N 61°35'59" W Rad-In: N 03°46'33" E Rad-Out: N 53°01'28" E

Radius Point: 2379627.076,2535883.073

2379590.987 2535835.140

S 28°24'01" W 11.643

2379580.746 2535829.602

C23

Radius: 25.000 Chord: 30.160 Degree: 229°10'59" Dir: Right

Length: 32.375 Delta: 74°11'56" Tangent: 18.907

Chord BRG: S 65°29'59" W Rad-In: N 61°35'59" W Rad-Out: N 12°35'56" E

Radius Point: 2379592.637,2535807.611

2379568.239 2535802.158

N 77°24'04" W 212.196

2379614.524 2535595.072

N 12°48'02" E 76.926

2379689.538 2535612.115

S 76°56'43" E 104.659

2379665.898 2535714.069

N 24°21'08" E 117.894

2379773.303 2535762.682

S 77°26'43" E 310.102

2379705.895 2536065.369

S 28°18'08" W 284.966

2379454.995 2535930.260

S 00°03'40" E 380.299

2379074.696 2535930.667

S 89°59'47" W 242.289

2379074.680 2535688.378

N 00°17'24" W 178.178

2379252.856 2535687.476

N 00°09'58" E 210.311

2379463.166 2535688.086

N 77°13'55" W 124.481

2379490.677 2535566.683

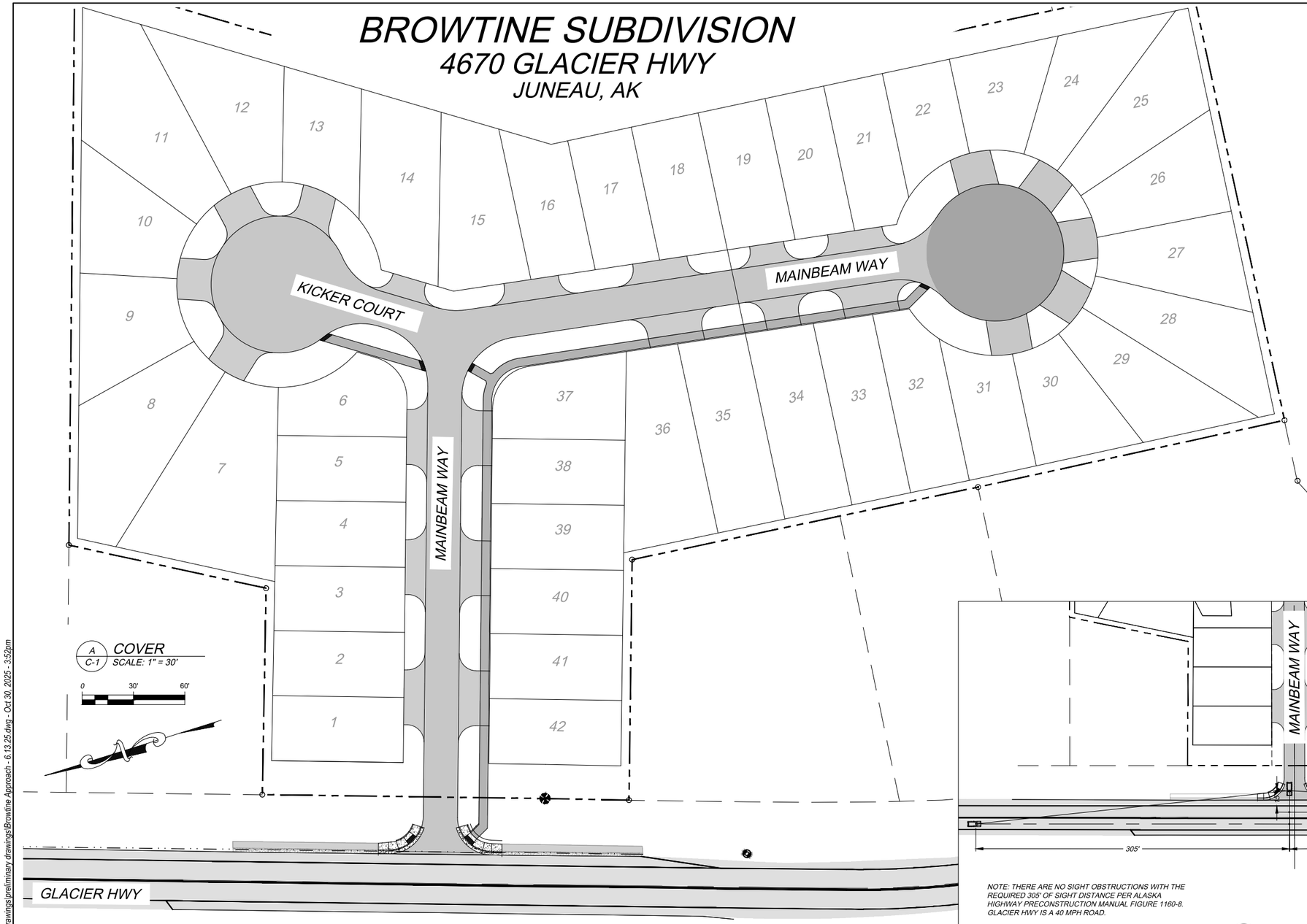
N 12°58'55" E 77.059

2379565.766 2535583.994

S 77°24'04" E 207.604

2379520.482 2535786.599

BROWTINE SUBDIVISION
4670 GLACIER HWY
JUNEAU, AK



A C-1 COVER
SCALE: 1" = 30'

0 30' 60'

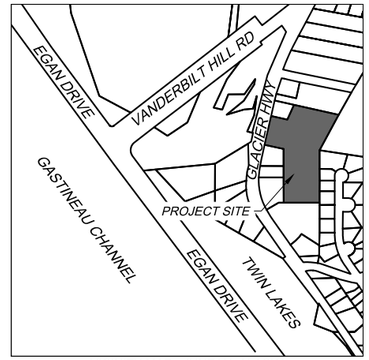
LEGEND

HATCH

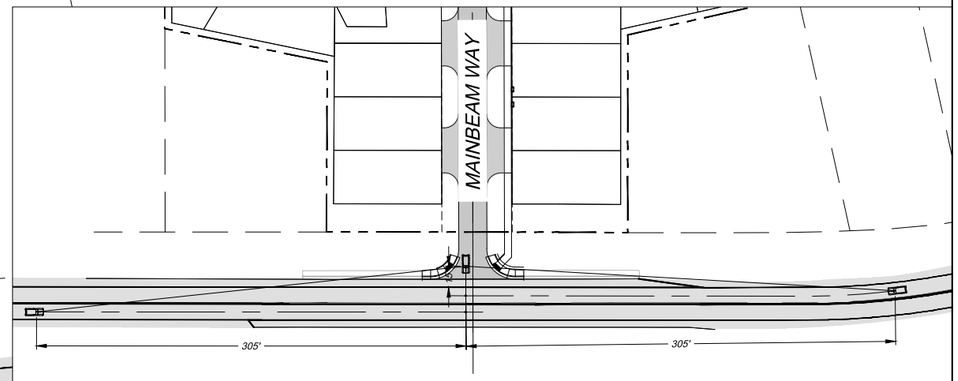
- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

LINES

EXIST	PROP	
		EDGE PAVING
*****	*****	CONTOUR
		PROPERTY LINE
W	W	WATER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
OHP	N/A	OVERHEAD POWER
P	N/A	BURIED POWER
T	N/A	TELEPHONE
C	N/A	CABLE



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE



NOTE: THERE ARE NO SIGHT OBSTRUCTIONS WITH THE REQUIRED 305' OF SIGHT DISTANCE PER ALASKA HIGHWAY PRECONSTRUCTION MANUAL FIGURE 1160-8. GLACIER HWY IS A 40 MPH ROAD.

B C-1 SIGHT DISTANCE
SCALE: 1" = 20'

FILE: Browtine Approach - 6.13.25.dwg		5			FOR REVIEW
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

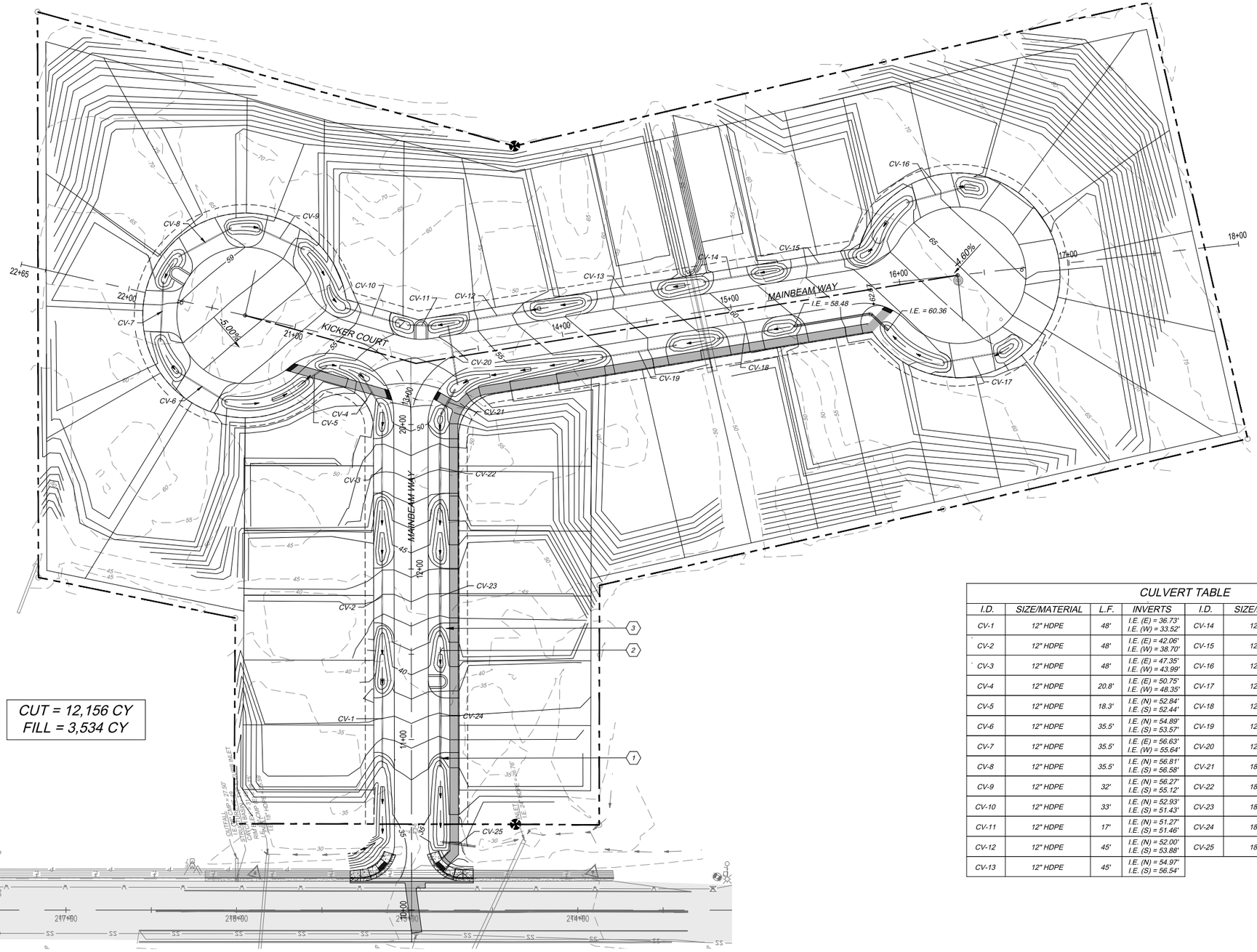
Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-0.1
COVER SHEET
SHT 1 OF 21

X:\2024 jobs\ravenswood_juneau\engineering\Drawings\preliminary drawings\Browtine Approach - 6.13.25.dwg - Oct 30, 2025 - 3:52pm



KEYNOTES

1. *HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.6 (TYP.)*
2. *DITCHES TO BE SEEDED PER CITY & BOROUGH OF JUNEAU (CBJ) STADARD SPEC 02710 (TYP.). ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER*
3. *INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7 (TYP.)*

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS	I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-1	12" HDPE	48'	I.E. (E) = 36.73' I.E. (W) = 33.52'	CV-14	12" HDPE	33'	I.E. (N) = 57.38' I.E. (S) = 58.54'
CV-2	12" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'	CV-15	12" HDPE	45'	I.E. (N) = 59.00' I.E. (S) = 60.58'
CV-3	12" HDPE	48'	I.E. (E) = 47.35' I.E. (W) = 43.99'	CV-16	12" HDPE	35.5'	I.E. (N) = 62.55' I.E. (S) = 63.66'
CV-4	12" HDPE	20.8'	I.E. (E) = 50.75' I.E. (W) = 48.35'	CV-17	12" HDPE	35.5'	I.E. (N) = 60.65' I.E. (S) = 61.66'
CV-5	12" HDPE	18.3'	I.E. (N) = 52.84' I.E. (S) = 52.44'	CV-18	12" HDPE	33'	I.E. (N) = 56.87' I.E. (S) = 58.02'
CV-6	12" HDPE	35.5'	I.E. (N) = 54.89' I.E. (S) = 53.57'	CV-19	12" HDPE	45'	I.E. (N) = 54.45' I.E. (S) = 56.03'
CV-7	12" HDPE	35.5'	I.E. (E) = 56.63' I.E. (W) = 55.64'	CV-20	12" HDPE	35.4'	I.E. (E) = 51.72' I.E. (W) = 50.34'
CV-8	12" HDPE	35.5'	I.E. (N) = 56.81' I.E. (S) = 56.58'	CV-21	18" HDPE	16.8'	I.E. (N) = 48.10' I.E. (S) = 50.01'
CV-9	12" HDPE	32'	I.E. (N) = 56.27' I.E. (S) = 55.12'	CV-22	18" HDPE	48'	I.E. (E) = 47.10' I.E. (W) = 43.99'
CV-10	12" HDPE	33'	I.E. (N) = 52.93' I.E. (S) = 51.43'	CV-23	18" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-11	12" HDPE	17'	I.E. (N) = 51.27' I.E. (S) = 51.46'	CV-24	18" HDPE	60'	I.E. (E) = 37.57' I.E. (W) = 33.52'
CV-12	12" HDPE	45'	I.E. (N) = 52.00' I.E. (S) = 53.88'	CV-25	18" HDPE	20'	I.E. (N) = 32.50' I.E. (S) = 31.00'
CV-13	12" HDPE	45'	I.E. (N) = 54.97' I.E. (S) = 56.54'				

0 30' 60'

FILE: X-BASE.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR REVIEW

STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

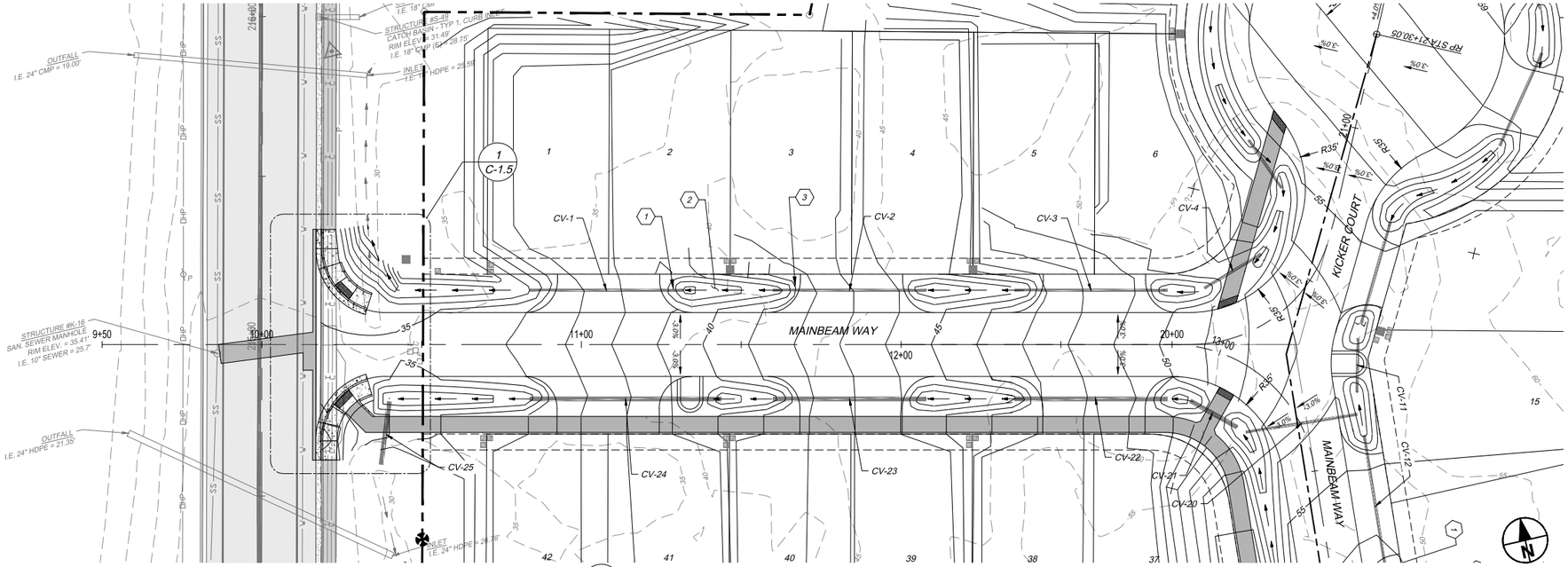
Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.1
OVERALL GRADING & DRAINAGE PLAN
SHT 2 OF 21

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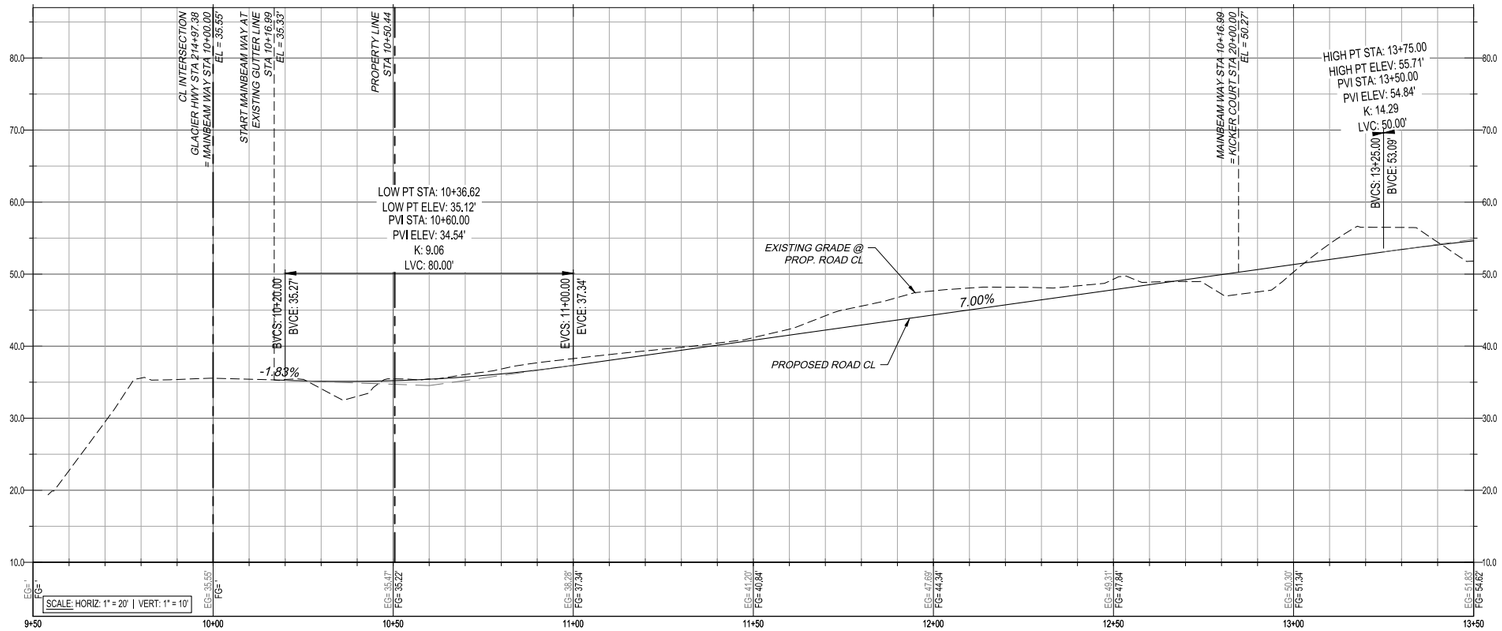
1 C-1.2 *MAINBEAM WAY STA 10+00 - 13+50*
SCALE: 1" = 20'

KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.6 (TYP.)
2. DITCHES TO BE SEEDED PER CITY & BOROUGH OF JUNEAU (CBJ) STADARD SPEC 02710 (TYP.). ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER
3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7 (TYP.)

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-1	12" HDPE	48'	I.E. (E) = 36.73' I.E. (W) = 33.52'
CV-2	12" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-3	12" HDPE	48'	I.E. (E) = 47.35' I.E. (W) = 43.99'
CV-4	12" HDPE	20.8'	I.E. (E) = 50.75' I.E. (W) = 48.35'
CV-20	12" HDPE	35.4'	I.E. (E) = 51.72' I.E. (W) = 50.34'
CV-21	18" HDPE	16.8'	I.E. (N) = 48.10' I.E. (S) = 50.01'
CV-22	18" HDPE	48'	I.E. (E) = 47.10' I.E. (W) = 43.99'
CV-23	18" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-24	18" HDPE	60'	I.E. (E) = 37.57' I.E. (W) = 33.52'
CV-25	18" HDPE	20'	I.E. (N) = 32.50' I.E. (S) = 31.00'



FILE: X-BASE.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR REVIEW

STATE OF ALASKA 10TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER
10.28.25

Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

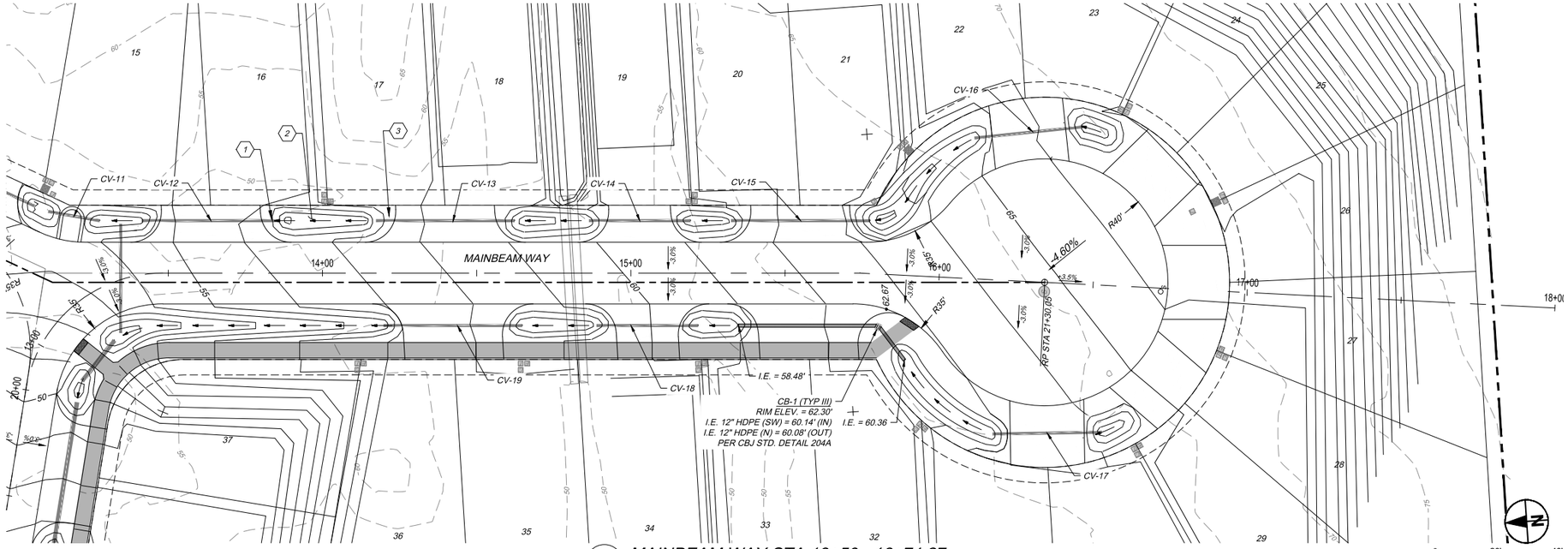
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.2
MAINBEAM WAY GRADING PLAN & PROFILE: STATION 10+00 TO 13+50

SHT 3 OF 21

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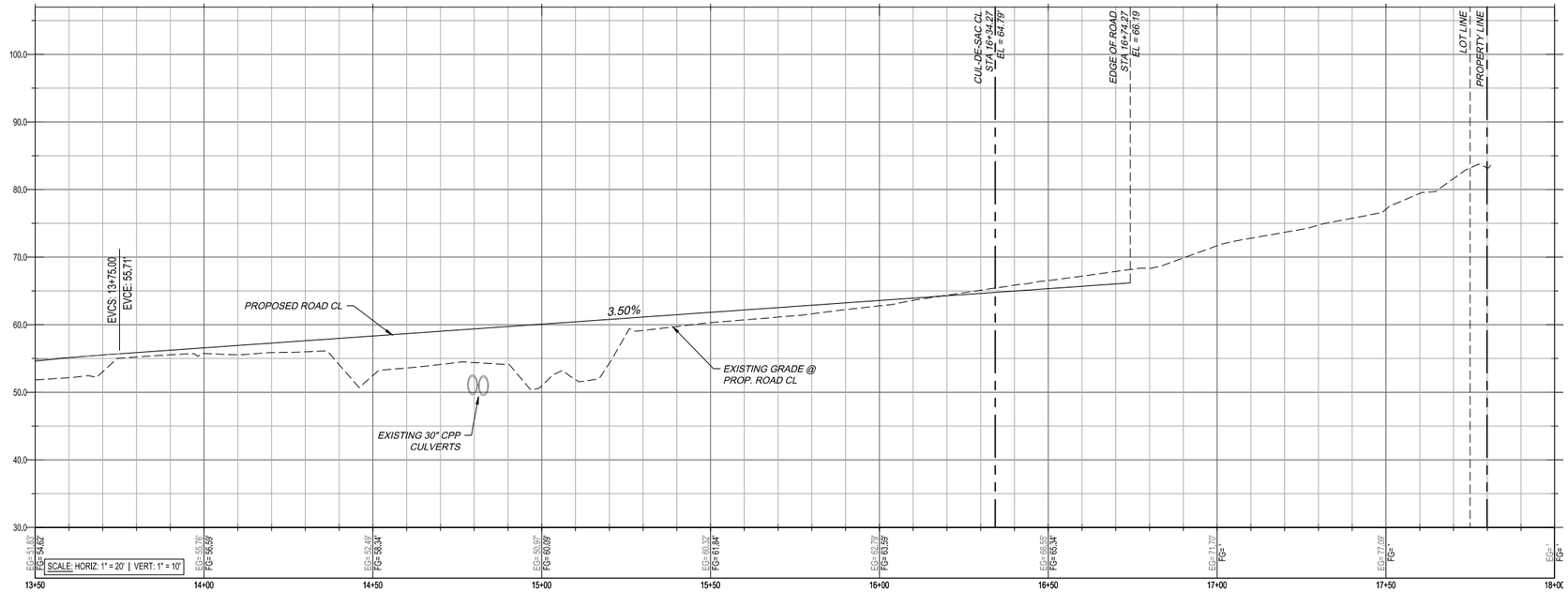


1 C-1.3 *MAINBEAM WAY STA 13+50 - 16+74.27*
SCALE: 1" = 20'

KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.6 (TYP.)
2. DITCHES TO BE SEEDED PER CITY & BOROUGH OF JUNEAU (CBJ) STADARD SPEC 02710 (TYP.). ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER
3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7 (TYP.)

CULVERT TABLE			
I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-11	12" HDPE	17'	I.E. (N) = 51.27' I.E. (S) = 51.46'
CV-12	12" HDPE	45'	I.E. (N) = 52.00' I.E. (S) = 53.88'
CV-13	12" HDPE	45'	I.E. (N) = 54.97' I.E. (S) = 56.54'
CV-14	12" HDPE	33'	I.E. (N) = 57.38' I.E. (S) = 58.54'
CV-15	12" HDPE	45'	I.E. (N) = 59.00' I.E. (S) = 60.58'
CV-16	12" HDPE	35.5'	I.E. (N) = 62.55' I.E. (S) = 63.66'
CV-17	12" HDPE	35.5'	I.E. (N) = 60.65' I.E. (S) = 61.66'
CV-18	12" HDPE	33'	I.E. (N) = 56.87' I.E. (S) = 58.02'
CV-19	12" HDPE	45'	I.E. (N) = 54.45' I.E. (S) = 56.03'



FILE: X-BASE.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR REVIEW

STATE OF ALASKA 10TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER
10.28.25

Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
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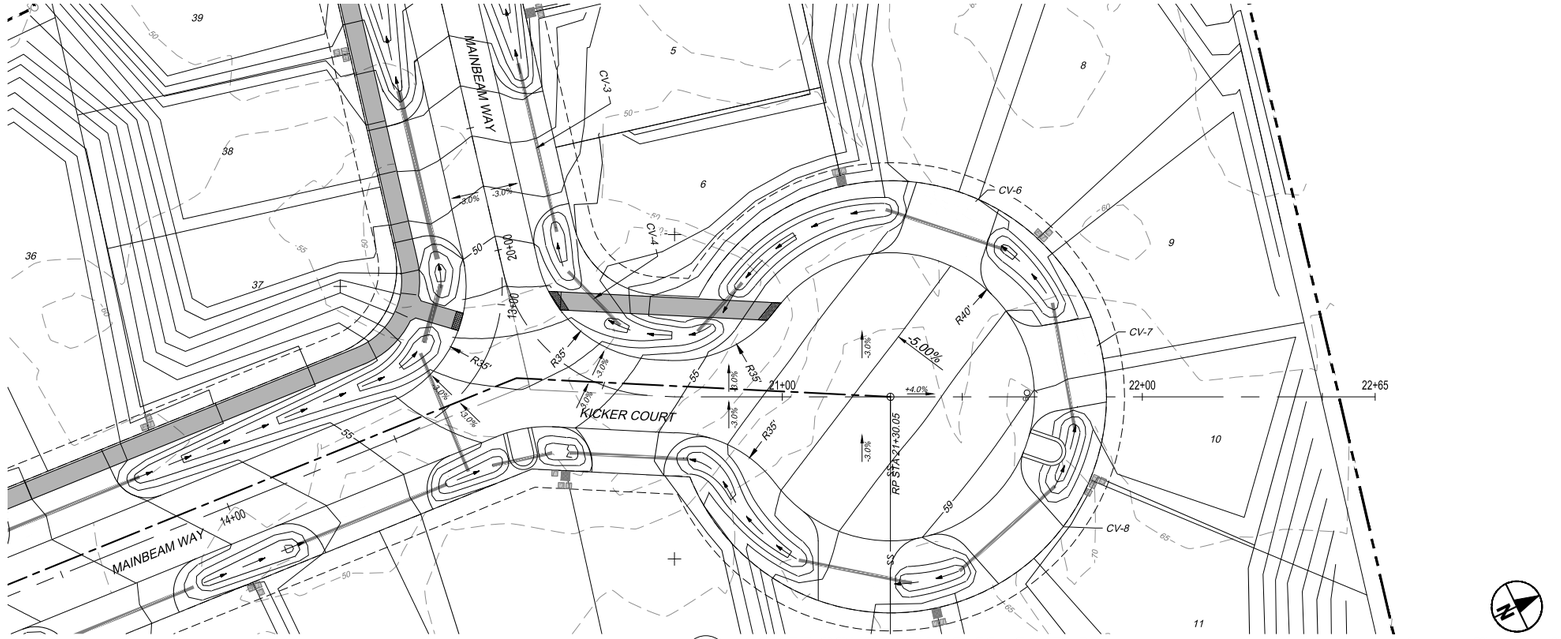
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.3
MAINBEAM WAY GRADING PLAN & PROFILE: STATION 13+50 TO 16+75

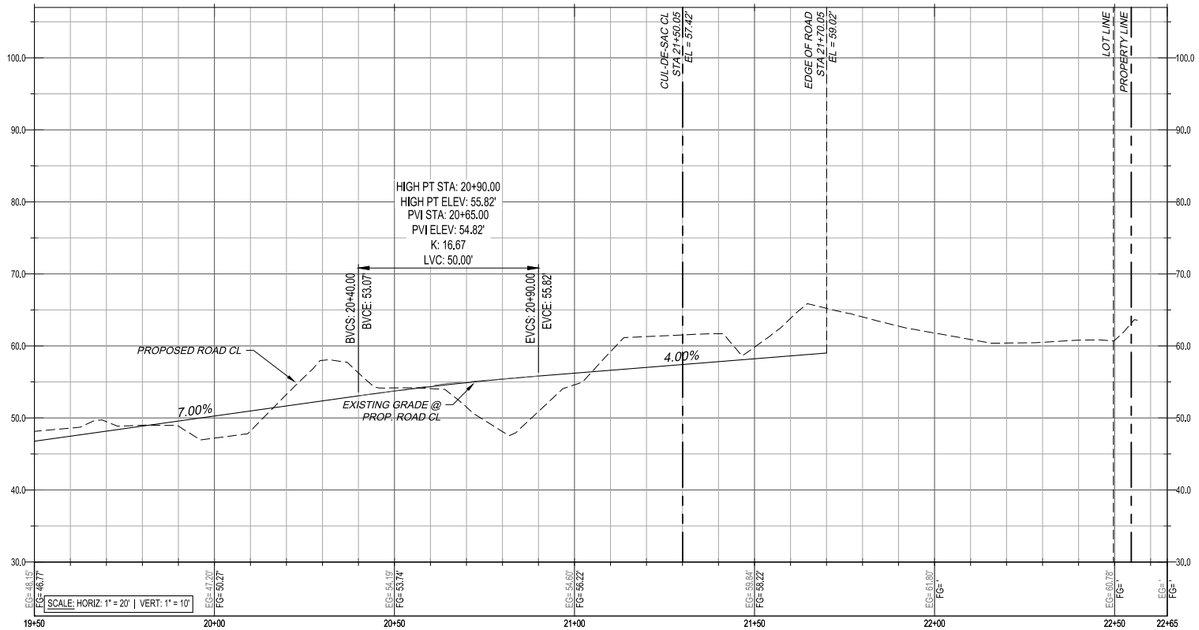
SHT 4 OF 21

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1 C-1.4 KICKER COURT STA 20+00 - 21+70.05
SCALE: 1" = 20'

0 20' 40'



KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.6 (TYP.)
2. DITCHES TO BE SEEDED PER CITY & BOROUGH OF JUNEAU (CBJ) STADARD SPEC 02710 (TYP.). ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER
3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7 (TYP.)

CULVERT TABLE			
I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-5	12" HDPE	18.3'	I.E. (N) = 52.84' I.E. (S) = 52.44'
CV-6	12" HDPE	35.5'	I.E. (N) = 54.89' I.E. (S) = 53.57'
CV-7	12" HDPE	35.5'	I.E. (E) = 56.63' I.E. (W) = 55.64'
CV-8	12" HDPE	35.5'	I.E. (N) = 56.81' I.E. (S) = 56.58'
CV-9	12" HDPE	32'	I.E. (N) = 56.27' I.E. (S) = 55.12'
CV-10	12" HDPE	33'	I.E. (N) = 52.93' I.E. (S) = 51.43'

FILE: X-BASE.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR REVIEW

STATE OF ALASKA 10TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER
10.28.25

Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

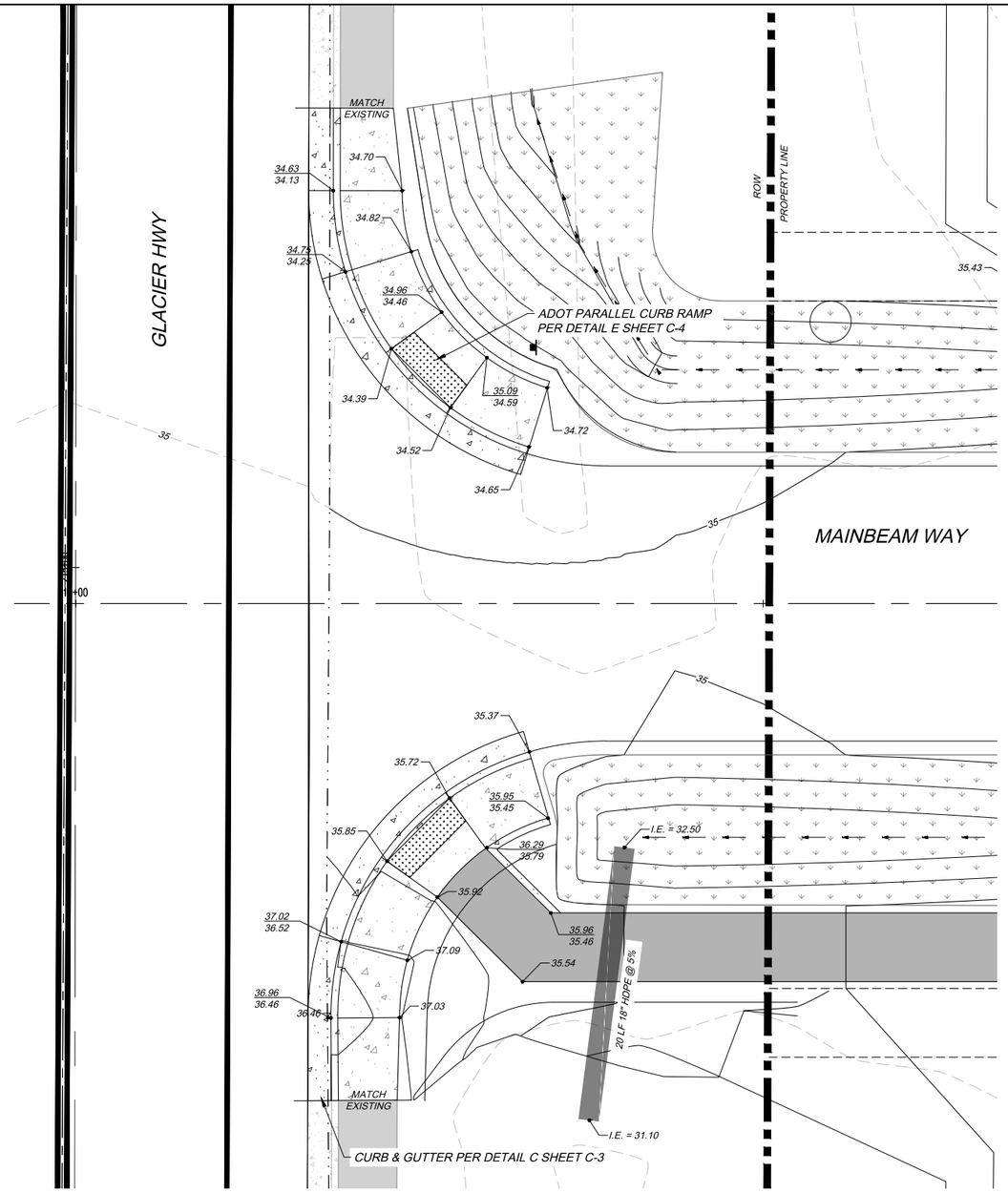
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.4
KICKER COURT GRADING PLAN & PROFILE: STATION 20+00 TO 21+70

SHT 5 OF 21

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LEGEND

HATCH

- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

LINES

EXIST	PROP	
		EDGE PAVING
###	###	CONTOUR
		PROPERTY LINE
W	W	WATER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
OHP	N/A	OVERHEAD POWER
P	N/A	BURIED POWER
T	N/A	TELEPHONE
C	N/A	CABLE

20.00' — GRADING SPOT ELEVATION

TOP OF CURB / BOTT. OF CURB — SPOT ELEVATIONS AT FORMED CURB

A / C-1.2 ENLARGED GRADING PLAN
SCALE: 1" = 20'

0 20' 40'

N

FILE: Browtine Approach - 6.13.25.dwg		5			FOR REVIEW
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA 49TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

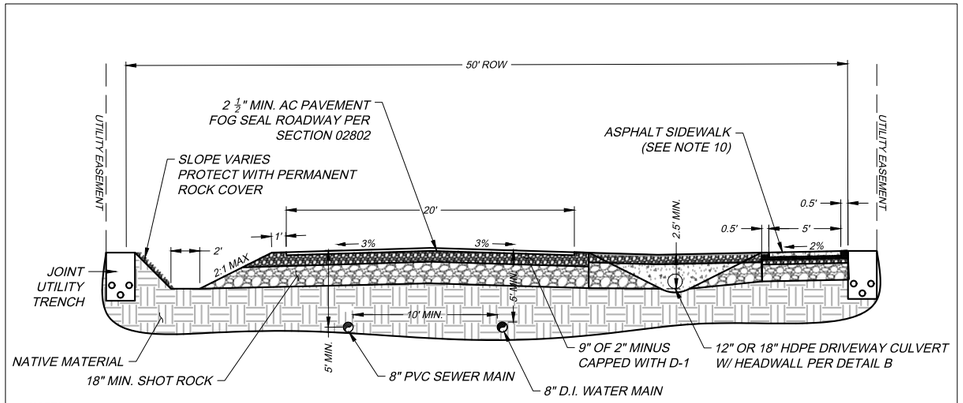
Vector ENGINEERING INC.
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ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.5
ENLARGED GRADING PLAN
SHT 6 OF 21

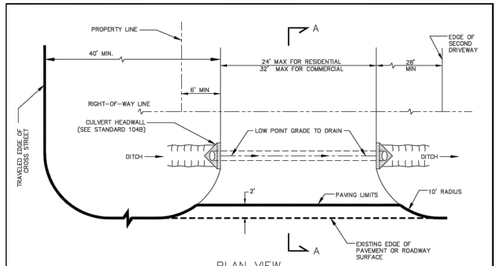
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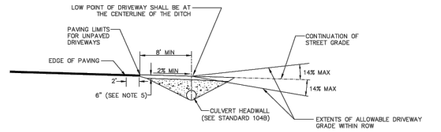
NOTES:

1. MAXIMUM ROAD GRADE SHALL BE 12%
2. BIOFILTRATION SWALES SHALL BE CONSTRUCTED PER THE GUIDELINES SET FORTH IN THE CBJ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES. UNDERDRAINS AND UNDERGROUND STORMWATER PIPING MAY BE REQUIRED IN ADDITION TO THE SWALES.
3. ALL ORGANIC MATERIALS SHALL BE REMOVED TO A MINIMUM DEPTH OF 5' FROM THE TOP OF SUBGRADE AND REPLACES WITH NFS MATERIAL WITHIN THE ROADWAY PRISM AS APPROVED BY THE ENGINEER.
4. RIGHT OF WAY AND ROADWAY PRISM SHALL BE CLEARED IN ACCORDANCE WITH SECTION 02201 - CLEARING AND GRUBBING
5. EXCAVATION AND EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 02202 - EXCAVATION AND EMBANKMENT.
6. ALL CUT AND FILL SLOPES SHALL BE SEEDED IN ACCORDANCE WITH SECTION 02710 - SEEDING AND THE MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER.
7. ALL CUT AND FILL SLOPES SHALL TOPSOILED IN ACCORDANCE WITH SECTION 01709 - TOPSOIL, AS APPROVED BY THE ENGINEER.
8. 5' PRIVATE DRAINAGE EASEMENT SHALL COLLECT ON LOT DRAINAGE TO BE DIRECTED INTO THE BIFILTRATION SWALE AS APPROVED BY THE ENGINEER.
9. ASPHALT DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH AND MINIMUM OF 18"-SHOT ROCK, 6"-2" MINUS, 2"-D-1, 2"-A.C. PAVEMENT.

A C-1.1 *LOCAL ACCESS (10' LANES) W/ BIOFILTRAION SWALES*
SCALE: N.T.S



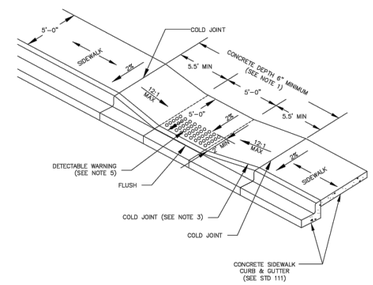
PLAN VIEW



SECTION A–A

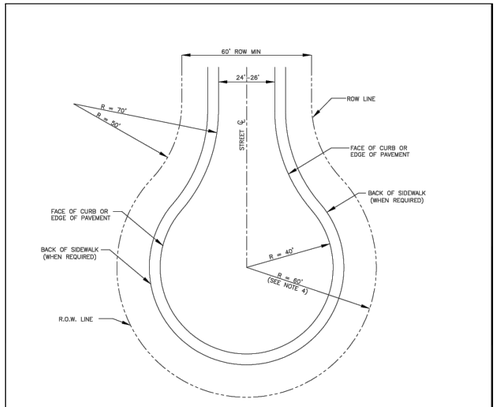
NOTES:
1. CULVERT MUST SLOPE TO MATCH FLOWLINE OF THE DITCH OR AS APPROVED BY THE ENGINEER.
2. COMBINED DRIVEWAYS ARE ALLOWED WHEN APPROVED BY THE CBJ PLANNING COMMISSION FOR SUBDIVISIONS OR CONDITIONAL USE. COMBINED ZERO LOT LINE PROPERTIES' DRIVEWAYS SHALL NOT EXCEED 32' IN WIDTH.
3. PAVING LIMIT FOR DRIVEWAYS SHALL BE 2' FROM THE EDGE OF ROADWAY OR AS APPROVED BY THE ENGINEER.
4. DRIVEWAY SHALL BE GRADED TO DRAIN INTO DITCH.
5. ON PAVED DRIVEWAYS, EXTEND HEADWALL TO MEET PAVING. ON UNPAVED DRIVEWAYS TOP OF HEADWALL SHALL BE A MINIMUM OF 6" BELOW THE DRIVEWAY SURFACE.
6. SUBBASE MATERIAL AND DEPTH WITHIN THE ROW SHALL CONFORM TO STANDARD 1026.
7. 9" SUBBASE, D-1, SHALL MEET HIGHWAY STANDARD–20 LOAD REQUIREMENTS.
8. CULVERTS SHALL BE INSTALLED PER ASTM C-478–69.
9. MINIMUM SUMP DEPTH SHALL BE 12".
7. ADJUSTING RING SHALL BE THE SAME SIZE AS THE CATCH BASIN.
8. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE MEETING THE REQUIREMENTS OF CBJ SPECIFICATION 03302 – CONCRETE STRUCTURES. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
9. ALL CATCH BASINS THAT EMPTY INTO AN OPEN DRAINAGE SHALL BE FITTED WITH AN OIL–WATER–DEBRIS SEPARATOR DEVICE AS DIRECTED BY THE ENGINEER.

SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: JB/STAFF	DRIVEWAY FOR STREETS WITHOUT CURB & GUTTER	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 103A	



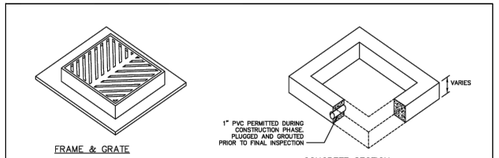
NOTES:
1. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS.
2. COLD JOINT REQUIRED BETWEEN SIDEWALK, CURB AND RAMP.
3. WIRE MESH IN CONCRETE, 4" COMPACTED D–1 BASE AND 24" ADDITIONAL NON–FROST SUSCEPTIBLE MATERIAL AS SHOWN IN GENERAL SIDEWALK STANDARD 111A ARE REQUIRED FOR CURB RAMPS. FIBER REINFORCING MAY BE ALLOWED PER THE ENGINEER.
4. MINIMUM THICKNESS ON ALL CONCRETE IS 6" WITHIN THE RAMP AND TRANSITIONS.
5. DETECTABLE WARNING, YELLOW TRUNCATED DOMES, FULL LENGTH OF CURBCUT, 2' WIDE.

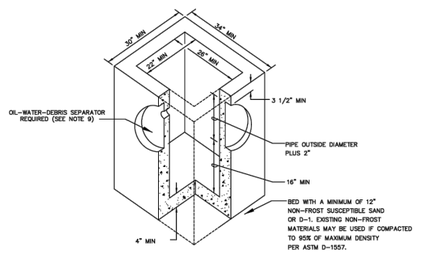
SCALE: NTS	DATE: 4/11/00	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: TAD	CHECKED BY: JB/STAFF	ACCESSIBLE SIDEWALK RAMP	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 106	



NOTES:
1. WHEN CURB AND GUTTER IS NOT REQUIRED, THE RADIUS TO THE EDGE OF PAVEMENT SHALL NOT BE LESS THAN 40 FEET.
2. THE DISTANCE FROM THE RADIUS POINT TO THE CENTERLINE OF THE NEAREST INTERSECTION SHALL NOT BE LESS THAN 150 FEET.
3. CROWN GRADE SHALL BE 3% FOR ASPHALTED STREETS, AND BETWEEN 3% TO 5% FOR GRAVEL STREETS AS DETERMINED BY THE ENGINEER.
4. WHEN CURB, GUTTER AND SIDEWALK ARE CONSTRUCTED, THE RADIUS OF THE CUL–DE–SAC RIGHT OF WAY MAY BE REDUCED TO 50'.
5. UTILITY PEDESTALS AND ELECTRICAL TRANSFORMERS MAY REQUIRE EASEMENTS TO BE PLATTED BEYOND THE RIGHT OF WAY LINE.
6. CONSTRUCTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH STANDARD DETAILS.
7. TOTAL GRADE ACROSS THE CUL–DE–SAC IS NOT TO EXCEED 5%

SCALE: NTS	DATE: 4/1/08	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: TAD	CHECKED BY: JB/STAFF	LOCAL ACCESS STREET CUL–DE–SAC	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 107	

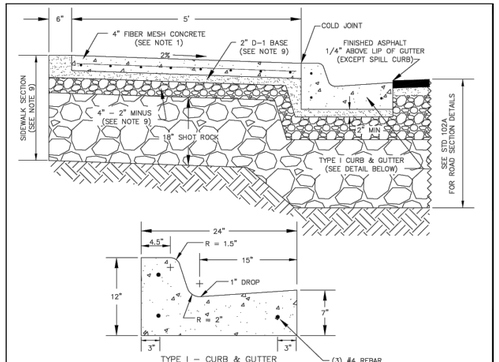




CATCH BASIN

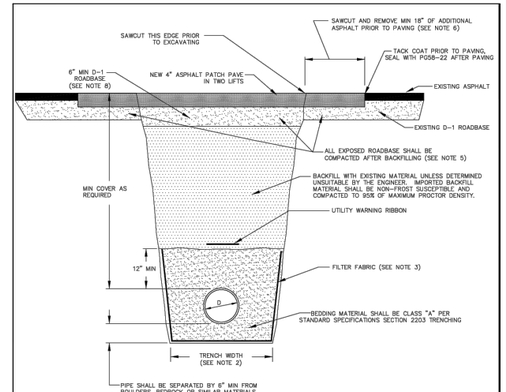
NOTES
1. FOR USE WITH TWO INLET/OUTLET PIPES OF DIAMETER 12" OR SMALLER. FOR LARGER AND/OR MORE INLET/OUTLET PIPES OR IF CATCH BASIN IS DEEPER THAN 4' FROM FINISH GRADE TO SUMP, INSTALL A TYPE I OR TYPE II STORM DRAIN MANHOLE (SEE STANDARD 303).
2. ENTIRE KNOCKOUT IS TO BE REMOVED AND SEALED SHUT AROUND PIPE. ALL PIPES ARE TO EXTEND MIN 1" AND MAX 3" INTO CATCH BASIN. GROUT INTERIOR AND EXTERIOR BETWEEN FRAME, SECTIONS, AND CATCH BASIN.
3. FRAME AND GRATE SHALL BE DUCTILE IRON. FRAME MAY BE CAST INTO THE TOP UNIT OR PLACED OVER THE OPENING AS APPROVED BY THE ENGINEER. FRAME AND GRATE SHALL BE OF A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
4. CATCH BASIN SHALL MEET HIGHWAY STANDARD–20 LOAD REQUIREMENTS.
5. VARIOUS PARTS SHALL MEET SPECIFICATIONS BY ASTM C–478–69.
6. MINIMUM SUMP DEPTH SHALL BE 12".
7. ADJUSTING RING SHALL BE THE SAME SIZE AS THE CATCH BASIN.
8. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE MEETING THE REQUIREMENTS OF CBJ SPECIFICATION 03302 – CONCRETE STRUCTURES. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
9. ALL CATCH BASINS THAT EMPTY INTO AN OPEN DRAINAGE SHALL BE FITTED WITH AN OIL–WATER–DEBRIS SEPARATOR DEVICE AS DIRECTED BY THE ENGINEER.

SCALE: NTS	DATE: 12/6/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: STAFF	TYPE III CATCH BASIN	
APPROVED BY:	REVISED: August 2015	STANDARD 304A	



NOTES:
1. CONCRETE SHALL BE CLASS A, FIBER MESH REINFORCED IN ACCORDANCE WITH CBJ STANDARD SPECIFICATION SECTION 03303 – SIDEWALK, CURB AND GUTTER. REBAR IN CURB AND WIRE MESH IN SIDEWALK IS ALLOWED AS SHOWN.
2. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS.
3. COLD JOINTS ARE REQUIRED EVERY 10' MAXIMUM. ALL JOINTS AND SEAMS SHALL BE EDGED.
4. STEEL TROWELING FINISH REQUIRED PRIOR TO BROOM FINISHING ON ALL SURFACES.
5. CURB AND GUTTER TRANSITION DESIGN TO BE APPROVED BY THE ENGINEER.
6. TYPE II AND TYPE III CURB TO BE USED AS DIRECTED BY THE ENGINEER IN ACCORDANCE TO CBJ STANDARD 104B.
7. ALL REINFORCING STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER WHEN SUBSTITUTED FOR FIBER MESH.
8. WHEELCHAIR ACCESS RAMPS SHALL BE REQUIRED ON ALL NEW SIDEWALK CONSTRUCTION AT CROSSWALKS AND INTERSECTIONS. ACCESS RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO CBJ STANDARD 106.
9. 4" CONCRETE SIDEWALK SUBBASE SHALL BE 2" D–1, 4" 2" MINUS AND 18" OF SHOT ROCK. 2" ASPHALT SIDEWALK SUBBASE SHALL BE 2" D–1, 6" 2" MINUS AND 18" SHOT ROCK.
10. MINIMUM LONGITUDINAL SLOPE FOR CURB AND GUTTER SHALL BE NO LESS THAN 0.5%

SCALE: NTS	DATE: 1/4/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: JB/STAFF	CONCRETE SIDEWALK, TYPE I CURB & GUTTER	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 111A	



NOTES:
1. TRENCHES SHALL BE WITHIN 20° OF PERPENDICULAR TO CENTER–LINE OF ROADWAY UNLESS APPROVED BY THE ENGINEER.
2. MINIMUM TRENCH WIDTH SHALL BE NOMINAL PIPE DIAMETER ("D") PLUS 2'.
3. FILTER FABRIC SHALL BE USED AS DIRECTED BY THE ENGINEER. ATTACH TO TRENCH SIDEWALL A MIN OF 12" ABOVE TOP OF PIPE.
4. BEDDING & BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY WITHIN THE RIGHT–OF–WAY AND THROUGHOUT THE DEPTH OF EACH LIFT. EXISTING MATERIAL FROM THE TRENCH SHALL BE USED UNLESS DETERMINED UNSUITABLE BY THE ENGINEER. LIFT DEPTH SHALL BE 12" MAXIMUM. ADDITIONAL DEPTH UP TO 18" MAXIMUM MAY BE APPROVED BY THE ENGINEER.
5. PAVEMENT SHALL BE SAWCUT PRIOR TO EXCAVATING. AFTER BACKFILLING TRENCH, PAVEMENT SHALL BE SAWCUT A SECOND TIME TO EXPOSE A MINIMUM OF 18" OF UNDISTURBED BASE MATERIAL. ENTIRE WIDTH OF EXPOSED ROADBASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. IF TRENCH IS NOT IMMEDIATELY BACKFILLED AND COMPACTED, REMOVAL OF MORE THAN 18" OF EXTRA ASPHALT AND FURTHER COMPACTION OF THE ROADBASE SHALL BE REQUIRED BY THE ENGINEER.
7. RESURFACE ASPHALT PAVED STREETS WITH 6" MIN D–1, AND 4" MIN ASPHALT. ASPHALT SHALL BE PAVED IN TWO LIFTS.
8. RESURFACE UNPAVED STREETS WITH 9" MIN D–1.
9. FOR STREETS WITH SUBBASES CONSISTING OF MATERIALS OTHER THAN D–1, RESURFACE STREET AS DIRECTED BY THE ENGINEER.
10. REPLACE RECYCLED ASPHALT TO A DEPTH OF 6" MINIMUM OR MATCH EXISTING IF DEEPER.
11. NO PAVING ALLOWED AFTER OCTOBER 30. RESURFACE WITH 4" OF TEMPORARY CONCRETE IN PLACE OF PAVING. REMOVE CONCRETE AND PAVE IN THE SPRING. THE CBJ SHALL SECURE A BOND FROM THE CONTRACTOR FOR THE ESTIMATED COST OF REMOVAL AND PAVING.

SCALE: NTS	DATE: 12/5/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: JB/STAFF	PAVEMENT RESURFACING AND TRENCH DETAIL	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 125	

FILE: ROAD-STORM DETAILS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR REVIEW

STATE OF ALASKA 20TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER 10.28.25

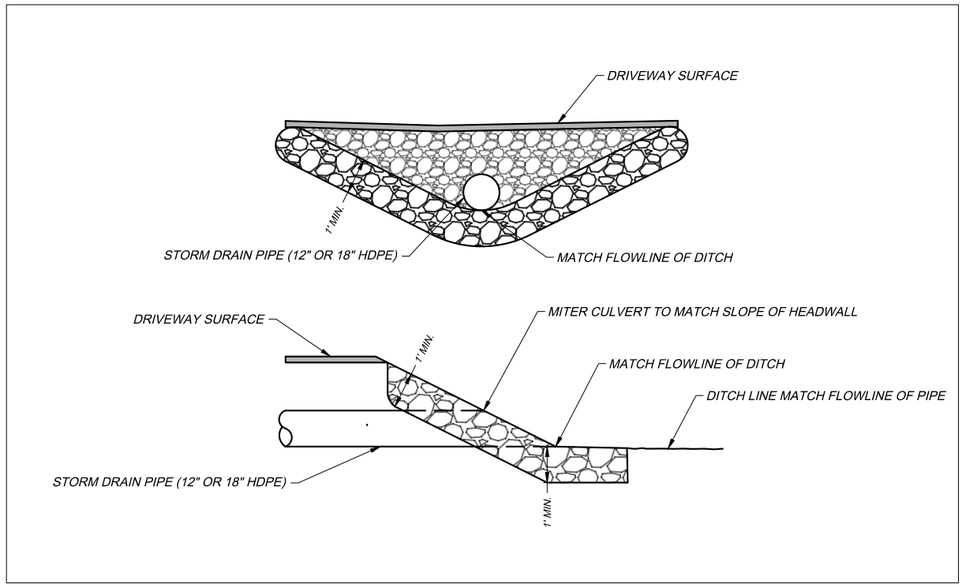
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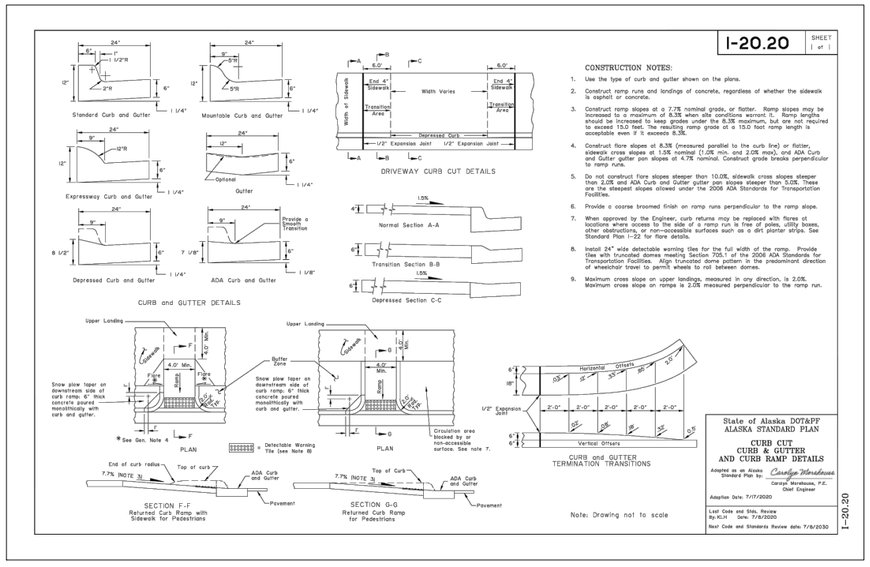
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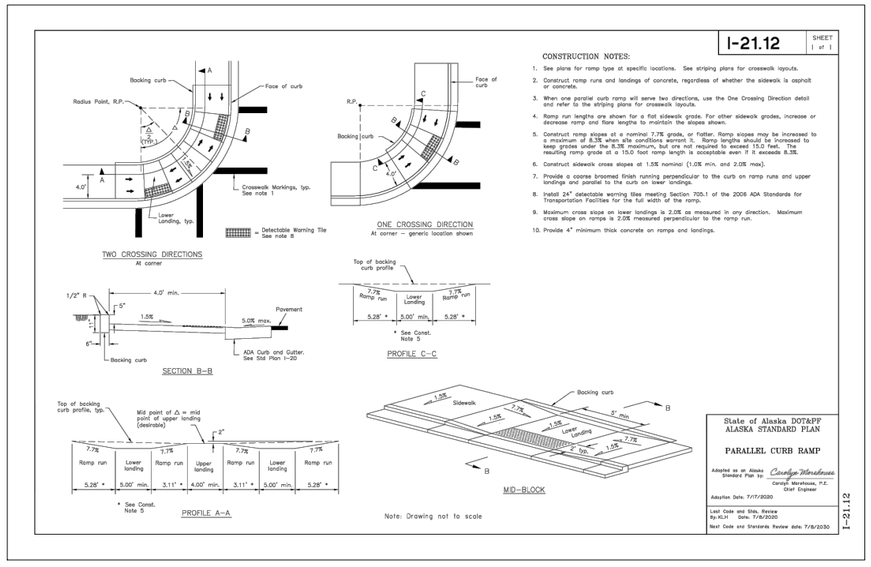
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ROAD & STORM DETAILS - 1
SHT 7 OF 21

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B C-1.1 **CULVERT HEADWALL (TYP.)**
SCALE: N.T.S





FILE: ROAD-STORM DETAILS.dwg		5		
PROJECT: 24-RAVEN		4		
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CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

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STATE OF ALASKA 10TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER 10.28.25

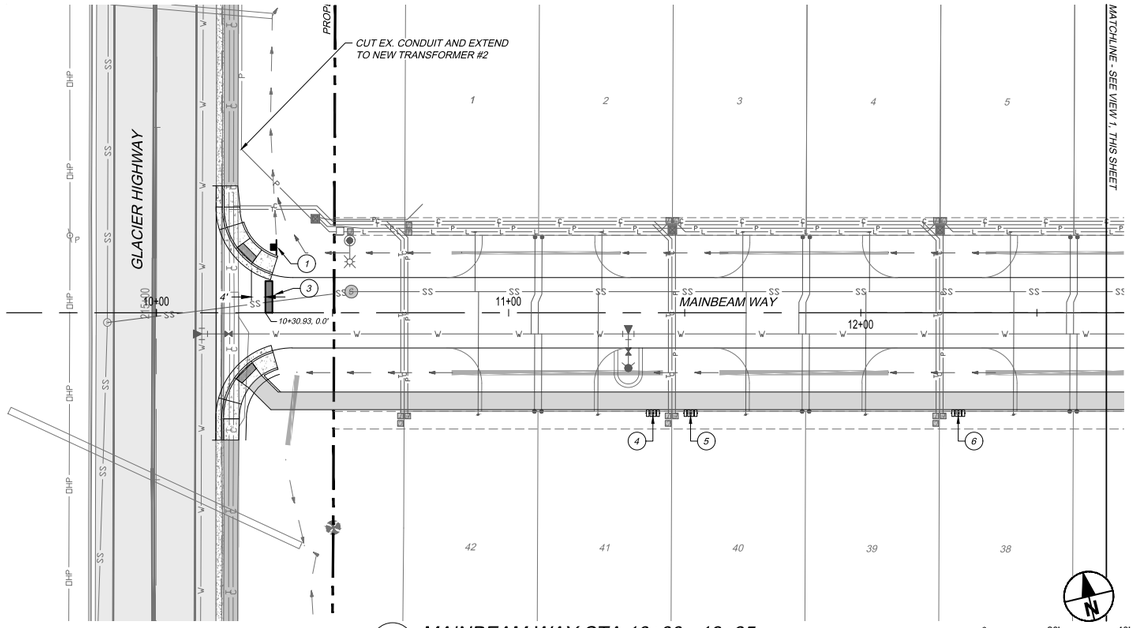
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C-1.7
ROAD & STORM DETAILS - 2
SHT 8 OF 21

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1 / C-2.1 MAINBEAM WAY STA 10+00 - 19+85
SCALE: 1" = 20'

0 20' 40'

STREET SIGNAGE, MARKING & MAILBOX SCHEDULE

NO. (#)	STATION	OFFSET	ITEM DESCRIPTION	REMARKS
STREET SIGNAGE				
1	10+34 (MBW)	19' LT	1 - STOP SIGN (R1-1) & 2 - STREET NAME SIGNS (D3-1)	SEE CBJ STD PLAN 127A, SHEET C-2.2. STREET NAMES: GLACIER HWY & MAINBEAM WAY*
2	13+25 (MBW) = 20+43 (KCT)	26.5' LT 22.0' RT	2 - STREET NAME SIGNS (D3-1)	INSTALL 6' BEHIND EDGE OF PAVEMENT. SEE DETAIL A, SHEET C-2.2 FOR SPECIFIC SIGN INFO. STREET NAMES: MAINBEAM WAY & KICKER CT*
PAVEMENT MARKINGS				
3	10+31 (MBW)	0' LT - 9' LT	2' WIDE x 9 LF STOP LINE	WHITE METHYL METHACRYLATE TRAFFIC MARKING PAINT PER CBJ STD SPEC SECTION 02720
MAILBOXES				
4	11+40 (MBW)	27.5' RT	4-GANG MAILBOX	OFFSET IS MEASURED TO FRONT OF MAILBOX. (TYP) SERVES LOTS 1, 2, 41, 42
5	11+52 (MBW)	27.5' RT	4-GANG MAILBOX	SERVES LOTS 3, 4, 39, 40
6	12+28 (MBW)	27.5' RT	4-GANG MAILBOX	SERVES LOTS 5, 6, 37, 38
7	13+64 (MBW)	27.5' RT	2-GANG MAILBOX	SERVES LOTS 15, 16
8	14+77 (MBW)	27.5' RT	4-GANG MAILBOX	SERVES LOTS 17, 18, 35, 36
9	14+88 (MBW)	27.5' RT	4-GANG MAILBOX	SERVES LOTS 19, 20, 33, 34
10	15+96 (MBW)	18.9' RT	4-GANG MAILBOX	SERVES LOTS 21, 22, 31, 32
11	16+53 (MBW)	36.2' RT	4-GANG MAILBOX	SERVES LOTS 27, 28, 29, 30
12	16+46 (MBW)	39.2' LT	4-GANG MAILBOX	SERVES LOTS 23, 24, 25, 26
13	21+61 (KCT)	26.9' LT	4-GANG MAILBOX	SERVES LOTS 7, 8, 9, 10
14	21+40 (KCT)	39.9' RT	4-GANG MAILBOX	SERVES LOTS 11, 12, 13, 14

*STREET NAMES SUBJECT TO APPROVAL

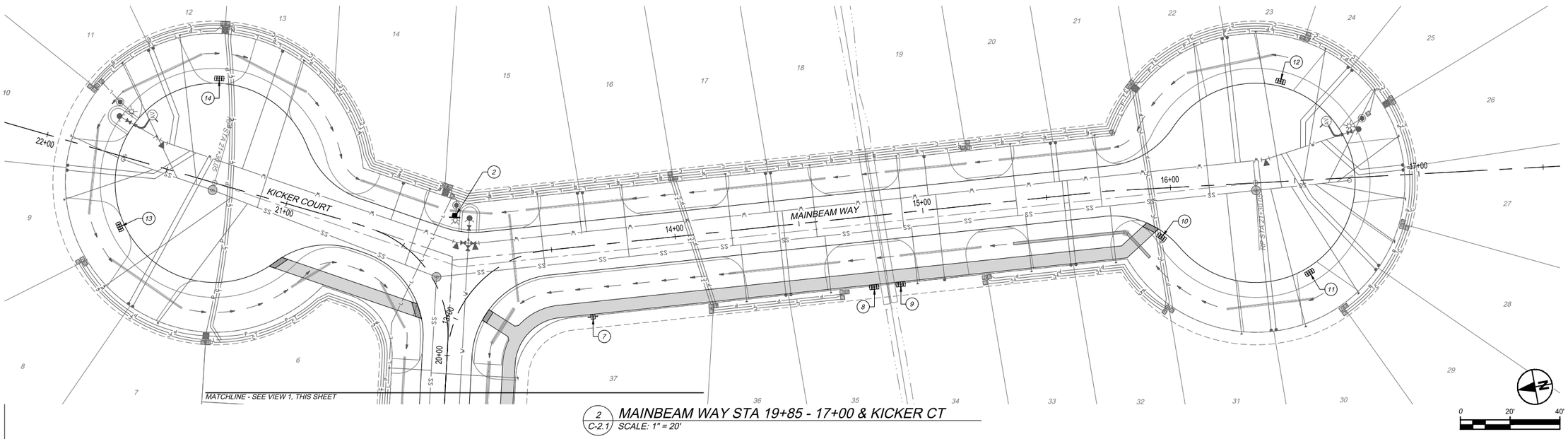
GENERAL NOTES

1. SIGN INSTALLATIONS SHALL BE IN ACCORDANCE WITH THESE PLANS, CBJ STANDARD DETAIL 127A - SIGN ASSEMBLY SINGLE POST, CBJ STANDARD SPECIFICATION SECTION 02718 - SIGN ASSEMBLY, AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) WITH THE ALASKA SUPPLEMENT.
2. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THESE PLANS AND CBJ STANDARD SPECIFICATION SECTION 02720 - PAINTED TRAFFIC MARKINGS.
3. MAILBOX INSTALLATIONS SHALL BE IN ACCORDANCE WITH THESE PLANS AND ADOT STANDARD PLAN M23.13 - METAL POST SUPPORT FOR MULTIPLE BOX INSTALLATION
4. MAILBOXES INSTALLED BEHIND THE SIDEWALK SHALL BE INSTALLED WITH THE FRONT OF THE MAILBOX FLUSH WITH THE BACK OF SIDEWALK.
5. MAILBOXES INSTALLED WHERE THERE IS NO SIDEWALK (I.E. CUL-DE-SACS) SHALL BE INSTALLED 12 INCHES BEYOND THE ROAD PAVED WAY.

SYMBOL LEGEND

PROPOSED

- STREET SIGN
- 2-GANG MAILBOX ASSEMBLY
- 4-GANG MAILBOX ASSEMBLY



2 / C-2.1 MAINBEAM WAY STA 19+85 - 17+00 & KICKER CT
SCALE: 1" = 20'

0 20' 40'

FILE: SIGNAGE & SITE FEATURE PLAN.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

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STATE OF ALASKA — 49TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER
10.28.25

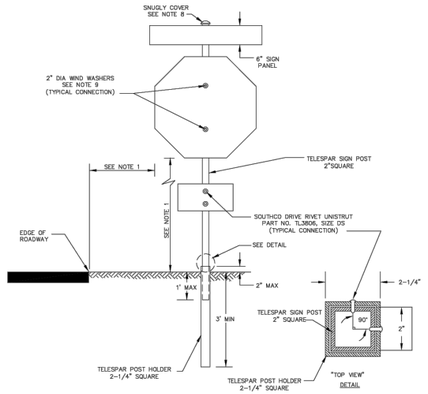
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C-2.1
STREET SIGNAGE, MARKINGS & MAILBOX PLAN
SHT 9 OF 21

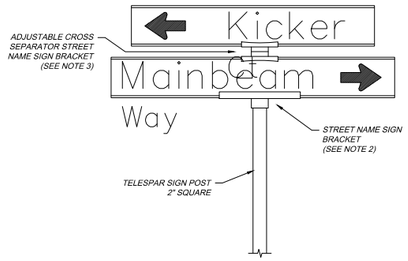
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NOTES:

1. SIGN PANEL MATERIAL AND THICKNESS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SIGN SIZE AND PLACEMENT SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE ALASKA SUPPLEMENT (SEE LATEST EDITION.)
2. SIGN POST SHALL BE INSERTED INTO HOLDER A MINIMUM OF 0'-6" AND A MAXIMUM OF 1'-0".
3. STREET NAMES SHALL BE ON 6" EXTRUDED SIGN PANELS.
4. STREET SIGN PANELS SHALL BE BETWEEN 12 AND 36 INCHES IN LENGTH AND IN 6" INCREMENTS.
5. STREET NAME LETTERING SHALL BE 3 INCHES HIGH, SERIES C TYPE.
6. THE BRACKETS FOR THE EXTRUDED STREET SIGN PANELS SHALL HAVE A MINIMUM SPAN OF 5 INCHES.
7. A STREET NAME ASSEMBLY SHALL BE INSTALLED ON EACH STOP SIGN AND WILL SHOW THE STREET NAMES OF BOTH INTERSECTING STREETS.
8. SNUGLY COVER TOP OF POST WITH EXTRUDED TELESPAR POST CAP.
9. WIND WASHERS ARE REQUIRED ON FRONT SIDE OF SIGNS. THEY SHALL BE 2" DIA STAINLESS FENDER WASHERS OR APPROVED EQUAL AND MATCH THE COLOR OF THE SIGN.

SCALE: NTS	DATE: 12/6/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: JB/STAFF	SIGN ASSEMBLY SINGLE-POST
APPROVED BY:	REVISED: 8/14/2011	STANDARD 127A



NOTES:

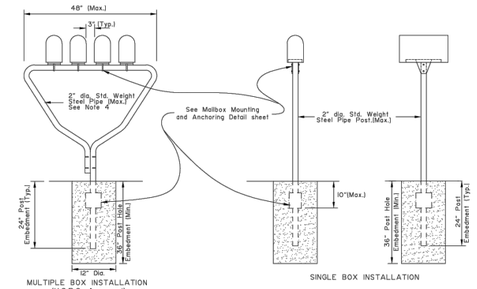
1. STREET SIGN ASSEMBLY INCLUDING SIGN PANELS, POST, HOLDER, ETC. SHALL BE IN ACCORDANCE WITH CBJ STD SPEC SECTION 02718 AND STD PLAN 127A.
2. STREET NAME SIGN BRACKET SHALL BE 5-1/2" FOR STREET SIGN LENGTHS UP TO 24" AND 12" FOR SIGNS 30" OR GREATER. THE LONGER OF THE TWO SIGNS SHALL BE INSTALLED TO THE SIGN POST.
3. ADJUSTABLE CROSS SEPARATOR STREET NAME SIGN BRACKET SHALL BE 5-1/2" FOR STREET SIGN LENGTHS UP TO 24" AND 12" FOR SIGNS 30" OR GREATER - BASED ON THE LENGTH OF THE UPPERMOST SIGN.

A C-2.2 *STREET SIGN ASSEMBLY*
SCALE: N.T.S.

M-23.13 SHEET 1 of 2

GENERAL NOTES:

1. See Standard Plan M-20 for locating posts and boxes along roadway.
2. Posts shall be 6"x6" Treated Wood Post S4S or 2" (Max.) Standard Weight Steel Pipe.
3. Each support structure shall not accomodate more than two mailboxes unless the support structure conforms to the requirements of the U.S. Postal Service and is approved by the Engineer.
4. Other steel or aluminum structural sections may be used except, the stiffness properties equivalent to the 2" dia. standard weight steel pipe shall not be exceeded.
5. Reflectors shall have a minimum area of 4.5 sq. in.



MULTIPLE BOX INSTALLATION (U.S.P.S. Approved)

SINGLE BOX INSTALLATION

METAL POST SUPPORTS (URBAN ONLY)

State of Alaska DOT&PF
ALASKA STANDARD PLAN

MAILBOX INSTALLATION

Adopted as an Alaska Standard Plan by: Carolyn Morehouse, P.E. Chief Engineer

Adoption Date: 7/17/2020

Last Code and Stds. Review By: KLH Date: 7/8/2020

Next Code and Standards Review date: 7/8/2030

M-23.13 SHEET 2 of 2

State of Alaska DOT&PF
ALASKA STANDARD PLAN

MAILBOX MOUNTING AND ANCHORING DETAILS

Adopted as an Alaska Standard Plan by: Carolyn Morehouse, P.E. Chief Engineer

Adoption Date: 7/17/2020

Last Code and Stds. Review By: KLH Date: 7/8/2020

Next Code and Standards Review date: 7/8/2030

FILE: SIGNAGE & SITE FEATURE DETAILS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR REVIEW

STATE OF ALASKA — REGISTERED PROFESSIONAL ENGINEER — RYAN L. MOORE #162212 — 10.28.25

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JUNEAU, AK

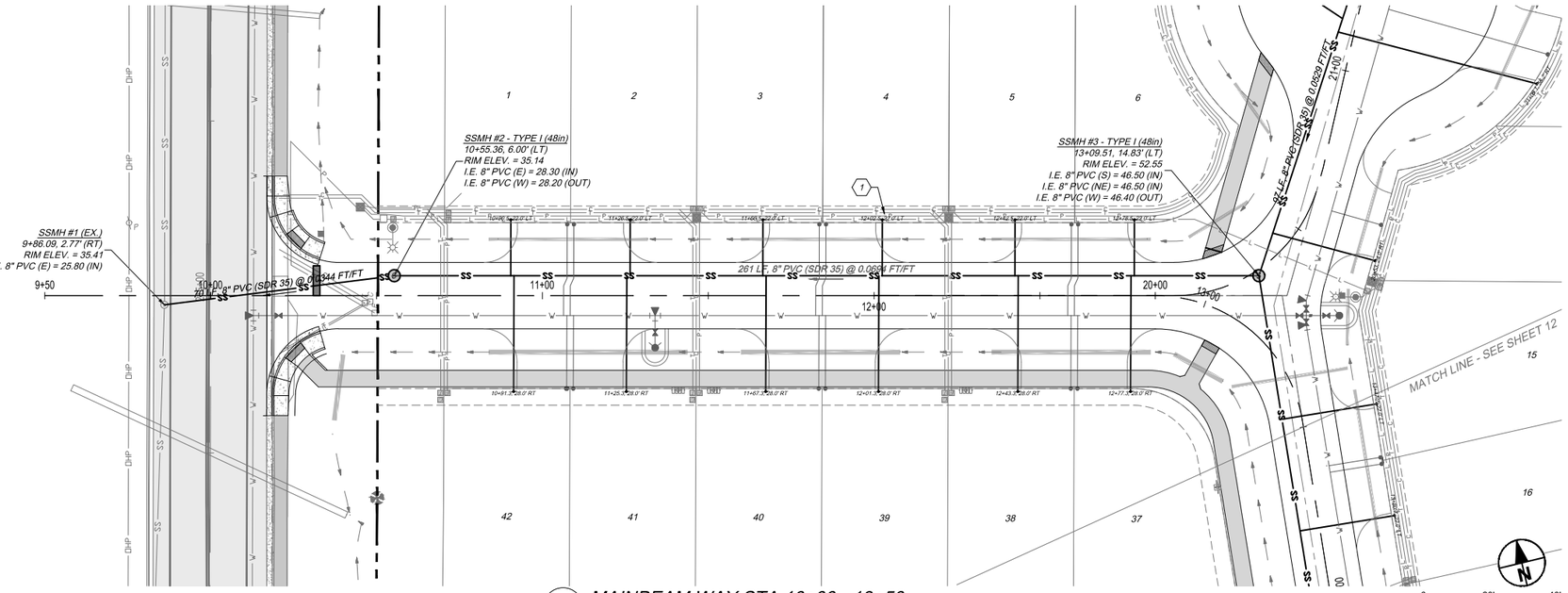
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C-2.2
STREET SIGNAGE, MARKINGS & MAILBOX DETAILS
SHT 10 OF 21

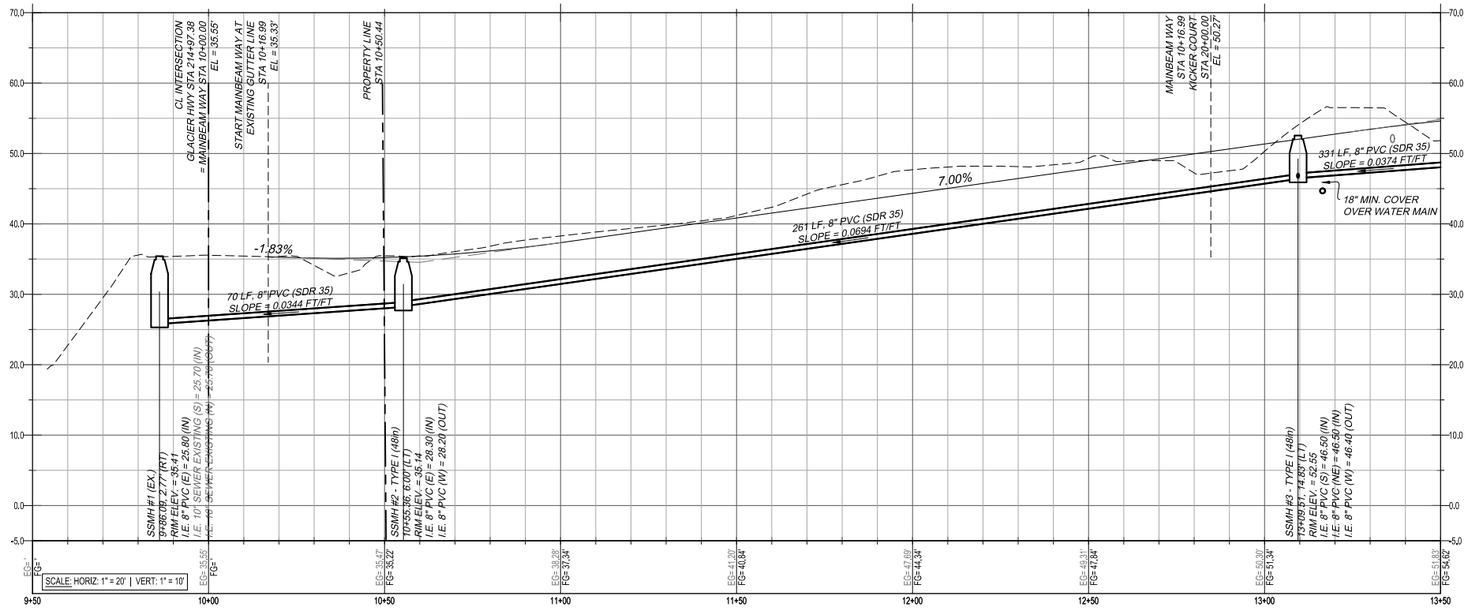
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SEWER CONSTRUCTION NOTES

1. SEWER SERVICE LOCATION (TYPICAL). SEE CBJ STD PLAN 213. NOTE: NO LOT LINE CLEANOUT AND CAP SHALL BE REQUIRED PROVIDED THE (FUTURE) HOUSE CLEANOUT IS LOCATED NO FURTHER THAN 150' FROM SEWER MAIN TIE-IN.



1 C-3.1 MAINBEAM WAY STA 10+00 - 13+50
SCALE: 1" = 20'



FILE: SEWER PLANS.dwg		5			FOR REVIEW	BROWTINE SUBDIVISION ALTERNATE RESIDENTIAL SUBDIVISION JUNEAU, AK ---- MISTY SEA CHARTERS & LODGING, LLC R & S CONSTRUCTION, LLC
PROJECT: 24-RAVEN		4				
		3				
CHECKED BY: RLM		2				
DETAILED BY: KJF		1				
DESIGNED BY: KJF	DATE	NO.	REVISION	BY		

STATE OF ALASKA — 10TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

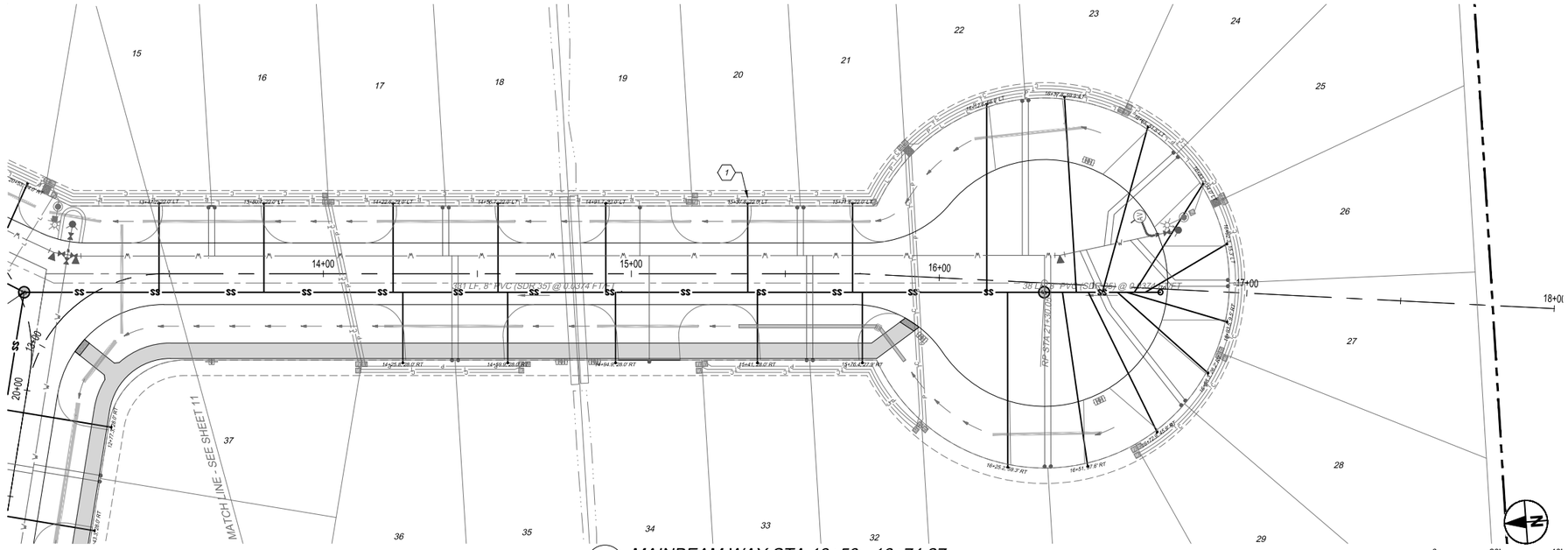
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C-3.1
SEWER PLAN & PROFILE MBW STA 10+00 - 13+50
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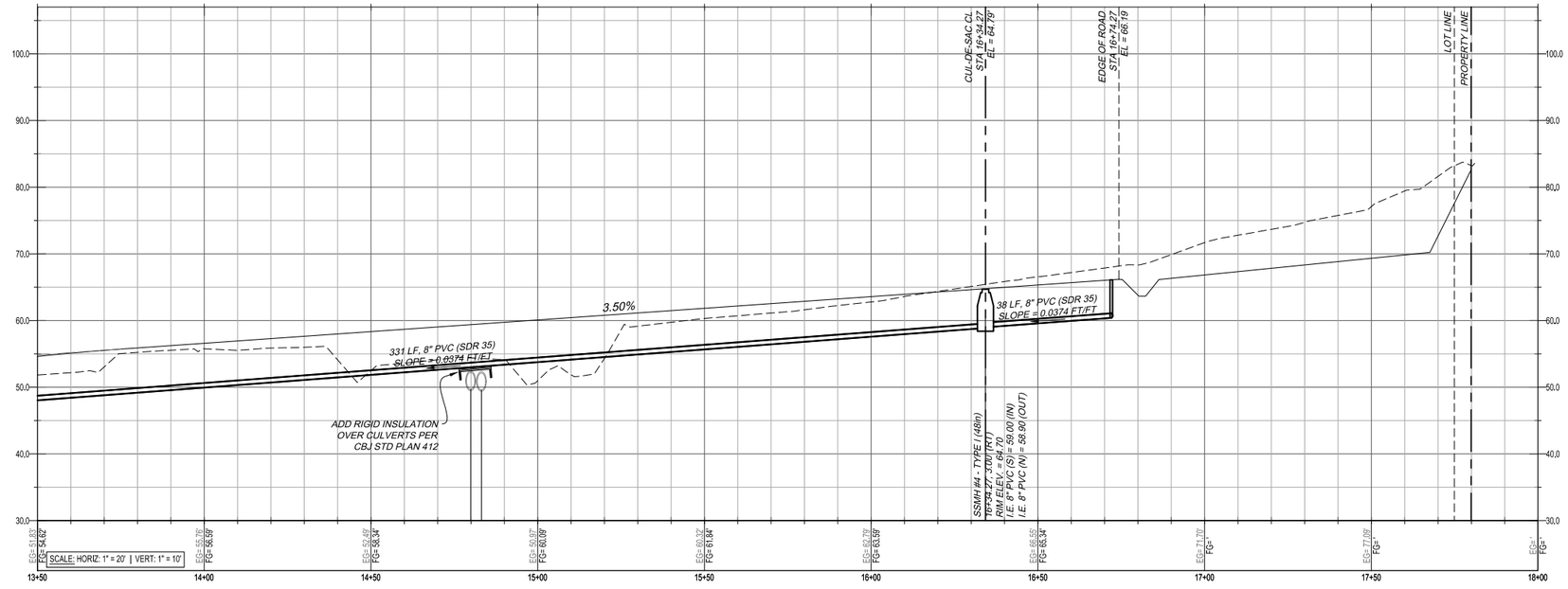
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SEWER CONSTRUCTION NOTES

1. SEWER SERVICE LOCATION (TYPICAL). SEE CBJ STD PLAN 213. NOTE: NO LOT LINE CLEANOUT AND CAP SHALL BE REQUIRED PROVIDED THE (FUTURE) HOUSE CLEANOUT IS LOCATED NO FURTHER THAN 150' FROM SEWER MAIN TIE-IN.



1 C-3.2 MAINBEAM WAY STA 13+50 - 16+74.27
SCALE: 1" = 20'



FILE: SEWER PLANS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

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STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

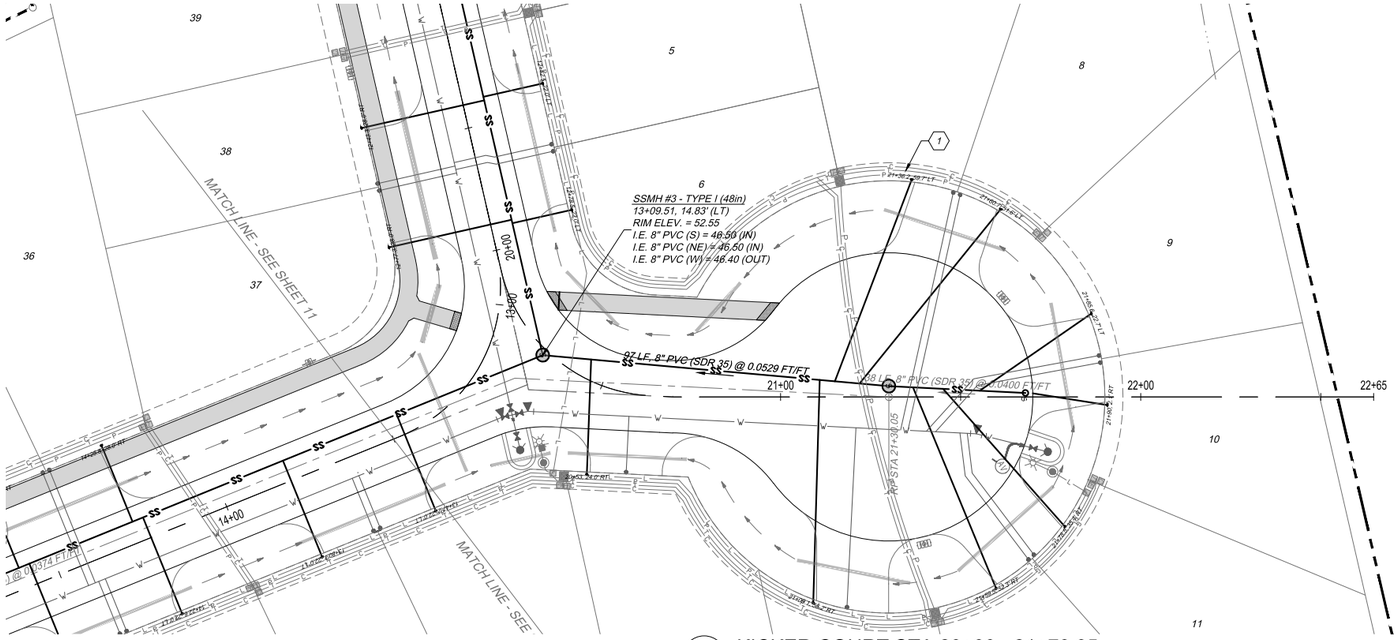
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JUNEAU, AK

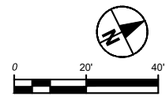
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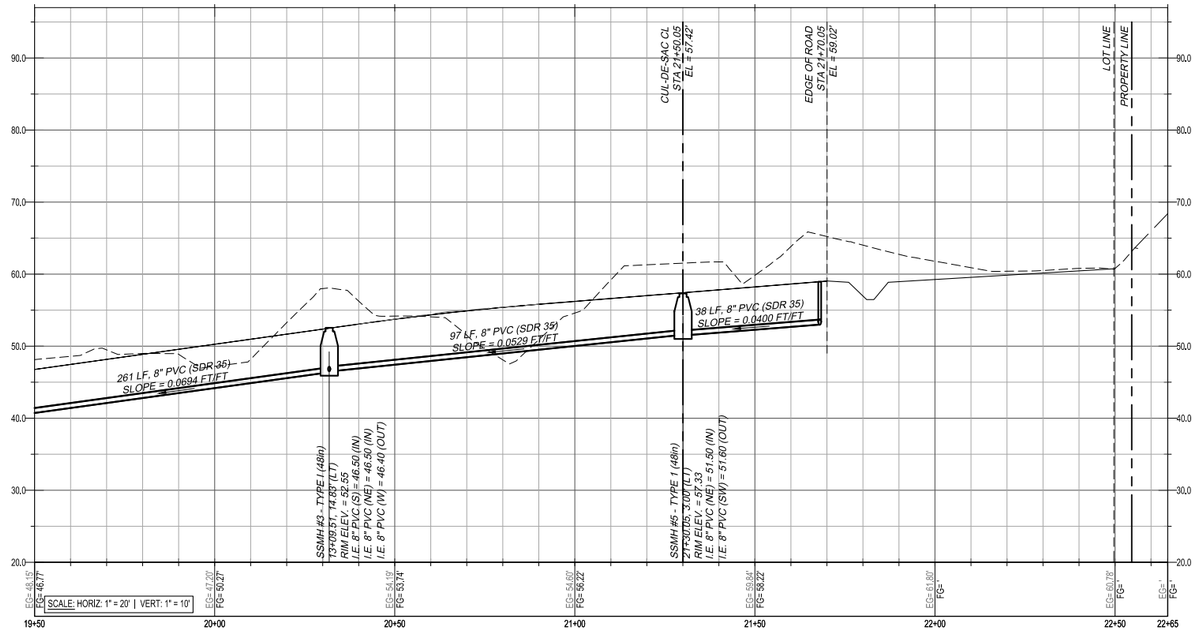
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SEWER PLAN & PROFILE MBW STA 13+50 - 16+74.27
SHT 12 OF 21

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1 C-3.3 KICKER COURT STA 20+00 - 21+70.05
SCALE: 1" = 20'



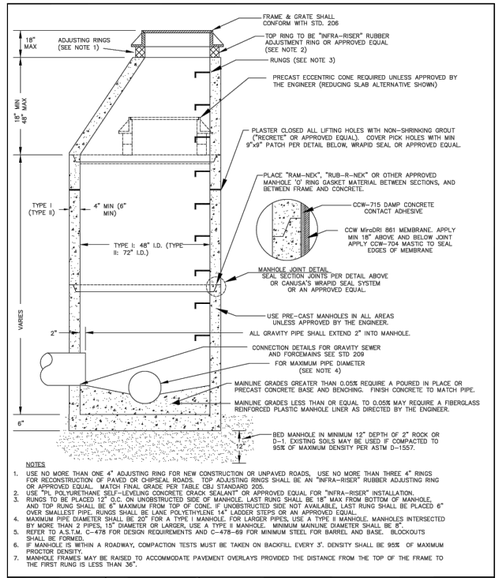


SEWER CONSTRUCTION NOTES

1. SEWER SERVICE LOCATION (TYPICAL). SEE CBJ STD PLAN 213. NOTE: NO LOT LINE CLEANOUT AND CAP SHALL BE REQUIRED PROVIDED THE (FUTURE) HOUSE CLEANOUT IS LOCATED NO FURTHER THAN 150' FROM SEWER MAIN TIE-IN.

FILE: SEWER PLANS.dwg		5			FOR REVIEW	ALASKA 49TH RYAN L. MOORE #16221 REGISTERED PROFESSIONAL ENGINEER 10.28.25	Vector ENGINEERING INC. 2724 Black Lake Boulevard SW Suite 202 Tumwater, WA 98512 ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com	BROWTINE SUBDIVISION ALTERNATE RESIDENTIAL SUBDIVISION JUNEAU, AK ---- MISTY SEA CHARTERS & LODGING, LLC R & S CONSTRUCTION, LLC	C-3.3 SEWER PLAN & PROFILE KC 20+00 - 21+70.05 SHT 13 OF 21
PROJECT: 24-RAVEN		4							
		3							
CHECKED BY: RLM		2							
DETAILED BY: KJF		1							
DESIGNED BY: KJF	DATE	NO.	REVISION	BY					

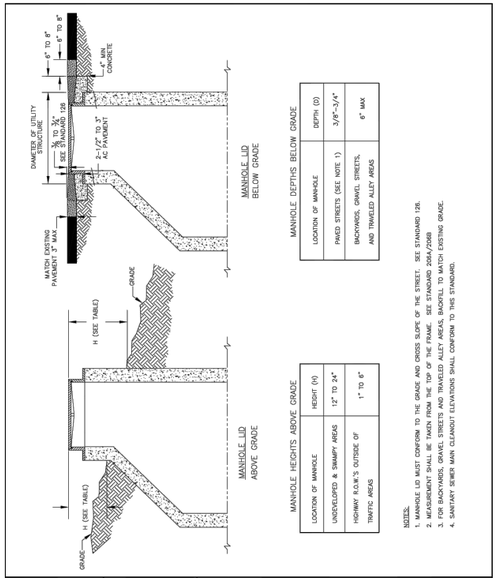
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NOTES

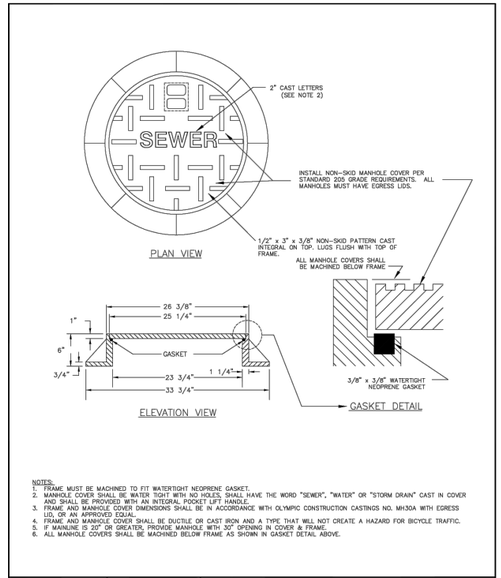
1. USE NO MORE THAN ONE 4" ADJUSTING RING FOR NEW CONSTRUCTION OR UNPAVED ROADS, USE NO MORE THAN THREE 4" RINGS FOR RECONSTRUCTION OF PAVED OR CHIPSEAL ROADS. TOP ADJUSTING RINGS SHALL BE AN "INFRA-RISER" RUBBER ADJUSTING RING OR APPROVED EQUAL. MATCH FINAL GRADE PER TABLE CBJ STANDARD 205.
2. USE "PL POLYURETHANE SELF-LEVELING CONCRETE CRACK SEALANT" OR APPROVED EQUAL FOR "INFRA-RISER" INSTALLATION.
3. RUNGS TO BE PLACED 12" O.C. ON UNDISTURBED SIDE OF MANHOLE. LAST RUNG SHALL BE 18" MAX FROM BOTTOM OF MANHOLE, AND TOP RUNG SHALL BE 6" MAXIMUM FROM TOP OF CONE. IF UNDISTURBED SIDE NOT AVAILABLE, LAST RUNG SHALL BE PLACED 6" OVER SMALLEST PIPE. RUNGS SHALL BE LANE 'PS' STEPPING OR APPROVED EQUAL.
4. MAXIMUM DIAMETER SHALL BE 48" FOR 1 MANHOLE, 1 PIPE DIAMETER FOR 2 MANHOLE, MANHOLES INTERSECTED WITH MORE THAN 2 PIPES OF DIAMETER OR LARGER, U.O.N. TYPE II MANHOLE. MINIMUM MAINLINE DIAMETER SHALL BE 8".
5. REFER TO A.S.T.M. C-478 FOR DESIGN REQUIREMENTS AND C-478-69 FOR MINIMUM STEEL FOR BARREL AND BASE. BLOCKOUTS SHALL BE FORMED.
6. IF MANHOLE IS WITHIN A ROADWAY, COMPACTION TESTS MUST BE TAKEN ON BACKFILL EVERY 3'. DENSITY SHALL BE 95% OF MAXIMUM PROCTOR DENSITY.
7. MANHOLE FRAMES MAY BE RAISED TO ACCOMMODATE PAVEMENT OVERLAYS PROVIDED THE DISTANCE FROM THE TOP OF THE FRAME TO THE FIRST RUNG IS LESS THAN 36".

SCALE: NTS	DATE: 10/16/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	SANITARY SEWER MANHOLE TYPES I & II
APPROVED BY:	REVISED: 8/14/2011	STANDARD 203



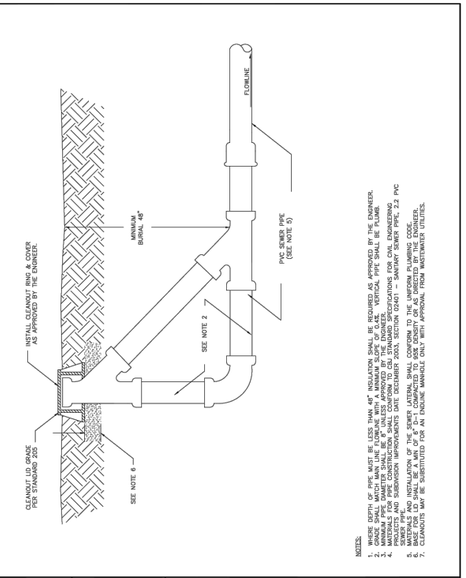
NOTES:
1. MANHOLE LID MUST CONFORM TO THE GRADE AND CROSS SLOPE OF THE STREET. SEE STANDARD 106.
2. MEASUREMENT SHALL BE TAKEN FROM THE TOP OF THE FRAME. SEE STANDARD 206A/206B
3. FOR BACKYARDS, GRAVEL STREETS AND TRAVELED ALLEY AREAS, BACKFILL TO MATCH EXISTING GRADE.
4. SANITARY SEWER MAIN CLEANOUT ELEVATIONS SHALL CONFORM TO THIS STANDARD.

SCALE: NTS	DATE: 12/2/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	MANHOLE HEIGHTS
APPROVED BY:	REVISED: 8/14/2011	STANDARD 205



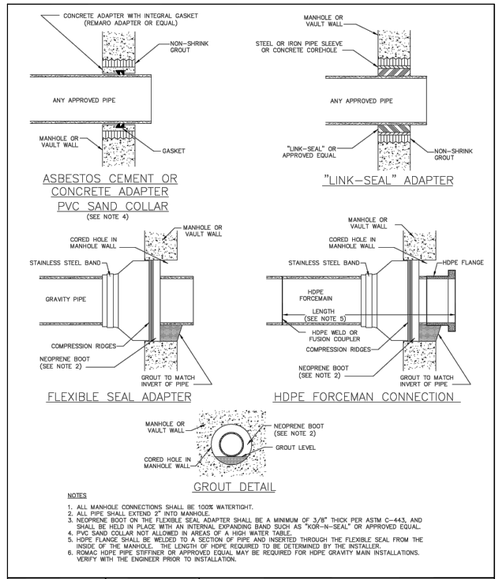
NOTES:
1. FRAME MUST BE MACHINED TO FIT WATERTIGHT NEOPRENE GASKET.
2. MANHOLE COVER SHALL BE WATER TIGHT WITH NO HOLES, SHALL HAVE THE WORD "SEWER", "WATER" OR "STORM DRAIN" CAST IN COVER AND SHALL BE PROVIDED WITH AN INTEGRAL POCKET LIFT HANDLE.
3. FRAME AND MANHOLE COVER DIMENSIONS SHALL BE IN ACCORDANCE WITH OLYMPIC CONSTRUCTION CASTINGS NO. MH30A WITH EGRESS LID, OR AN APPROVED EQUAL.
4. FRAME AND MANHOLE COVER SHALL BE DUCTILE OR CAST IRON AND A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
5. IF MAINLINE IS 20" OR GREATER, PROVIDE MANHOLE WITH 30" OPENING IN COVER & FRAME.
6. ALL MANHOLE COVERS SHALL BE MACHINED BELOW FRAME AS SHOWN IN GASKET DETAIL ABOVE.

SCALE: NTS	DATE: 2/28/98	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	STANDARD MANHOLE COVER & FRAME
APPROVED BY:	REVISED: 8/14/2011	STANDARD 206A



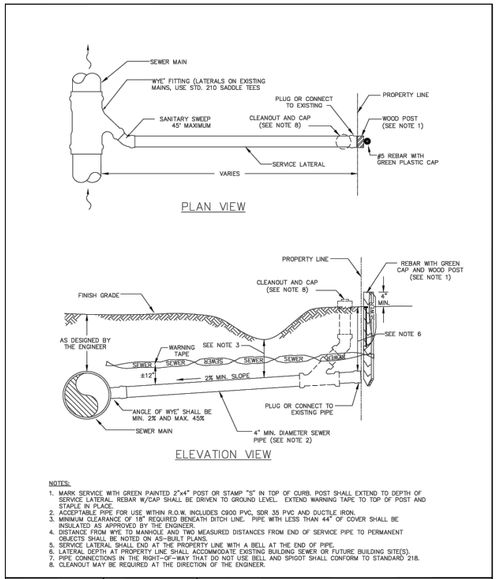
NOTES:
1. MINIMUM DEPTH OF PIPE MUST BE LESS THAN 48" INSULATION SHALL BE REQUIRED AS APPROVED BY THE ENGINEER.
2. CLEANOUT SHALL MATCH MAIN LINE FLOWLINE WITH A MINIMUM SLOPE OF 0.4%. VERTICAL PIPE SHALL BE PLUMB.
3. GRADE SHALL BE 2% MIN. AWAY FROM CLEANOUT. SEE STANDARD 205 FOR GRADE REQUIREMENTS.
4. MATERIALS FOR PIPE CONSTRUCTION SHALL CONFORM TO CBJ STANDARD SPECIFICATIONS FOR CIVIL ENGINEERING.
5. SEWER PIPE SHALL BE SDR 35 PVC PIPE. FITTINGS SHALL BE PVC SCHEDULE 40 OR SDR 35. MINIMUM SLOPE SHALL BE 2.0% FOR 6" SEWER PIPE.
6. CLEANOUTS: INSTALLATION OF THE SEWER LATERAL SHALL CONFORM TO THE UNIFORM PLUMBING CODE.
7. BACKFILL FOR LID SHALL BE A MIN. OF A 24" DIAMETER CIRCLE OF 3/4" MINUS GRAVEL COMPACTED TO 95% OR GREATER OR AS DIRECTED BY THE ENGINEER.
8. CLEANOUTS MAY BE RELOCATED AT THE DIRECTION OF THE ENGINEER. ALL CLEANOUTS SHALL BE INSTALLED WITH A MINIMUM 6" OF INSULATION BOARDS WITH A 12" OVER LAP AS SHOWN.

SCALE: NTS	DATE: 8/9/10	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: STAFF	CHECKED BY: STAFF	SANITARY SEWER CLEANOUT MAINLINE
APPROVED BY:	REVISED: 8/14/2011	STANDARD 208



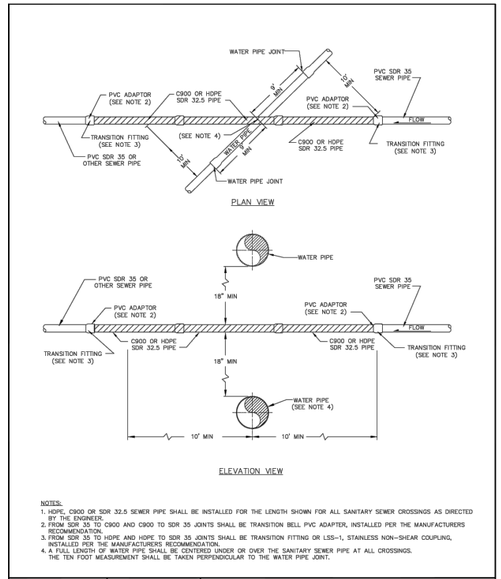
NOTES
1. ALL MANHOLE CONNECTIONS SHALL BE 100% WATERTIGHT.
2. ALL PIPE SHALL EXTEND 2" INTO MANHOLE.
3. NEOPRENE BOOT ON THE FLEXIBLE SEAL ADAPTER SHALL BE A MINIMUM OF 3/8" THICK PER ASTM C-443, AND SHALL BE HELD IN PLACE WITH AN INTERNAL EXPANDING BAND SUCH AS "KOR-N-SEAL" OR APPROVED EQUAL.
4. PVC SAND COLLAR NOT ALLOWED IN AREAS OF A HIGH WATER TABLE.
5. HDPE FLANGE SHALL BE WELDED TO A SECTION OF PIPE AND INSERTED THROUGH THE FLEXIBLE SEAL FROM THE INSIDE OF THE MANHOLE. THE LENGTH OF HDPE REQUIRED TO BE DETERMINED BY THE INSTALLER.
6. ROMAC HDPE PIPE STIFFNER OR APPROVED EQUAL MAY BE REQUIRED FOR HDPE GRAVITY MAIN INSTALLATIONS. VERIFY WITH THE ENGINEER PRIOR TO INSTALLATION.

SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	MANHOLE CONNECTION DETAILS
APPROVED BY:	REVISED: 8/14/2011	STANDARD 209



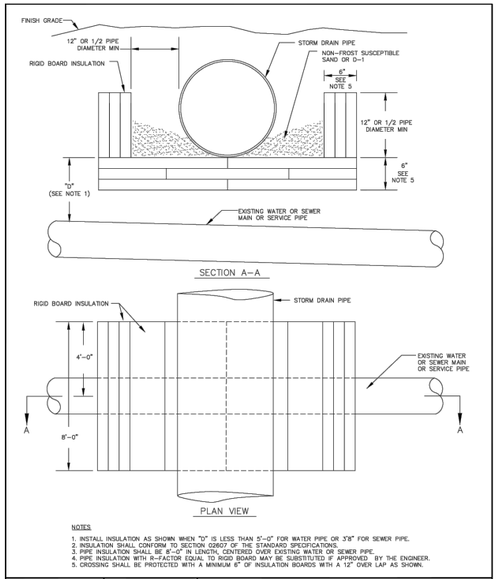
NOTES:
1. MARK SERVICE WITH GREEN PAINTED 2"x4" POST OR STAMP "S" IN TOP OF CURB. POST SHALL EXTEND TO DEPTH OF SERVICE LATERAL. REBAR W/CAP SHALL BE DRIVEN TO GROUND LEVEL. EXTEND WARNING TAPE TO TOP OF POST AND STAPLE IN PLACE.
2. ACCEPTABLE PIPE FOR USE WITHIN R.O.W. INCLUDES C900 PVC, SDR 35 PVC AND DUCTILE IRON.
3. MINIMUM CLEARANCE OF 18" REQUIRED BENEATH DITCH LINE. PIPE WITH LESS THAN 44" OF COVER SHALL BE INSULATED AS APPROVED BY THE ENGINEER.
4. DISTANCE FROM WYE TO MANHOLE AND TWO MEASURED DISTANCES FROM END OF SERVICE PIPE TO PERMANENT OBJECTS SHALL BE NOTED ON AS-BUILT PLANS.
5. SERVICE LATERAL SHALL END AT THE PROPERTY LINE WITH A BELL AT THE END OF PIPE.
6. LATERAL DEPTH AT PROPERTY LINE SHALL ACCOMMODATE EXISTING BUILDING SEWER OR FUTURE BUILDING SITE(S).
7. PIPE CONNECTIONS IN THE RIGHT-OF-WAY THAT DO NOT USE BELL AND SPIGOT SHALL CONFORM TO STANDARD 218.
8. CLEANOUT MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

SCALE: NTS	DATE: 12/2/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	SANITARY SEWER SERVICE LATERAL
APPROVED BY:	REVISED: 8/14/2011	STANDARD 213



NOTES:
1. HDPE, C900 OR SDR 32.5 SEWER PIPE SHALL BE INSTALLED FOR THE LENGTH SHOWN FOR ALL SANITARY SEWER CROSSINGS AS DIRECTED BY THE ENGINEER.
2. FROM SDR 35 TO C900 AND C900 TO SDR 35 JOINTS SHALL BE TRANSITION BELL PVC ADAPTER, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
3. FROM SDR 35 TO HDPE AND HDPE TO SDR 35 JOINTS SHALL BE TRANSITION FITTING OR LSS-1, STAINLESS NON-SHEAR COUPLING, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
4. A FULL LENGTH OF WATER PIPE SHALL BE CENTERED UNDER OR OVER THE SANITARY SEWER PIPE AT ALL CROSSINGS. THE TEN FOOT MEASUREMENT SHALL BE TAKEN PERPENDICULAR TO THE WATER PIPE JOINT.

SCALE: NTS	DATE: 2/1/2010	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: STAFF	CHECKED BY: STAFF	SANITARY SEWER CROSSING
APPROVED BY:	REVISED: 8/14/2011	STANDARD 215



NOTES
1. INSTALL INSULATION AS SHOWN WHEN "D" IS LESS THAN 5'-0" FOR WATER PIPE OR 3'8" FOR SEWER PIPE.
2. INSULATION SHALL CONFORM TO SECTION 02607 OF THE STANDARD SPECIFICATIONS.
3. PIPE INSULATION SHALL BE 8'-0" IN LENGTH, CENTERED OVER EXISTING WATER OR SEWER PIPE.
4. PIPE INSULATION WITH R-FACTOR EQUAL TO RIGID BOARD MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
5. CROSSING SHALL BE PROTECTED WITH A MINIMUM 8" OF INSULATION BOARDS WITH A 12" OVER LAP AS SHOWN.

SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	RIGID INSULATION
APPROVED BY:	REVISED: 8/14/2011	STANDARD 412

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PROJECT: 24-RAVEN		4			
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DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

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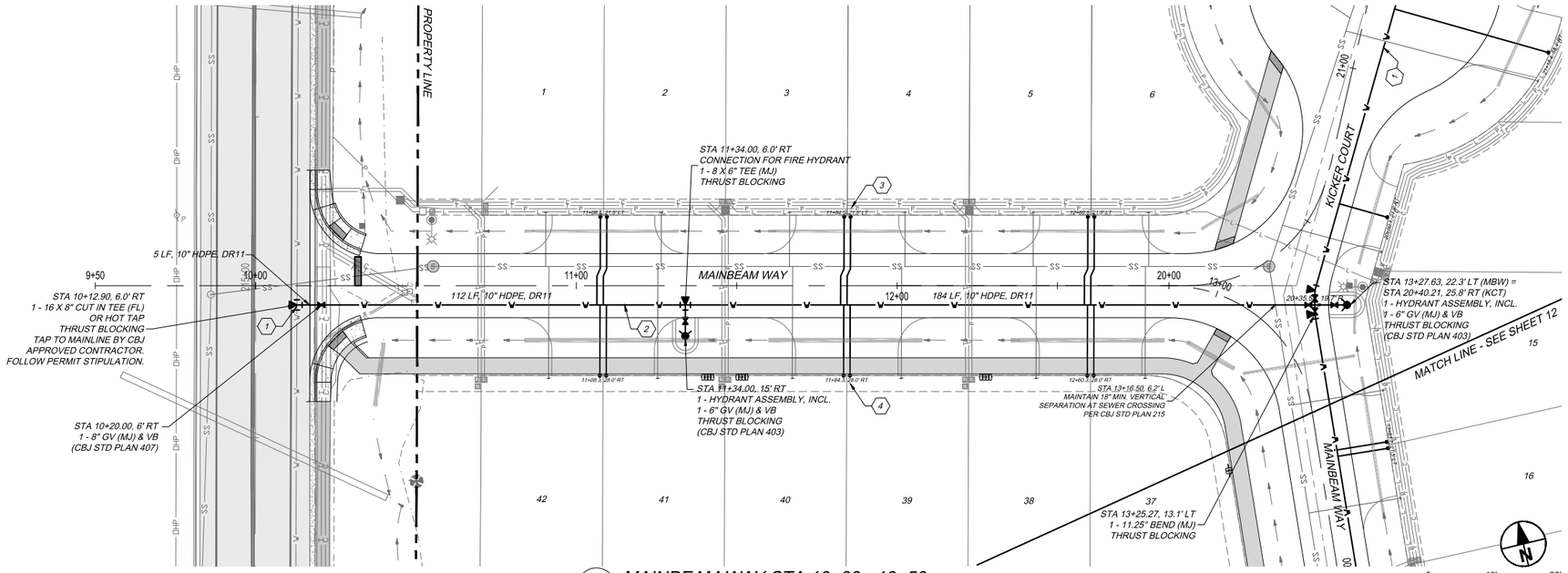
STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

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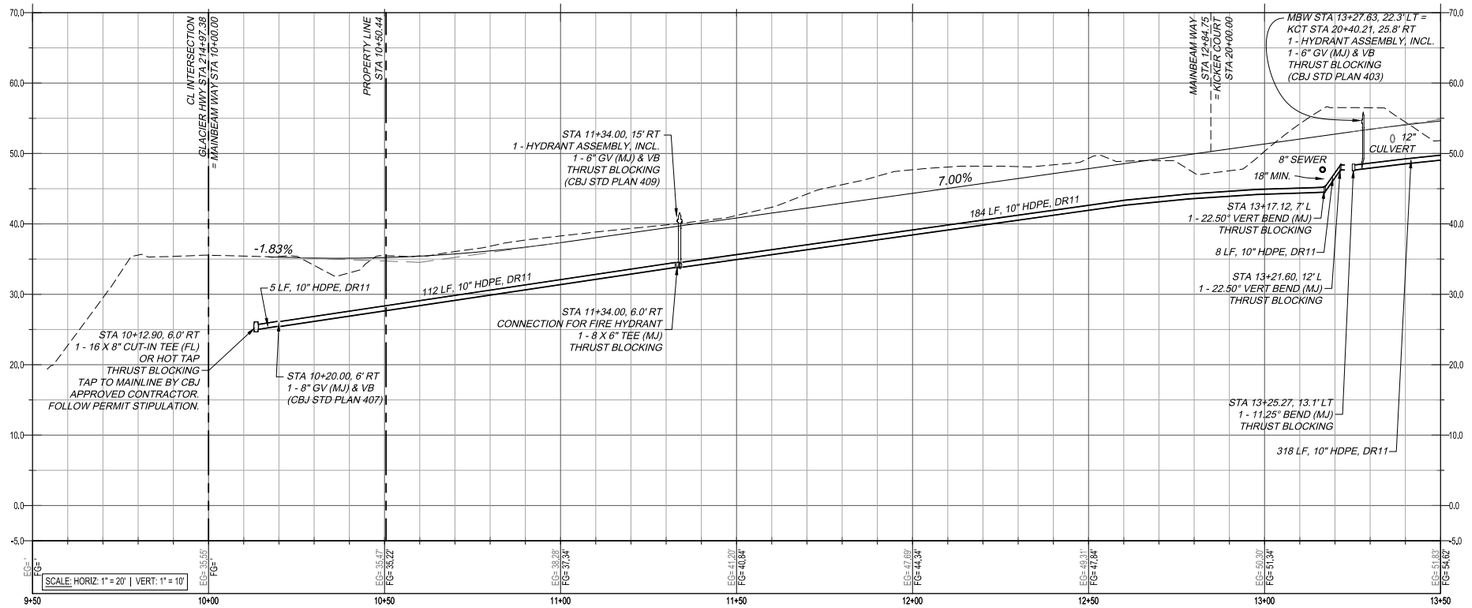
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-3.4
SEWER DETAILS - 1
SHT 14 OF 21



1 C-4.1 MAINBEAM WAY STA 10+00 - 13+50
SCALE: 1" = 20'



WATER CONSTRUCTION NOTES

1. CONTRACTOR TO MAKE CONNECTION TO EXISTING 16 INCH WATER MAIN AT LOCATION SHOWN ON PLANS. NOTE: EXISTING 16 INCH WATER MAIN LOCATION BASED ON SURFACE FEATURES SURVEYED - NO UTILITY LOCATE SERVICE WAS PROVIDED. SIZE AND DEPTH IS APPROXIMATED BASED ON ALASKA DOT AS-BUILT DRAWINGS (SALMON CREEK TO VANDERBUILT HILL, PROJECT #RS-M-0955(8) (70469).
2. INSTALL NEW WATER MAIN AND FITTINGS PER PLAN AND PROFILE. MAINTAIN 60 INCHES (MIN) COVER.
3. 1" WATER SERVICE LOCATION - TYPICAL WITH NO SIDEWALK. CENTER OF CURB BOX TO BE OFFSET 1 FT. FROM LOT LINE, UNLESS OTHERWISE NOTED. SEE CBJ STANDARD PLAN 406A FOR ADDITIONAL INSTALLATION AND PLACEMENT INFORMATION.
4. 1" WATER SERVICE LOCATION - TYPICAL WITH SIDEWALK. CURB BOX TO BE LOCATED JUST BEHIND BACK OF SIDEWALK, UNLESS OTHERWISE NOTED. SEE CBJ STANDARD PLAN 406A FOR ADDITIONAL INSTALLATION AND PLACEMENT INFORMATION.

FILE: WATER PLANS.dwg		5			
PROJECT: 24-RAVEN		4			
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DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

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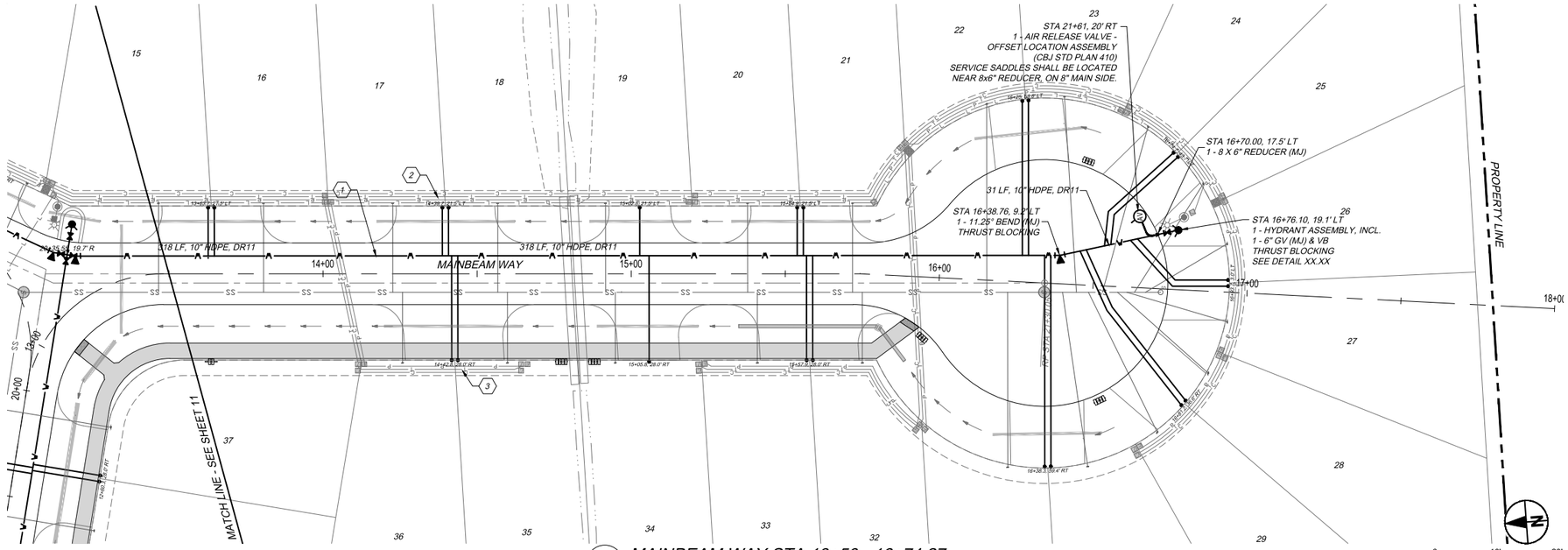
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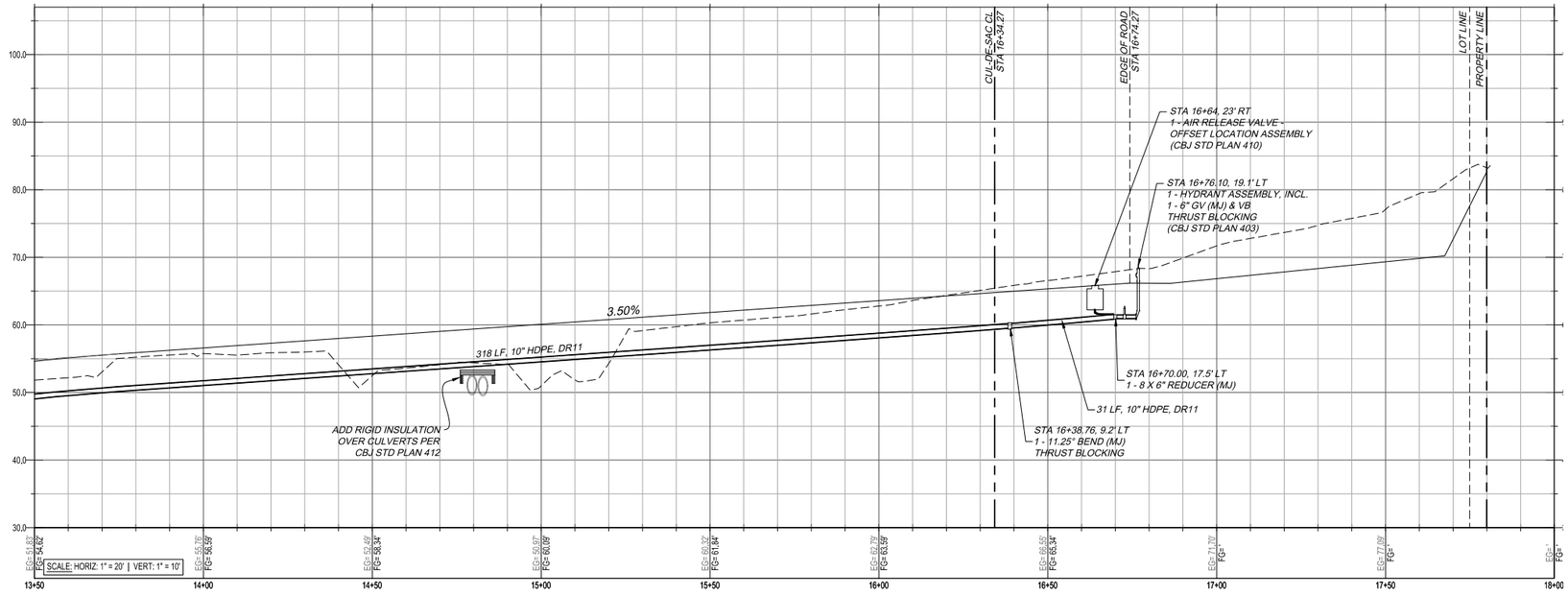
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C-4.1
WATER PLAN & PROFILE MBW 10+00 - 13+50
SHT 15 OF 21

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1 C-4.2 *MAINBEAM WAY STA 13+50 - 16+74.27*
SCALE: 1" = 20'



WATER CONSTRUCTION NOTES

1. *INSTALL NEW WATER MAIN AND FITTINGS PER PLAN AND PROFILE. MAINTAIN 60 INCHES (MIN) COVER.*
2. *1" WATER SERVICE LOCATION - TYPICAL WITH NO SIDEWALK. CENTER OF CURB BOX TO BE OFFSET 1 FT. FROM LOT LINE, UNLESS OTHERWISE NOTED. SEE CBJ STANDARD PLAN 406A FOR ADDITIONAL INSTALLATION AND PLACEMENT INFORMATION.*
3. *1" WATER SERVICE LOCATION - TYPICAL WITH SIDEWALK. CURB BOX TO BE LOCATED JUST BEHIND BACK OF SIDEWALK, UNLESS OTHERWISE NOTED. SEE CBJ STANDARD PLAN 406A FOR ADDITIONAL INSTALLATION AND PLACEMENT INFORMATION.*

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DESIGNED BY: KJF	DATE	NO.	REVISION	BY

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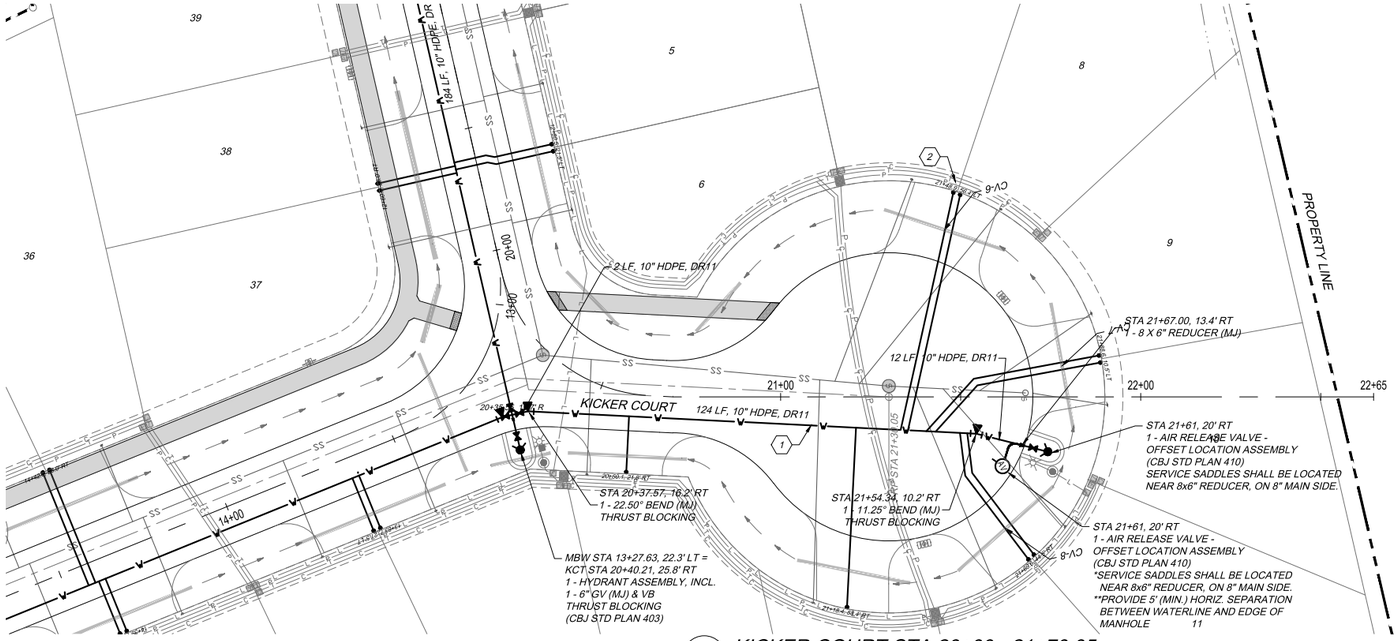
C-4.2
WATER PLAN & PROFILE MBW
13+50 - 16+74.27

SHT 16 OF 21

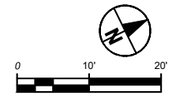
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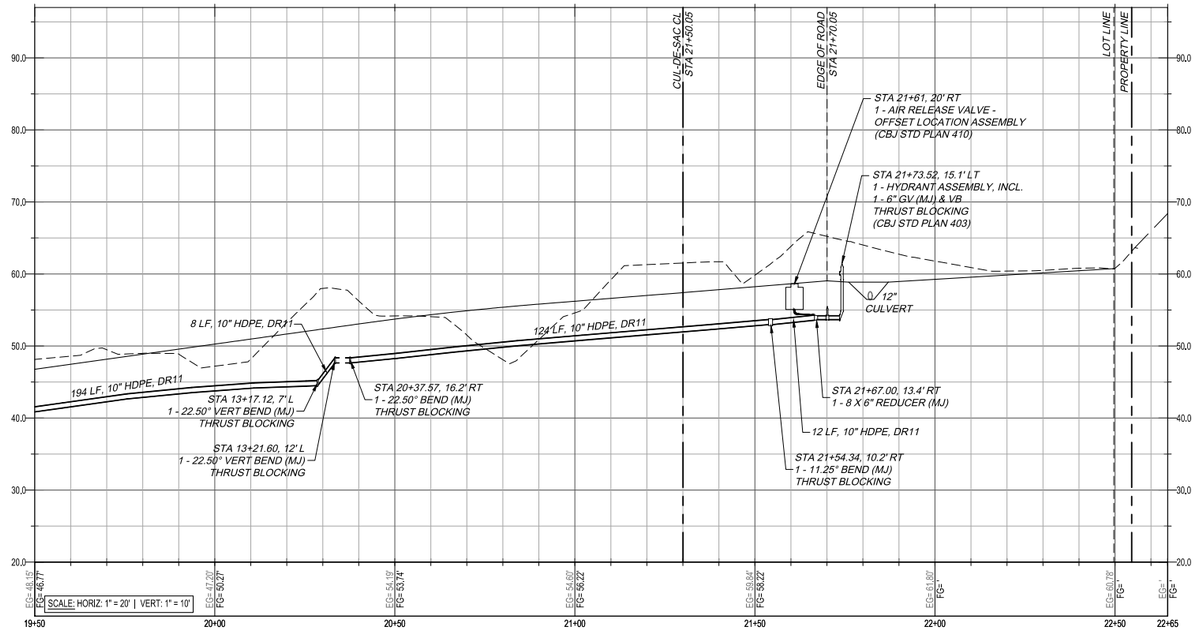
WATER CONSTRUCTION NOTES

1. INSTALL NEW WATER MAIN AND FITTINGS PER PLAN AND PROFILE. MAINTAIN 60 INCHES (MIN) COVER.
2. 1" WATER SERVICE LOCATION - TYPICAL WITH NO SIDEWALK. CENTER OF CURB BOX TO BE OFFSET 1 FT. FROM LOT LINE, UNLESS OTHERWISE NOTED. SEE CBJ STANDARD PLAN 406A FOR ADDITIONAL INSTALLATION AND PLACEMENT INFORMATION.



1 / C-4.3 KICKER COURT STA 20+00 - 21+70.05
SCALE: 1" = 20'





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		3			
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DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

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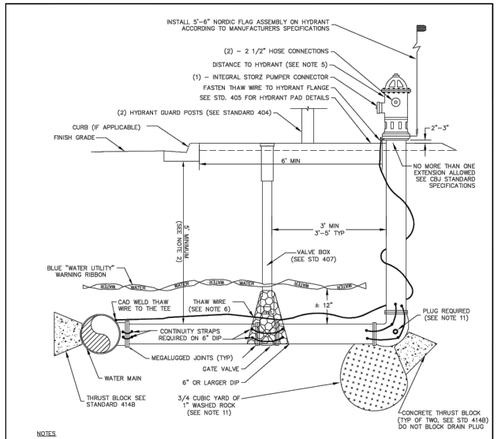
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SHT 17 OF 21

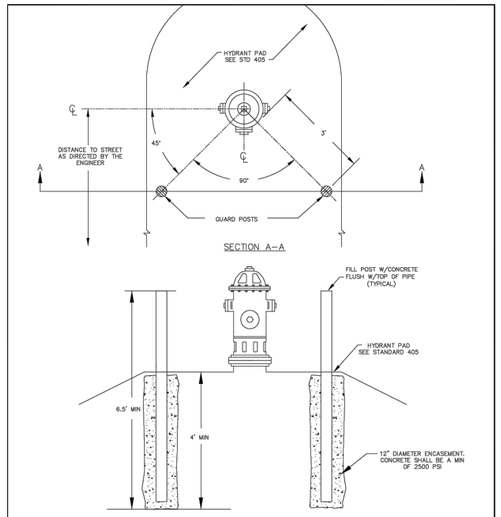
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NOTES

1. HYDRANT BARREL AND VALVE BOX SHALL BE PLUMB.
2. GROUND COVER SHALL BE 5' MINIMUM. ADDITIONAL COVER (MORE THAN 5') MAY BE REQUIRED BY THE ENGINEER.
3. WATER PIPE SHALL BE 6" MIN. D.I.P. AND ALL CONNECTIONS SHALL BE MEGALUGGED OR CONNECTED WITH LOCKING FIELD GASKETS.
4. BENDS BETWEEN THE HYDRANT AND THE MAIN SHALL NOT EXCEED 11 1/4° UNLESS APPROVED BY ENGINEER.
5. ALL HYDRANTS SHALL BE PAINTED CATERPILLAR YELLOW, AND THE NUMBER OF FEET TO VALVE SHALL BE PRINTED IN BLACK 1/2" BLOCK LETTERS JUST BELOW TOP BONNET. PORT CAPS SHALL BE COLOR CODED PER NFPA STANDARD 291 AS DIRECTED BY THE CBJ WATER UTILITIES DEPARTMENT.
6. THAW WIRE SHALL BE #2 COPPER WITH TYPE THW INSULATION. THAW WIRE SHALL BE BOLTED OR CAD WELDED TO THE TEE AT THE MAIN. CONTINUITY STRAPS ARE REQUIRED ON 6" DIP. CONTINUITY AND ARRANGEMENT FOR TESTING BY CBJ WATER UTILITIES IS THE RESPONSIBILITY OF THE INSTALLER/CONTRACTOR.
7. INSTALL A PAVED HYDRANT PAD PER STANDARD 405 AND GUARD POSTS PER STANDARD 404.
8. HYDRANT SHALL BE MUELLER CENTURION 200 OR 250 WITH INTEGRAL STORZ PUMPER CONNECTION OR APPROVED EQUAL. CLOW F2500 SERIES HYDRANTS ARE NO LONGER ACCEPTED BY CBJ.
9. THESE HYDRANTS TO BE USED FOR ALL HYDRANTS AND BLOW-OFFS. ALTERNATE BLOW-OFF TYPE HYDRANTS ARE NO LONGER INSTALLED BY CBJ.
10. FIRE HYDRANT TO THE VALVE SHALL BE TESTED TO A MINIMUM OF 200 PSI FOR TWO (2) HOURS PER STANDARD SPECIFICATION SECTION 02601 ARTICLE 3.5 PARAGRAPH B-2.
11. CBJ WATER UTILITIES DEPARTMENT SHALL DETERMINE FOR EACH HYDRANT INSTALLATION IF HYDRANT PLUGS SHALL BE REMOVED FOR SELF DRAINING. DO NOT BLOCK PLUG WITH THE THRUST BLOCK.

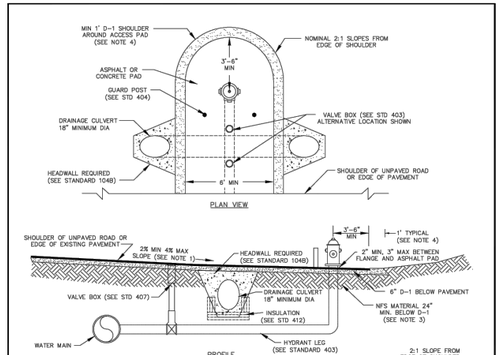
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DRAWN BY: DRW	CHECKED BY: STAFF	FIRE HYDRANT	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 403	



NOTES

1. GUARD POST ARE REQUIRED ON ALL HYDRANTS EXCEPT THOSE IN SIDEWALKS, ALONG STATE HIGHWAYS OR AS DIRECTED BY THE ENGINEER.
2. GUARD POST SHALL BE 4" DIAMETER, SCHEDULE 40 STEEL PIPE WITH A MINIMUM 4 FEET OF BURIAL AND 2–1/2 FEET OF EXPOSURE.
3. POSTS SHALL BE FILLED FLUSH WITH CONCRETE AND PAINTED WITH 4C–184 CATERPILLAR YELLOW ENAMEL AFTER INSTALLATION.
4. POSTS SHALL NOT BLOCK OPERATION OF VALVE.

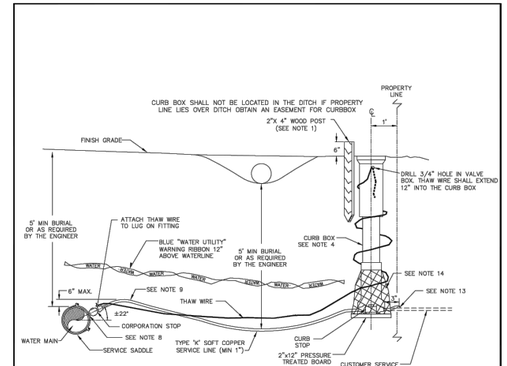
SCALE: NTS	DATE: 11/20/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: STAFF	HYDRANT GUARD POSTS	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 404	



NOTES:

1. FROM EDGE OF ROAD TO DITCH LINE, SLOPE SURFACE OF HYDRANT PAD TO MATCH EXTENSION OF ROADWAY CROWN.
2. SEED SIDE SLOPES IN ACCORDANCE WITH SECTION 02710.
3. NFS BACKFILL AND D–1 IN PAD SHALL CONFORM WITH MATERIALS AND COMPACTION REQUIREMENTS OF STANDARD 102A.
4. EXTEND LAYER OF D–1 TO EDGE OF PAD SHOULDER MINIMUM 1 FOOT.
5. 1 FOOT MINIMUM OFFSET FROM EDGE OF PAVEMENT TO TOP OR TOE OF SLOPE.
6. NO HEADWALLS ARE TO BE CONSTRUCTED WITHIN THE ADOT RIGHT–OF–WAY UNLESS APPROVED BY THE ENGINEER.
7. MINIMUM 2" AC PAVEMENT OR 4" CONCRETE REQUIRED ON ALL HYDRANT PADS.

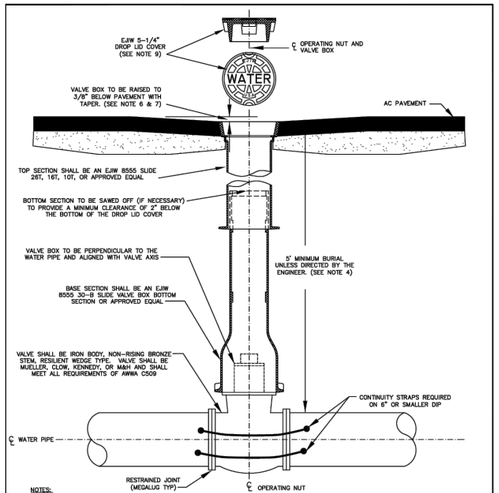
SCALE: NTS	DATE: 12/16/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY:	CHECKED BY: STAFF	HYDRANT PAD	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 405	



NOTES:

1. AT CURB STOP MARK CURB BOX WITH BLUE 2" X 4" WOOD POST OR MARK "W" ON CONCRETE CURB ABOVE THE SERVICE LINE OR CONNECT TO EXISTING LINE.
2. USE THE CORPORATION STOP NO. B25025, FORD CORPORATION STOP NO. FB700–4, OR APPROVED EQUAL. CORPORATION STOP SHALL BE MALE IRON PIPE THREAD INLET BY FLARED COPPER OUTLET.
3. USE MUELLER CURB STOP NO. H15204, FORD CURB STOP B22–444 OR APPROVED EQUAL.
4. CURB BOX SHALL BE KEARWAL PACIFIC 145R 49"–62" LID, TOP, MIDDLE AND BOTTOM OR APPROVED EQUIVALENT.
5. ALL COPPER TUBE CONNECTIONS FOR 1" TO 2" PIPE SHALL BE FLARED UNIONS. MUELLER H–100 OR FORD GRIP JOINT COMPRESSION FITTINGS MAY BE USED FOR REPAIR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON 3/4" TO 2" COPPER PIPE. WHEN COMPRESSION FITTINGS ARE USED FOR REPAIR, A CONTINUITY TEST SHALL BE REQUIRED.
6. THAW WIRE SHALL BE WOUND AROUND OUTSIDE OF CURB BOX AND EXTEND 12" INTO THE CURBBOX THROUGH A DRILLED 3/4" HOLE.
7. ALL SERVICES MUST HAVE A MINIMUM OF 5' OF COVER BELOW EXISTING CULVERTS AND DITCHES. ADDITIONAL DEPTH MAY BE REQUIRED BY THE ENGINEER.
8. HOLE DRILLED IN THE MAIN FOR THE CORPORATION STOP SHALL BE THE SAME DIAMETER AS THE SERVICE PIPE.
9. PROVIDE AN ADDITIONAL 12" OF SERVICE PIPE BEYOND STRAIGHT LINE LENGTH REQUIRED. LOOP AS SHOWN AT THE CORP STOP. MAINTAIN 5' MINIMUM BURIAL AT HIGH POINT OF SERVICE LINE.
10. MAINTAIN A MINIMUM OF 10' OF SEPARATION BETWEEN VALVE BOXES, AND BETWEEN VALVE BOXES AND OTHER STRUCTURES.
11. ALL WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD 406.
12. ALL NEW SERVICES SHALL BE TESTED FOR ELECTRICAL CONTINUITY AND CURB BOX LOCATION WITH SWING–TIES DELIVERED TO THE ENGINEER.
13. CONNECT A SCRAP PIECE OF COPPER TO THE CURB STOP AND EXTEND A MINIMUM OF 3" BEYOND THE CURB BOX AND CRIMP END.
14. WRAP BOTTOM OF CURB BOX WITH FABRIC OR PLASTIC PRIOR TO BACKFILLING TO KEEP MATERIAL FROM INFILTRATING THE BOX.

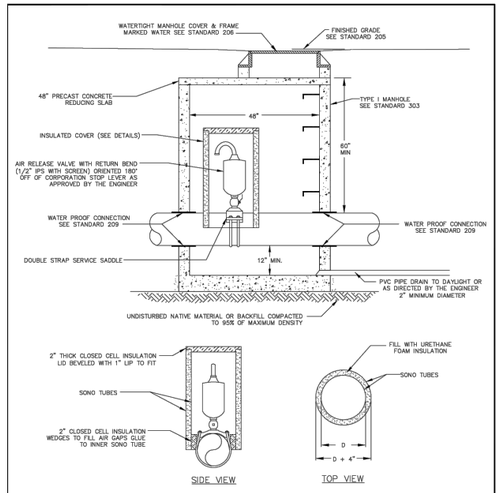
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DRAWN BY: DRW	CHECKED BY: STAFF	WATER SERVICE	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 406A	



NOTES:

1. A VALVE IS REQUIRED FOR EVERY 500' OF STRAIGHT MAINLINE OR AS DIRECTED BY THE ENGINEER.
2. A MINIMUM OF 2 VALVES ARE REQUIRED AT ALL TEES IN A MAINLINE. A MINIMUM OF 3 VALVES ARE REQUIRED AT ALL 4–WAY CROSSES IN A MAINLINE. TEES AND CROSSES THAT FEED SERVICES AND FIRE HYDRANTS ARE ALSO DIRECTED BY THE ENGINEER.
3. MAINLINE VALVES REQUIRE THRUST BLOCKS AT THE DIRECTION OF THE ENGINEER.
4. IF WATER MAIN IS NOT LESS THAN 5' DEEP, USE 6" CAST IRON SOIL PIPE AND SECTION E/JW 8555 SLIDE(267,161 OR 107)VALVE BOX. INSTALL VALVES TO THE MAINLINE SIZE, UP TO AND INCLUDING 12" DIAMETER OR GREATER.
5. VALVE BOXES ARE TO BE RAISED DURING PAVING OPERATIONS A MINIMUM OF 3/8" MAXIMUM OF 5/8" BELOW FINISHED PAVEMENT. VALVE BOXES THAT DO NOT MEET GRADE SPECIFICATIONS SHALL BE SAWCUT, RAISED TO GRADE AND RESURFACED PER STANDARD DETAIL 128 – CONCRETE COLLAR.
6. VALVE BOXES WITHIN GRAVEL ROADWAYS ARE TO BE SET 6" TO 8" BELOW FINISHED GRADE.
7. NO MORE THAN 1 VALVE BOX PAVING RISER IS ALLOWED PER VALVE.
8. VALVE BOX COVER SHALL BE 5–1/4" DROP LID TYPE WITH 1" RAISED LETTERING (RECESSED FLUSH) AND 2 CLOSED PICKHOLES.

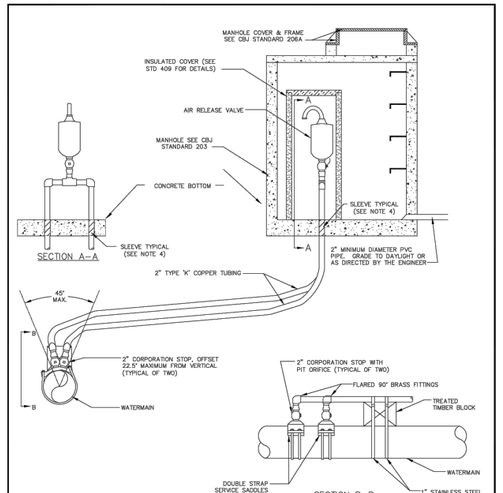
SCALE: NTS	DATE: 9/8/98	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: TAD	CHECKED BY: STAFF	MAINLINE VALVE	
APPROVED BY:	REVISED: 8/12/2015	STANDARD 407	



NOTES

1. PVC DRAIN TO DAYLIGHT OR AS DIRECTED BY THE ENGINEER.
2. SONO TUBES SHALL BE CONCENTRIC TO INSURE A MINIMUM OF 2" OF INSULATION AT ALL POINTS. TRIM TUBES AND INSULATION TO FIT CURVATURE OF PIPE.
3. ADVANCED THERMAL CORP AIR RELEASE VALVE COVER OR APPROVED EQUAL MAY BE SUBSTITUTED. PRIOR TO THE INSTALLATION OF THE AIR RELEASE VALVE THE DAYLIGHT DRAIN SHALL BE PLUGGED AND THE MANHOLE TESTED PER STANDARD SPECIFICATIONS 02403 3.1.

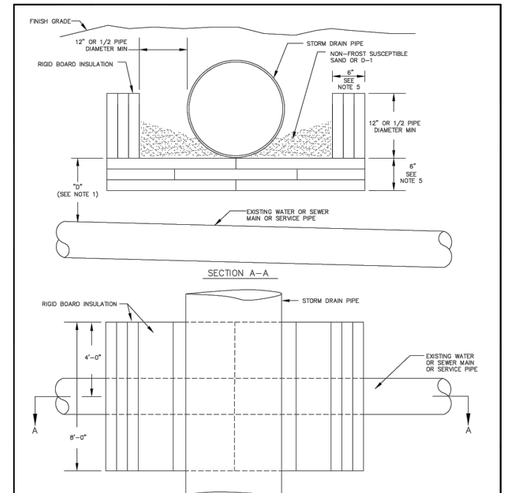
SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: STAFF	AIR RELEASE VALVE	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 409	



NOTES

1. MANHOLE, COVER & FRAME CONSTRUCTION SHALL COMPLY WITH STANDARD 206A.
2. COPPER TUBING SHALL MAINTAIN A POSITIVE GRADE FROM THE WATERMAIN TO THE AIR RELEASE VALVE. CONNECTIONS IN COPPER TUBING SHALL BE FLARED UNIONS.
3. A 60" MINIMUM COVER SHALL BE MAINTAINED OVER THE COPPER TUBING AND WATERMAIN AT ALL LOCATIONS.
4. PROVIDE A PROTECTIVE SLEEVE FOR PENETRATIONS THROUGH CONCRETE BOTTOM AND SEAL AROUND TUBING TO PREVENT GROUND WATER INFILTRATION.
5. PVC DRAIN, AIR RELEASE VALVE, AND INSULATED COVER SHALL COMPLY WITH STANDARD 409.

SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: STAFF	AIR RELEASE VALVE OFFSET LOCATION	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 410	



NOTES

1. INSTALL INSULATION AS SHOWN WHEN "D" IS LESS THAN 5'–0" FOR WATER PIPE OR 3'8" FOR SEWER PIPE.
2. INSULATION SHALL CONFORM TO SECTION 02607 OF THE STANDARD SPECIFICATIONS.
3. PIPE INSULATION SHALL BE 8'–0" IN LENGTH, CENTERED OVER EXISTING WATER OR SEWER PIPE.
4. PIPE INSULATION WITH R–FACTOR EQUAL TO RIGID BOARD MAY BE SUBSTITUTED IF APPROVED BY THE ENGINEER.
5. CROSSING SHALL BE PROTECTED WITH A MINIMUM 8" OF INSULATION BOARDS WITH A 12" OVER LAP AS SHOWN.

SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: STAFF	RIGID INSULATION	
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 412	

FILE: WATER DETAILS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR REVIEW

STATE OF ALASKA 49TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

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BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-4.4
WATER DETAILS - 1
SHT 18 OF 21

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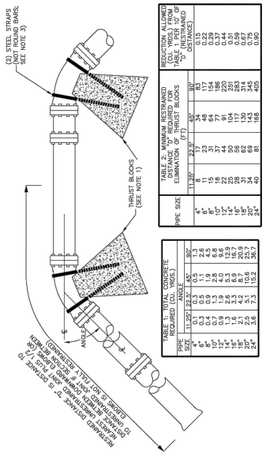


TABLE 1: TOTAL CONCRETE REQUIRED (CU. YDS.)

PIPE SIZE	ANGLE 90°	45°	22.5°	11.25°
4"	0.07	0.03	0.05	0.03
6"	0.14	0.06	0.11	0.06
8"	0.24	0.10	0.19	0.10
10"	0.37	0.15	0.29	0.15
12"	0.53	0.21	0.41	0.21
14"	0.72	0.29	0.56	0.29
16"	0.94	0.38	0.73	0.37
18"	1.19	0.48	0.92	0.47
20"	1.47	0.59	1.14	0.58
24"	2.12	0.85	1.64	0.84

TABLE 2: MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED FOR ELIMINATION OF THRUST BLOCKS

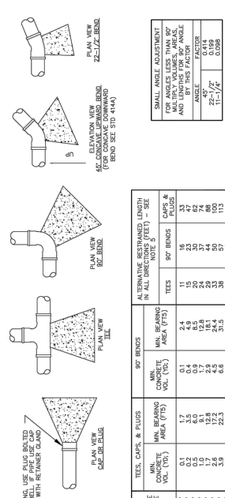
PIPE SIZE	11.25°	22.5°	45°	90°
4"	5	11	23	46
6"	7	15	31	63
8"	9	20	41	83
10"	11	25	51	103
12"	13	29	60	121
14"	15	34	69	139
16"	17	38	78	157
18"	19	43	87	175
20"	21	47	96	193
24"	25	56	114	229

REDUCTION ALLOWED WHEN USING VALUES IN TABLE 1 FOR 20' OF PIPE (DUCTILE IRON JOINTS)

ANGLE	90°	45°	22.5°	11.25°
REDUCTION	25%	50%	75%	90%

NOTES:
1. ALL DOWNWARD CONCAVE BENDS MUST BE CONNECTED TO A CONCRETE THRUST BLOCK AT LEAST AS LARGE AS INDICATED IN TABLE 1. ALL UPWARD CONCAVE BENDS MUST BE CONNECTED TO A CONCRETE THRUST BLOCK AT LEAST AS LARGE AS INDICATED IN TABLE 1. ALTERNATIVELY, UNDERGROUND JOINTS IF AND RESTRAINED, THE VOLUME OF THE REQUIRED THRUST BLOCK WOULD BE 4.9 CU. YDS. AS GIVEN BY TABLE 1, REDUCTION IS GIVEN BY THE LAST COLUMN OF TABLE 2 TO BE 4.9 x 0.58 CU. YDS. = 4.7 CU. YDS. SO THAT THE BLOCK NEEDS TO BE ONLY 2.5 FEET ON A SIDE.
2. THRUST BLOCKS SHALL BE POURED SO THAT JOINTS OF FITTINGS, INCLUDING ALL NUTS AND FOLLOWERS, REMAIN ACCESSIBLE.
3. ALL METAL STRAPS, NUTS AND BOLTS SHALL BE PROTECTED BY A MINIMUM OF 3 MILS OF POLYETHYLENE PLASTIC TO HAVE A CROSS-SECTIONAL AREA OF AT LEAST 72 SQUARE INCH PER 4 CUBIC YARDS OF CONCRETE. IF STRAPS ARE NOT STAINLESS, PVC AND POLYETHYLENE PLASTIC SHALL BE APPLIED TO ALL METAL SURFACES.
4. REGARDLESS OF SIZE OF THRUST BLOCK, WATER PIPE JOINTS AT ANGLE MUST BE RESTRAINED.
5. THRUST BLOCKS SHALL BE PLACED SO THAT THE CONCRETE WILL NOT COVER THE JOINTS OF THE PIPE. ALL OTHER CONDITIONS ARE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL.
6. WHERE SOIL CONDITIONS LISTED IN NOTE 5 ARE MET, ENTIRE SECTION O IS BURIED AT LEAST 5' DEEP, AND PIPE IS RESTRAINED, THRUST BLOCKING IS NOT REQUIRED.
7. THE STANDARD APPLIES TO DOWNWARD CONCAVE ELBOWS. UPWARD CONCAVE ELBOWS SHALL HAVE THRUST BLOCKS AS SHOWN ON STANDARD 414B.
8. FIELD-LOK GASKETS, MEGA-LUG COUPLINGS, AND FORD UNIFLANGE COUPLINGS ARE THE ONLY APPROVED MEANS OF RESTRAINING JOINTS.
9. RESTRAINED LENGTHS USED IN PLACE OF THRUST BLOCKS IN STANDARDS 414A AND 414B MAY NOT OVERLAP.

SCALE: NTS	DATE: 8/25/99	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: TAD	CHECKED BY: STAFF	DOWNWARD CONCAVE THRUST BLOCK
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 414A



PIPE SIZE	TEES, CAPS, & PLUGS		90° BENDS		TEES	CAPS & PLUGS
	MIN. CONCRETE VOL. (YDS.)	MIN. BEARING AREA (FT²)	MIN. CONCRETE VOL. (YDS.)	MIN. BEARING AREA (FT²)	90° BENDS	90° BENDS
4"	0.1	1.7	0.1	2.4	11	33
6"	0.2	3.5	0.2	5.5	25	62
8"	0.5	6.0	0.3	9.7	44	82
10"	0.7	10.2	0.5	15.2	69	86
12"	1.0	13.8	0.7	21.9	99	86
14"	1.3	18.1	0.9	29.8	135	113
16"	1.6	23.3	1.2	38.9	176	113
18"	2.0	29.3	1.5	49.3	223	139
20"	2.5	36.0	1.8	60.8	275	139
24"	3.5	52.0	2.6	87.6	396	192

PIPE SIZE	ALTERNATIVE RESTRAINED LENGTH IN ALL DIRECTIONS (FEET) NOTE 2	
	TEES	90° BENDS
4"	16	30
6"	20	40
8"	20	50
10"	25	60
12"	30	70
14"	35	80
16"	40	90
18"	45	100
20"	50	110
24"	60	130

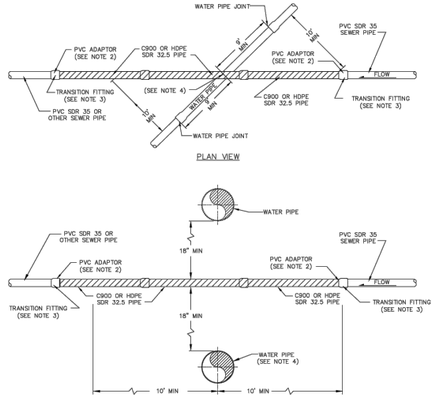
SMALL ANGLE ADJUSTMENT FOR ANGLES LESS THAN 90° AND LENGTHS FOR 90° ANGLE BEND SHOWN IN TABLE 2

ANGLE	FACTOR
22.5°	0.414
11.25°	0.199
	0.098

ACTUAL BEARING AREA OF BLOCK = ACTUAL RESTRAINED LENGTH OF PIPE ≥ 1.1
BEARING AREA REQUIRED BY TABLE RESTRAINED LENGTH REQUIRED BY TABLE

NOTES:
1. CENTER OF MASS OF THRUST BLOCK MUST LAY OPPOSITE TO AND ALIGNED AGAINST THE DIRECTION OF THRUST.
2. CONCRETE THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH. UNSTABLE OR UNSUITABLE MATERIALS SHALL BE REMOVED, REPLACED AND/OR REINFORCED AS DIRECTED BY THE ENGINEER.
3. THRUST BLOCKS ARE DESIGNED FOR 2500 P.S.I. CONCRETE. THRUST BLOCKS ARE BASED ON 150 P.S.I. WATER PRESSURE AND SOIL BEARING CAPACITY OF 2000 P.S.F. ALLOWABLE BEARING AREA OF 2500 P.S.I. CONCRETE = 360 TIMES WATER PRESSURE DIVIDED BY SOIL BEARING CAPACITY.
4. THRUST BLOCKS SHALL BE PLACED SO THAT THE CONCRETE WILL NOT COVER THE JOINTS OF THE PIPE. ALL OTHER CONDITIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER. IF THE PIPE IS BURIED AT LEAST 5' DEEP AND THAT SOIL CONDITIONS ARE AS LISTED IN NOTE 5, AND PIPE IS RESTRAINED, THRUST BLOCKING IS NOT REQUIRED. ALL METAL STRAPS, NUTS AND BOLTS SHALL BE PROTECTED BY A MINIMUM OF 3 MILS OF POLYETHYLENE PLASTIC TO HAVE A CROSS-SECTIONAL AREA OF AT LEAST 72 SQUARE INCH PER 4 CUBIC YARDS OF CONCRETE. IF STRAPS ARE NOT STAINLESS, PVC AND POLYETHYLENE PLASTIC SHALL BE APPLIED TO ALL METAL SURFACES. THE STANDARD APPLIES TO DOWNWARD CONCAVE ELBOWS. UPWARD CONCAVE ELBOWS SHALL HAVE THRUST BLOCKS AS SHOWN ON STANDARD 414A. ALL OTHER CONDITIONS ARE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL. SOIL CONDITIONS LISTED IN NOTE A, A COMBINATION OF A SMALLER THRUST BLOCK AND A REDUCED LENGTH OF RESTRAINED PIPE IS ALLOWED PER THE TABLE.
5. THRUST BLOCKS ARE REQUIRED FOR ALL BENDS, TEES, PLUGS, AND CAPS IN PIPE ≥ 4" AND LARGER EXCEPT AS LISTED IN NOTE 5.
6. RESTRAINED LENGTHS USED IN PLACE OF THRUST BLOCKS IN STANDARDS 414A AND 414B MAY NOT OVERLAP.

SCALE: NTS	DATE: 8/24/99	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: TAD	CHECKED BY: STAFF	HORIZONTAL AND CONCAVE UPWARD THRUST BLOCKS
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 414B



NOTES:
1. HDPE, C900 OR SDR 32.5 SEWER PIPE SHALL BE INSTALLED FOR THE LENGTH SHOWN FOR ALL SANITARY SEWER CROSSINGS AS DIRECTED BY THE ENGINEER.
2. FROM SDR 35 TO C900 AND C900 TO SDR 35 JOINTS SHALL BE TRANSITION BELL PVC ADAPTER, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
3. FROM SDR 35 TO HDPE AND HDPE TO SDR 35 JOINTS SHALL BE TRANSITION FITTING OR LSS-1, STAINLESS NON-SHEAR COUPLING, INSTALLED PER THE MANUFACTURERS RECOMMENDATION.
4. A FULL LENGTH OF WATER PIPE SHALL BE CENTERED UNDER OR OVER THE SANITARY SEWER PIPE AT ALL CROSSINGS. THE TEN FOOT MEASUREMENT SHALL BE TAKEN PERPENDICULAR TO THE WATER PIPE JOINT.

SCALE: NTS	DATE: 2/1/2010	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: STAFF	CHECKED BY: STAFF	SANITARY SEWER CROSSING
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 215

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PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

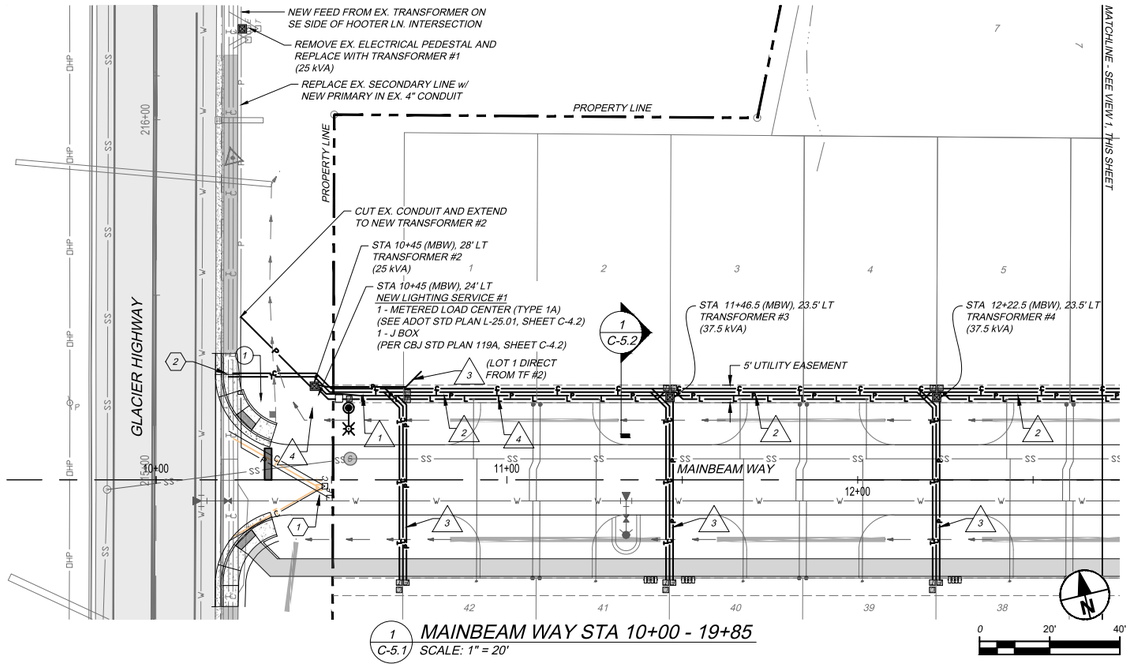
STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

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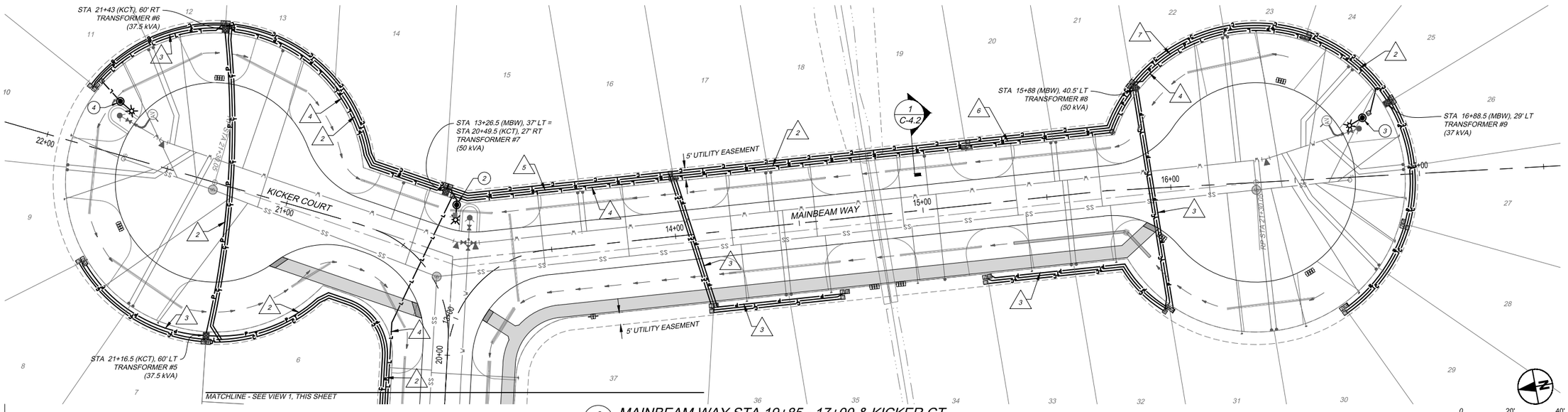
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-4.5
WATER DETAILS - 2
SHT 19 OF 21



1 C-5.1 MAINBEAM WAY STA 10+00 - 19+85
SCALE: 1" = 20'



2 C-5.1 MAINBEAM WAY STA 19+85 - 17+00 & KICKER CT
SCALE: 1" = 20'

KEYNOTES

1. REMOVE EXISTING POWER, CABLE AND TELEPHONE SERVICE PEDESTALS. NEW PRIMARY POWER SERVICE, AS SHOWN ON PLAN. CABLE AND TELEPHONE SERVICE SHALL BE RESTORED PER UTILITY PROVIDER REQUIREMENTS.
2. ASSUMED LOCATION OF NEW TELEPHONE VAULT & NEW CABLE TV DISTRIBUTION CONNECTION

LUMINAIRE SCHEDULE

NO. (#)	STATION	OFFSET	LUMINAIRE TYPE & WATTAGE	CIRCUIT	POLE TYPE	MOUNTING HEIGHT	MAST ARM LENGTH	REMARKS
1	10+30 (MBW)	21' LT	LED - 240W	1	ROADWAY SINGLE ARM	30'-0"	10'-0"	INSTALL BEHIND CURB, CENTERED ON SIDWALK RAMP LANDING
2	13+27 (MBW) = 20+45 (KCT)	30' LT (MBW) 26' RT (KCT)	LED - 240W	1	ROADWAY SINGLE ARM	30'-0"	12'-0"	INSTALL AT 10' OFFSET FROM EDGE OF ASPHALT
3	16+78 (MBW)	24' LT	LED - 240W	1	ROADWAY SINGLE ARM	30'-0"	12'-0"	INSTALL AT 10' OFFSET FROM EDGE OF ASPHALT
4	21+75 (KCT)	21' RT	LED - 240W	1	ROADWAY SINGLE ARM	30'-0"	12'-0"	INSTALL AT 10' OFFSET FROM EDGE OF ASPHALT

POWER & LIGHTING CONDUIT SCHEDULE

POWER / LIGHT. NOTE (#)	PRIMARY POWER CONDUIT	SECONDARY POWER CONDUIT	ILLUMIN. CONDUIT	REMARKS
1	(1) - 4"	(1) - 2"		PRIMARY FROM TF #1 TO TF #2 & SECONDARY FROM TF #1 TO PED @ LOT 42
2	(1) - 4"			PRIMARY POWER
3		(1) - 2"		SECONDARY POWER
4			(1) - 2"	LIGHTING SERVICE #1
5	(1) - 4"	(1) - 2"		PRIMARY FROM TF #7 TO TF #8 & SECONDARY FROM TF #7 TO PED @ LOTS 16-17
6	(1) - 4"	(1) - 2"		PRIMARY FROM TF #8 TO TF #9 & SECONDARY FROM TF #8 TO PED @ LOTS 19-20
7	(1) - 4"	(1) - 2"		PRIMARY FROM TF #9 TO TF #10 & SECONDARY FROM TF #8 TO PED @ LOTS 23-24

LINETYPE AND SYMBOL LEGEND

EXISTING	PROPOSED	
		POWER POLE
		PAD-MOUNT TRANSFORMER
		POWER (SECONDARY) PEDESTAL
		ROADWAY STREETLIGHT
		METERED STREETLIGHT LOAD CENTER
		STREETLIGHT J-BOX (TYPE 1)
		CABLE TV PEDESTAL
		TELEPHONE PEDESTAL

EXISTING	PROPOSED	
DHP	DHP	OVERHEAD POWER
P	P	UNDERGROUND POWER
L L	L L	UGND STREET LIGHT POWER
T	T	UGND TELEPHONE LINE
C	C	UGND CABLE TV

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FILE: POWER-COMM PLANS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR REVIEW

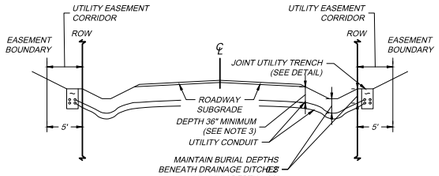
STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 10.28.25

Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

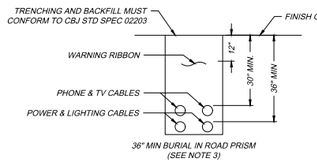
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-5.1
POWER, LIGHTING & TELECOM. PLAN
SHT 20 OF 21



ROAD CROSSING
(SEE NOTE 3)



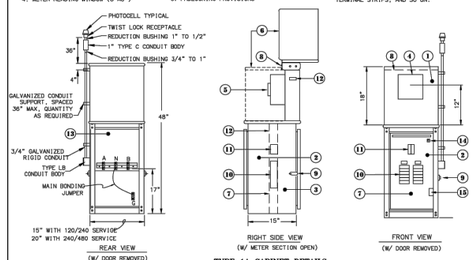
UTILITY TRENCH DETAIL
(UTILITY CORRIDOR ONLY)

NOTES:
1. ALL CABLES AND CONDUIT SHALL BE 5" MIN AWAY FROM ALL CBJ DRAINAGE, WATER, AND SEWER STRUCTURES.
2. PEDESTALS SHALL BE MARKED AND IDENTIFIED BY UTILITIES WITH 6 FT TALL MARKING POLES.
3. CONCRETE DUCTS MUST HAVE PRIOR APPROVAL BY THE CITY ENGINEER.
4. PLACEMENT OF PEDESTALS AND TRANSFORMERS SHALL BE APPROVED BY THE CITY ENGINEER.
5. ALL UTILITIES SERVING A LOT(S) SHALL BE PLACED TOGETHER AND SHALL BE PLACED AT THE INTERSECTION OF THE RIGHT-OF-WAY AND COMMON LOT LINE.
6. ALL PRIVATE UTILITIES TRAVERSING THE RIGHT-OF-WAY SHALL CROSS PERPENDICULAR TO THE CENTERLINE AND SHALL BE GROUPED IN TIGHT BUNDLES. THE MINIMUM DEPTH WITHIN THE ROADWAY PRISM SHALL BE 36" BELOW SUBGRADE TO TOP OF THE HIGHEST CONDUIT
7. ALL TRENCHING WITHIN THE ROADWAY SHALL BE CONSTRUCTED PER CBJ STANDARD 125, PAVEMENT RESURFACING AND TRENCH DETAIL.

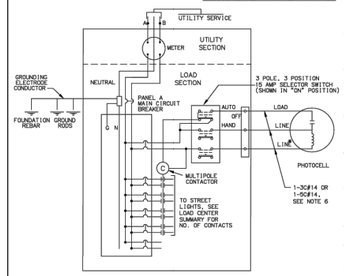
1 / C-5.2 POWER, LIGHTING & TELECOM UTILITY LOCATION
SCALE: N.T.S.

EQUIPMENT LEGEND/DESCRIPTION

1. METERING SECTION
2. LOAD SECTION
3. UTILITY CONNECTION AND TEST BLOCK SECTION
4. METER READING WINDOW (8"X8")
5. METER SOCKET W/BYPASS & SAFETY SOCKET
6. LIFT AWAY METER SECTION COVER
7. DEADFRONT
8. STAINLESS STEEL PIN HINGE
9. PADLOCKING PROVISIONS
10. DISTRIBUTION PANEL
11. MAIN CIRCUIT BREAKER
12. ACCESSORY EQUIPMENT MOUNTING AREA FOR CONTACTOR, SELECTOR SWITCHES, TERMINAL STRIPS, AND SO ON.
13. SERVICE PULL SECTION
14. SELECTOR SWITCH
15. ENCLOSURE HEATER



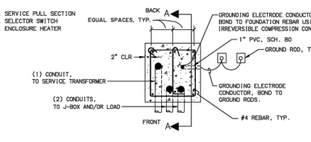
TYPE 1A CABINET DETAILS

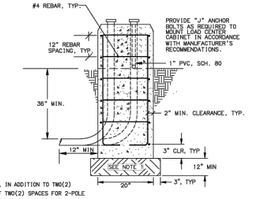


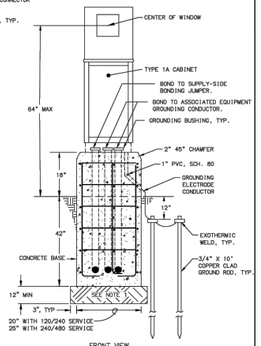
LOAD CENTER ONE LINE DIAGRAM AND SELECTOR SWITCH WIRING

* GROUNDED NEUTRAL, IF SERVICE IS 240/480 VOLT SINGLE PHASE OR 277/480 VOLT THREE-PHASE, AND UNGROUNDED LINE, IF SERVICE IS 120/240 VOLT SINGLE PHASE.

WIRING NOTES:
1. FURNISH ALL EQUIPMENT NOTED IN THE LOAD CENTER SUMMARY, IN ADDITION TO TWO(2) 20-AMP, 2-POLE SPARE CIRCUIT BREAKERS, AND A MINIMUM OF TWO(2) SPACES FOR 2-POLE CIRCUIT BREAKERS IN EACH LOAD PANEL. SEE THE LOAD CENTER SUMMARIES FOR ADDITIONAL INFORMATION.
2. METER BASES SHALL NOT BE MOUNTED ON MOVABLE PANELS OR DOORS.
3. MAIN CIRCUIT BREAKER SHALL BE INDIVIDUALLY MOUNTED ABOVE DISTRIBUTION PANEL BUS.
4. LABEL ALL CIRCUIT BREAKERS AS TO FUNCTION AND POSITION. LABEL THE SELECTOR SWITCH "LIGHTING" AND ITS POSITIONS "ON-OFF-AUTO".
5. STORE A SCHEMATIC DIAGRAM, A CIRCUIT DIRECTORY, AND A MATERIALS LIST THAT INCLUDES THE MANUFACTURER'S NAME AND PART/CATALOG NUMBERS, ALL LAMINATED IN PLASTIC, IN A METAL POCKET ATTACHED TO THE INSIDE OF THE LOAD CENTER. INSTALL THE POCKET ON THE LOAD CENTER DOOR, PROVIDING DRAIN HOLES TO PREVENT WATER ACCUMULATION.
6. INSTALL PHOTOCELL TO AVOID HINGED COVER IN ALL POSITIONS AND ORIENT FACING NORTH SKY AND/OR AWAY FROM ARTIFICIAL LIGHT SOURCES THAT MAY INTERFERE WITH CONTROL. IF PLANS CALL TO MOUNT PHOTOCELL AWAY FROM LOAD CENTER, USE 5C#14 CABLE FROM LOAD CENTER TO PHOTOCELL TWIST LOCK RECEPTACLE.
7. SEE DESIGN PLANS AND LOAD CENTER SUMMARIES FOR ADDITIONAL INFORMATION INCLUDING EQUIPMENT LOCATIONS, CONDUCTOR AND CONDUIT REQUIREMENTS. INSTALL PULL LINE IN SERVICE LATERAL AND CAP BOTH ENDS OF CONDUIT. COORDINATE WITH LOCAL ELECTRICAL UTILITY PROVIDER FOR SERVICE REQUIREMENTS.
8. CONDUITS SHALL BE ATTACHED TO LOAD CENTER ENCLOSURE USING A LISTED, GROUNDING TYPE, THREADED CONDUIT HUB.
9. PROVIDE ARC-FLASH HAZARD WARNING LABEL COMPLYING WITH NFPA 70E ON THE ENCLOSURE EXTERIOR.
10. PROVIDE ENCLOSURE HEATER WHEN INDICATED IN PLANS. INSTALL ENCLOSURE HEATER IN SPACE CONTAINING PANELBOARD BUSSING AND LIGHTING CONTACTORS. HEATER TO BE THERMOSTATICALLY CONTROLLED AND HEAT OUTPUT TO BE SIZED ACCORDING TO COMPARTMENT DIMENSIONS. POWER FROM DEDICATED CIRCUIT AND SIZE CIRCUIT BREAKER TO MANUFACTURES RECOMMENDATION.
11. WHEN METAL HALIDE OR MERCURY VAPOR LAMPED FIXTURES ARE USED, PROVIDE A REMOTE BULB THERMOSTAT, SO THAT THE CONTACT CLOSES AND THE LIGHTS TURN ON WHEN THE TEMPERATURE DROPS TO 15° FAHRENHEIT. WIRE THERMOSTAT SO THAT ITS CONTACT IS PARALLEL THE CONTACT IN THE PHOTOELECTRIC CELL.







TYPE 1A LOAD CENTER BASE DETAILS

GENERAL NOTES:
1. SEE ALASKA DOT&PF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND STANDARD PLAN DEVELOPMENT REPORT (SPDR) FOR ADDITIONAL REQUIREMENTS.

LOAD CENTER BASE NOTES:
1. PROVIDE COMPACTED, NON-FROST SUSCEPTIBLE BACKFILL. MINIMUM REQUIRED BEARING CAPACITY SHALL BE 2000 PSF.
2. CONSTRUCT BASE USING GRADE 60 REINFORCING STEEL CONFORMING TO ASTM A615 AND CLASS A CONCRETE CONFORMING TO SECTION 501 OF THE SPECIFICATIONS.
3. IF THE BASE IS PRECAST, INSTALL TWO 3/4" FERRULE LOOP INSERTS IN TWO SIDES OPPOSITE ONE ANOTHER FOR LIFTING.
4. ALL BASE REBAR TO BE BONDED TOGETHER TO BE ELECTRICALLY CONTINUOUS.
5. PROVIDE ANCHOR BOLTS OR EXPANSION ANCHORS IN THE BASE FOR MOUNTING THE CABINET PER THE MANUFACTURER'S SHOP DRAWINGS. ANCHOR BOLTS, NUTS, AND WASHERS SHALL CONFORM TO EITHER ASTM OR A449 AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153. A307 CLEARANCE BETWEEN EDGE OF ANCHOR AND BEGINNING OF CHAMFERED EDGE TO BE A MINIMUM OF 2".
6. GRADE AWAY FROM THE BASE WITH A MINIMUM SLOPE OF 3%. USE A PRE-MOLDED BITUMINOUS JOINT BETWEEN THE BASE AND CONCRETE SIDEWALK OR PAVING, WHEN ADJACENT TO A SIDEWALK OR PATHWAY.

State of Alaska DOT&PF
ALASKA STANDARD PLAN

TYPE 1A LOAD CENTER

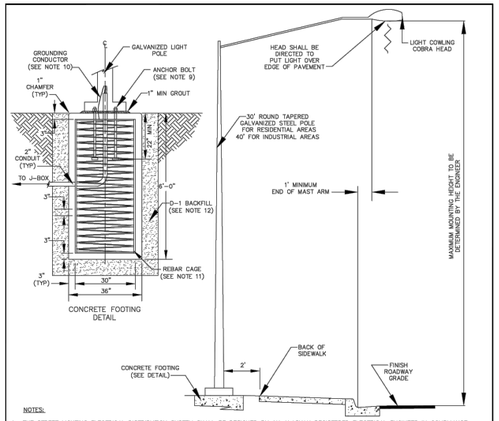
Adopted as an Alaska Standard Plan by: Carolyn Morehouse
Carolyn Morehouse, P.E.
Chief Engineer

Adoption Date: 7/17/2020

Last Code and Stds. Review By: CNH Date: 7/8/2020

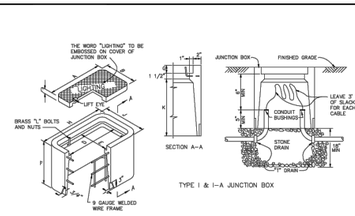
Next Code and Standards Review date: 7/8/2030

L-25.01 SHEET 1 of 1

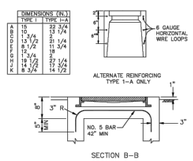


NOTES:
1. THE STREET LIGHTING ELECTRICAL DISTRIBUTION SYSTEM SHALL BE DESIGNED BY AN ALASKAN REGISTERED ELECTRICAL ENGINEER IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
2. STREET LIGHTS SHALL BE CONSTRUCTED AT INTERSECTIONS WITH SPACING BETWEEN LIGHTS NOT TO EXCEED 250' OR AS DIRECTED BY THE ENGINEER.
3. A PHOTOELECTRIC CELL SHALL BE MOUNTED ON EACH POLE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. UNDERGROUND WIRING BETWEEN LIGHTS TO BE INSTALLED IN PVC CONDUIT. ALL CONDUIT INSTALLED ABOVE GROUND TO BE GALVANIZED RIGID STEEL (GRS).
5. A TYPE 1A JUNCTION BOX IS REQUIRED FOR EACH LIGHT POLE AT A LOCATION DETERMINED BY THE ELECTRICAL ENGINEER. WIRING SHALL BE CONTINUOUS WITH SPLICING AT LIGHT POLES AND JUNCTION BOXES ONLY.
6. PROVIDE DOUBLE FUSED CONNECTOR KITS WITH FUSES IN THE BASE OF EACH POLE AS SPECIFIED BY THE ELECTRICAL ENGINEER.
7. PROVIDE A LOAD CENTER AND/OR HEAVY DUTY, STAINLESS STEEL, FUSED DISCONNECT(S) AS REQUIRED. SPECIFICATIONS AND LOCATION OF LOAD CENTER AND/OR DISCONNECT(S) TO BE DETERMINED BY THE ELECTRICAL ENGINEER.
8. LED LUMINAIRES SHALL BE BetaLED #BLD-STR-36-HT-034-LED-B-UL-350 OR APPROVED EQUAL AND COMPLY WITH UL 1598. APPROVED FOR WET LOCATIONS AND IESNA RP-8 FOR LIGHT DISTRIBUTION. THE HOUSING SHALL BE RIGID FORMED, WEATHER-TIGHT AND LIGHT-TIGHT ENCLOSURES. SHEET METAL SHALL BE CORROSION-RESISTANT ALUMINUM. EXPOSED HARDWARE SHALL BE STAINLESS STEEL AND PLASTIC COMPONENTS SHALL BE RESISTANT TO YELLOWING.
9. (4) 1"X36" EMBEDDED GALVANIZED ANCHOR BOLTS WITH 4" MIN HOOK, 8" OF THREAD, LEVELING NUTS AND PROTECTIVE CAPS. BOLTS SHALL MEET ASTM-A36 WITH MIN YIELD STRESS OF 36.0 KSI.
10. #8 CU GROUNDING CONDUCTOR BONDED TO ANCHOR BOLTS, LIGHT POLE AND EQUIPMENTS GROUND ROUTED WITH (3) #8 LIGHTING CIRCUIT CONDUCTORS.
11. (6) #8 BARS SPACED EQUALLY INSIDE 30" DIA. #2 BAR SPIRAL, START SPIRAL 3" BELOW TOP AND 3" ABOVE BOTTOM WITH 1 TURN EVERY 3".
12. BACKFILL WITH 12" OF O-1 AROUND FOOTING SIDE AND BOTTOM. COMPACT TO 95% MAXIMUM DENSITY.

SCALE: NTS	DATE: 1/10/97	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: JB/STAFF	STREET LIGHTING	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 118	



DIMENSIONS (IN.)		
	TYPE 1	TYPE 1-A
A	16	22 3/4
B	16 1/4	23 1/4
C	13 7/8	21 1/4
D	8 1/2	11 3/4
E	3/4	3/4
F	9 1/2	39
G	18 1/2	22 1/4
H	14 1/2	11 1/2
K	8 3/4	14 1/2



NOTES:
1. EACH FRAME AND COVER FOR TYPE I & 1A JUNCTION BOXES SHALL BE EITHER ALUMINUM OR CAST IRON.
2. JUNCTION BOXES LOCATED IN A SIDEWALK SHALL BE INSTALLED WITH A ½" PREFORMED BITUMINOUS JOINT MATERIAL AROUND ITS PERIMETER.
3. ALL CONDUITS SHALL BE BONDED TO FORM A CONTINUOUS ELECTRICALLY SECURE SYSTEM WITH THE GROUND AT THE LOAD CENTER JUNCTION BOX.
4. ALL JUNCTION BOX COVERS SHALL BE BONDED TO GROUND WITH COPPER BRAID OF #8 AWG CROSS SECTION. FOR TYPES 1 &1A THE LENGTH SHALL BE 3 FEET.
5. ALL CONDUITS SHALL BE GROUTED IN KNOCKOUT SECTIONS IN ACCORDANCE WITH THE ALASKA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
6. JUNCTION BOXES SHALL BE SET FLUSH WITH THE SURROUNDING SURFACE EXCEPT IN A UNPAVED SHOULDER, WHEN THEY SHALL BE LOCATED 2" BELOW GRADE.

SCALE: NTS	DATE: 1/18/00	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: AL	CHECKED BY: JB/STAFF	JUNCTION BOX TYPE 1 & TYPE 1A	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 119A	

FILE: POWER-COMM DETAILS.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR REVIEW

STATE OF ALASKA 49TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER 10.28.25

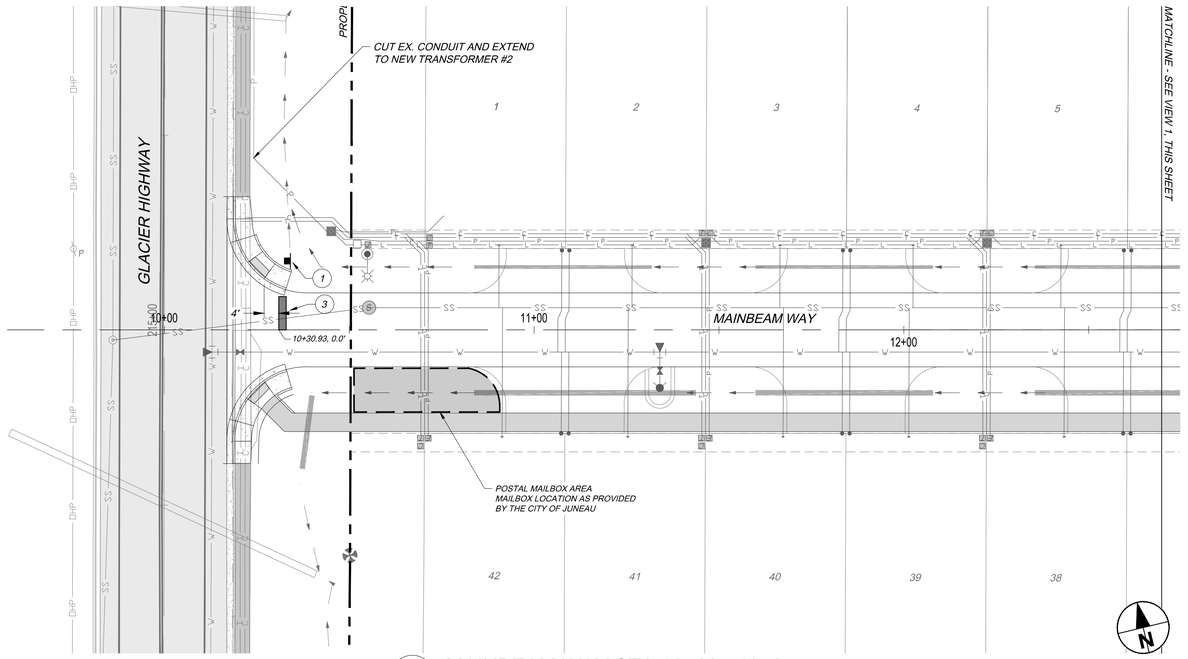
Vector ENGINEERING INC.
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BROWTINE SUBDIVISION
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MISTY SEA CHARTERS & LODGING, LLC
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C-5.2
POWER, LIGHTING & TELECOM. DETAILS
SHT 21 OF 21

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1 C-2.1 MAINBEAM WAY STA 10+00 - 19+85
SCALE: 1" = 20'

STREET SIGNAGE, MARKING & MAILBOX SCHEDULE

NO. (#)	STATION	OFFSET	ITEM DESCRIPTION	REMARKS
			STREET SIGNAGE	
1	10+34 (MBW)	19' LT	1 - STOP SIGN (R1-1) & 2 - STREET NAME SIGNS (D3-1)	SEE CBJ STD PLAN 127A, SHEET C-2.2. STREET NAMES: GLACIER HWY & MAINBEAM WAY*
2	13+25 (MBW) = 20+43 (KCT)	26.5' LT 22.0' RT	2 - STREET NAME SIGNS (D3-1)	INSTALL 6' BEHIND EDGE OF PAVEMENT. SEE DETAIL A, SHEET C-2.2 FOR SPECIFIC SIGN INFO. STREET NAMES: MAINBEAM WAY & KICKER CT*
			PAVEMENT MARKINGS	
3	10+31 (MBW)	0' LT - 9' LT	2' WIDE x 9 LF STOP LINE	WHITE METHYL METHACRYLATE TRAFFIC MARKING PAINT PER CBJ STD SPEC SECTION 02720

*STREET NAMES SUBJECT TO APPROVAL

GENERAL NOTES

1. SIGN INSTALLATIONS SHALL BE IN ACCORDANCE WITH THESE PLANS, CBJ STANDARD DETAIL 127A - SIGN ASSEMBLY SINGLE POST, CBJ STANDARD SPECIFICATION SECTION 02718 - SIGN ASSEMBLY, AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) WITH THE ALASKA SUPPLEMENT.
2. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THESE PLANS AND CBJ STANDARD SPECIFICATION SECTION 02720 - PAINTED TRAFFIC MARKINGS.

SYMBOL LEGEND

PROPOSED
STREET SIGN



2 C-2.1 MAINBEAM WAY STA 19+85 - 17+00 & KICKER CT
SCALE: 1" = 20'

FILE: SIGNAGE & SITE FEATURE PLAN.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR REVIEW

STATE OF ALASKA 49TH RYAN L. MOORE #162212 REGISTERED PROFESSIONAL ENGINEER 10.28.25

Vector ENGINEERING INC.
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Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-2.1
STREET SIGNAGE, MARKINGS & MAILBOX PLAN
SHT 9 OF 21

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Vector ENGINEERING INC
2724 BLACK LAKE BLVD, ST 202 • TUMWATER WA 98512 • TEL: 360 352-2477 • FAX: 360 352-0179
www.vectorengineeringinc.com

DRAINAGE REPORT
Vector Engineering Inc.

To: City of Juneau Community Development
From: Ryan Moore, PE
Date: February 25, 2025
Re: Browtine Subdivision

1.0 Site Overview

The site is located at 4670 Glacier HWY and consists of approximately 5.09 acres of mostly cleared and undeveloped land. The Browtine Subdivision is a resubdivision of Lot 2, Chilkat View Sub. II, Survey No. 3263 & Tract 1A, U.S. Survey No. 3246.

There is an existing creek that has been rerouted at the southern end of the site. This creek crosses Glacier Highway through a 30" CMP culvert. An existing 24" CMP culvert crosses Glacier Highway at the north of the project, which is where the proposed site drainage will be released.

The proposed development consists of 43 lots, with 42 residential lots and one parent lot (Lot 43) to be owned in common by a homeowners' association.

2.0 Increase in Stormwater Runoff

Drainage calculations have been performed to estimate pre- and post-development flows in accordance with the City and Borough of Juneau Manual of Stormwater Management Practices. The resulting increase in runoff flows in cubic feet per second (CFS) are summarized in Table 1 below:

Table 1 – Stormwater Runoff Summary

Discharge Point	Pre-Development Flow (CFS)*	Post-Development Flow (CFS)*	Increase in Runoff (CFS)*	Discharge Culvert Capacity (CFS)
24" CMP	2.32	11.33	9.01	29.97
SD-1 (Driveway)	N/A	N/A	N/A	11.97

*Results are based on an assumed precipitation intensity(i) = 3.04 inches/hour for a 5-min duration and a 25-year storm event.

Vector ENGINEERING INC
2724 BLACK LAKE BLVD, ST 202 • TUMWATER WA 98512 • TEL: 360 352-2477 • FAX: 360 352-0179
www.vectorengineeringinc.com

3.0 Connections to Established Channels

The proposed drainage system consists of drainage swales along both sides of the proposed subdivision street. These swales will collect runoff from all proposed hard surfaces including roads, sidewalks, driveways, and roofs. The system will include 12” or 18" culverts under all 42 driveways, most driveways will be shared in order to reduce the number of required culverts. All collected runoff will be conveyed through the ditch system and eventually discharge to the existing 24" CMP culvert crossing Glacier Highway at the north end of the site.

4.0 Evaluation of Downstream Drainage Ways

The Glacier Highway 24" CMP cross-culvert that will receive the increased flow has been evaluated and found to have adequate capacity for the additional demand (see Table 1 above). The culvert capacity of 29.97 CFS exceeds the post-development flow of 11.33 CFS, providing a safety factor of approximately 2.64.

The proposed worst-case driveway culvert (SD-1) with a capacity of 11.97 CFS will be adequate to handle the anticipated flows. Upstream culverts will be analyzed and sized (either 12” or 18”) appropriately once final layout has been approved and established.

5.0 Summary of Required Improvements

Following is a summary of the approach to CBJ code requirements for the drainage plan:

a) Plan Requirements
1) Increase in Runoff: See Table 1 above
2) Evaluation of Existing Drainage Ways: See section 4.0 and Table 1 above
3) Public and any required drainage facilities:
- Drainage swales along both sides of the proposed subdivision street
- 18" or 12” culverts under all driveways
- Connection to existing 24" CMP culvert at Glacier Highway
4) Outlet to Established Drainage: The drainage system will outlet to the existing 24" CMP culvert crossing Glacier Highway

b) Easements: The preliminary plat shows existing drainage easements (20' drainage easement as per Plat No. 99-52). Additional easements may be needed depending on final site topography and building locations.

c) Drainage Systems Required: The proposed drainage system includes swales, culverts, and connections to the existing infrastructure as described above.

d) Construction timing: There will be no phasing on this project and construction is planned to begin in 2025.

6.0 Drainage Summary

The downstream drainage ways have been evaluated for the impact of the proposed improvements and found to be adequate to handle the increase in runoff. The existing 24" CMP culvert crossing Glacier Highway has sufficient capacity (29.97 CFS) to accommodate the post-development flow (11.33 CFS) from a 25-year storm event.

The proposed system of swales and culverts will effectively manage stormwater runoff from the development and direct it to the established drainage channel (24" CMP culvert). This approach satisfies the requirements of the City and Borough of Juneau for stormwater management.

Appendix: Drainage Calculations

Pipe Capacity Calculations
Using the Manning's Equation from the Civil Engineering Reference Manual for the PE Exam:
Q = (1.49/n) A (R^2/3) (S^1/2)

Where:
- Q = Flow rate in CFS (ft^3/s)
- V = Velocity in ft/s
- n = Manning Coefficient
- R = Hydraulic Radius (A/P or D/4 for full pipe conditions)
- A = Cross-section area of the flow ($\pi * (D^2) / 4$ for full pipe)
- P = Wetted perimeter of the flow ($\pi*D$ for full pipe)
- D = Diameter (ft)
- S = Slope of pipe

Culvert	Q (CFS)	n	D (ft)	R	A	P	S	Description
SD-1	11.97	0.022	1.5	0.38	1.77	4.71	0.037	Worst case driveway culvert
24" CMP	29.97	0.022	2	0.50	3.14	6.28	0.05	Glacier HWY crossing

Peak Flow Calculations
Using the Rational Method per City and Borough of Juneau Stormwater Manual:
Q = C × i × A

Where:
- Q = Peak flow in CFS
- C = Estimated runoff coefficient
- i = Rainfall intensity (in/hr)
- A = Drainage area (acres)

*For a Tc = 5 min with a 25-year return period, i = 3.04 in/hour per NOAA Precipitation Table

Developed Site Areas	Size (acre)	C
Driveways	0.3857	0.90
Roofs	1.3884	0.90
Road/Sidewalk	2.0000	0.90
Lawn	1.3159	0.25
Total	5.09	-

Pre-Development	Size (acre)	C
Light Forest	5.09	0.15

Discharge Point	Capacity (CFS)	Flow Condition	Q (CFS)	I (in/hr)	C	Area (acre)
SD-1	11.97	Existing	2.32	3.04	0.15	5.09
		Proposed	11.33	3.04	0.73	5.09
24" CMP	29.97	Existing	2.32	3.04	0.15	5.09
		Proposed	11.33	3.04	0.73	5.09

7.0 Erosion Control

In compliance with the requirements of the Alternate Residential Subdivision (ARS), the proposed development incorporates a parent lot encompassing the perimeter of the site, held in shared ownership by members of the homeowners association. This parent lot provides 22,044 square feet (0.5 acres) of predominantly green space, offering shared recreational and environmental benefits to residents.

The inclusion of this green space serves a critical role in stormwater management by promoting natural infiltration, reducing surface runoff volume, and enhancing on-site water quality treatment. Additionally, the drainage plan integrates multiple Best Management Practices (BMPs) to mitigate runoff impacts. These BMPs are strategically designed to treat contaminants at their source, control erosion, and minimize pollutant discharge to the surrounding environment. By incorporating these measures, the development enhances both water quality and site sustainability, aligning with regulatory and environmental objectives.

Maintenance of Roadside Ditches

Roadside ditches play a crucial role in managing stormwater by conveying runoff away from roadways and developed areas while promoting infiltration and sediment capture. Proper maintenance ensures these ditches remain free of obstructions, minimizing the risk of localized flooding and erosion. Implementation includes regular inspection and removal of accumulated debris, sediment, and vegetation that may impede flow. Additionally, stabilizing ditch banks with appropriate vegetation or erosion control materials helps prevent scouring and sediment transport downstream.

Maintenance and Repair of Vehicles and Equipment

The maintenance and repair of construction and operational vehicles can introduce pollutants such as oil, grease, heavy metals, and other hazardous fluids into the environment if not properly managed. To minimize stormwater contamination, all maintenance and repair activities should be conducted in designated areas equipped with spill containment measures, absorbent materials, and proper waste disposal facilities. Routine inspections for leaks and prompt cleanup of spills further reduce pollutant discharge, ensuring compliance with environmental regulations.

Landscaping and Lawn/Vegetation Management

Proper landscaping and vegetation management are essential for stabilizing soil, reducing erosion, and enhancing stormwater infiltration. Implementation includes using native and drought-resistant plant species, limiting the application of fertilizers and pesticides, and maintaining vegetative cover in high-risk erosion areas. Additionally, regular mowing, pruning, and removal of invasive species help sustain a healthy vegetative buffer that supports stormwater filtration while maintaining site aesthetics and functionality.

Biofiltration Swale

A biofiltration swale is a vegetated, gently sloped channel designed to slow, filter, and infiltrate stormwater runoff while removing pollutants through natural processes. Implementation involves constructing swales with well-draining soils, selecting deep-rooted vegetation that enhances filtration, and ensuring proper grading to maintain adequate flow velocity for treatment without causing erosion. Routine maintenance, including sediment removal, replanting, and clearing blockages, ensures continued effectiveness in reducing sediment, nutrients, and other contaminants before stormwater is discharged into natural water bodies.

Certification:

Vector ENGINEERING INC
2724 BLACK LAKE BLVD, ST 202 • TUMWATER WA 98512 • TEL: 360 352-2477 • FAX: 360 352-0179
www.vectorengineeringinc.com

"I hereby state that this Drainage Report for the Browtine Subdivision has been prepared by me, or under my supervision, and meets the requirements of the City of Juneau Municipal Code and the standard of care and expertise which is usual and customary in this community for professional engineers. I understand that City of Juneau does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me."

Signature

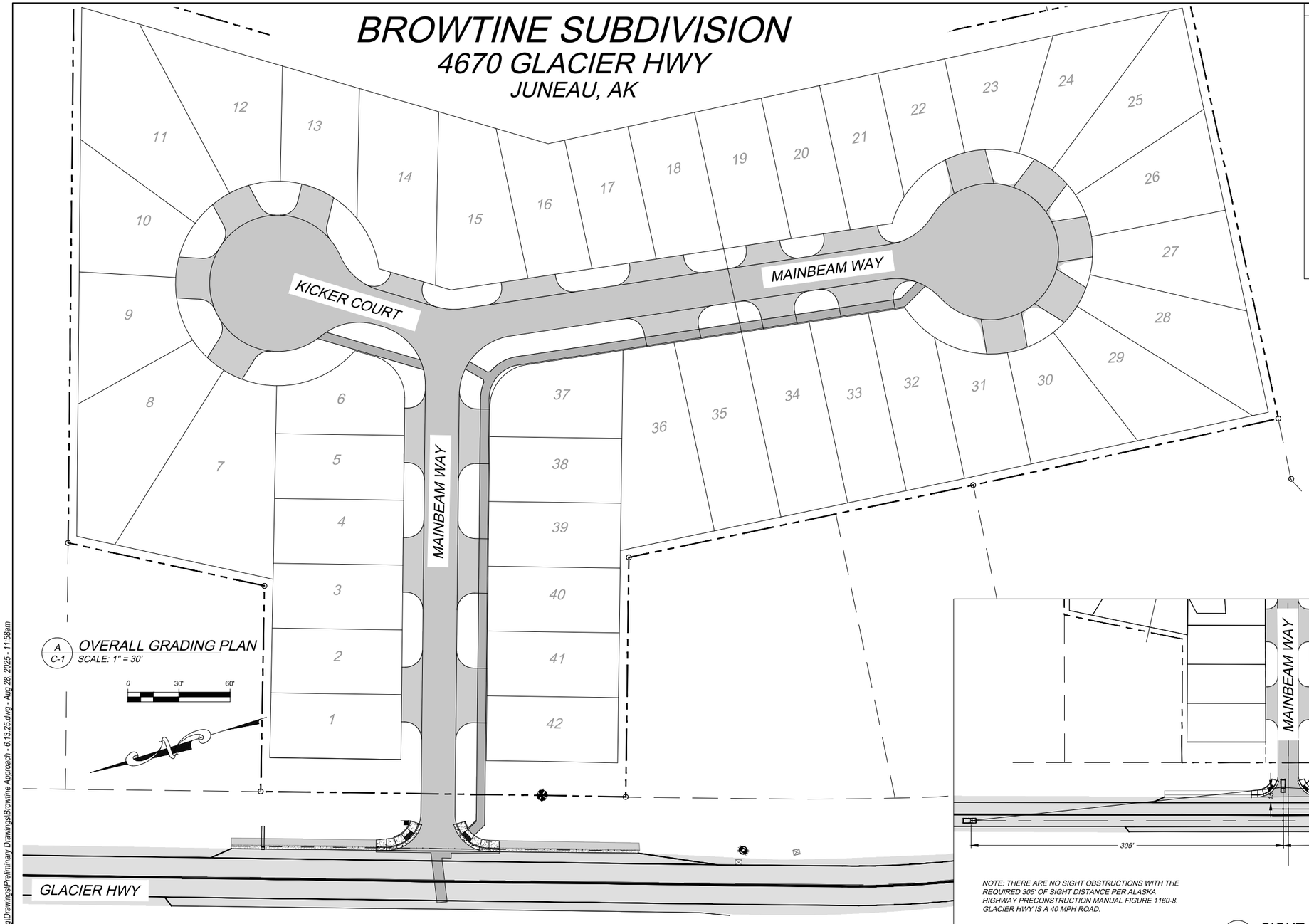
Date: 02/25/2025

Ryan Moore, P.E.
Vector Engineering, Inc.
2724 Black Lake Blvd, Ste 202
Tumwater, WA 98512
(360) 352-2477

Seal:



BROWTINE SUBDIVISION
4670 GLACIER HWY
JUNEAU, AK



A / C-1 OVERALL GRADING PLAN
SCALE: 1" = 30'

0 30' 60'

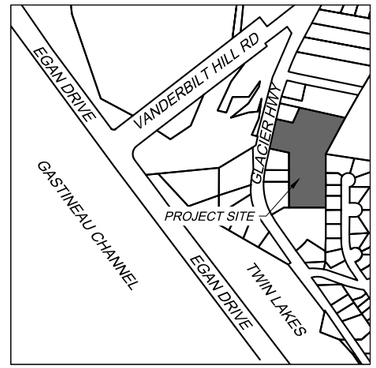
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HATCH

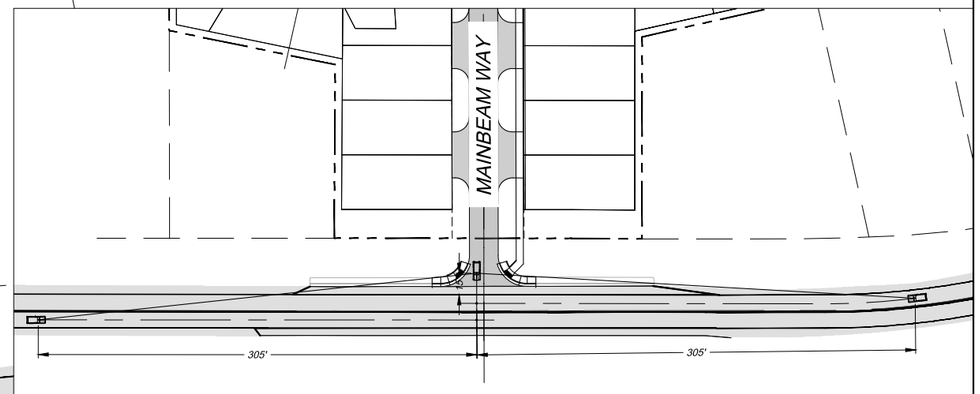
- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

LINES

EXIST	PROP	
		EDGE PAVING
###	###	CONTOUR
		PROPERTY LINE
W	W	WATER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
OHP	N/A	OVERHEAD POWER
P	N/A	BURIED POWER
T	N/A	TELEPHONE
C	N/A	CABLE



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE



NOTE: THERE ARE NO SIGHT OBSTRUCTIONS WITH THE REQUIRED 305' OF SIGHT DISTANCE PER ALASKA HIGHWAY PRECONSTRUCTION MANUAL FIGURE 1160-8. GLACIER HWY IS A 40 MPH ROAD.

B / C-1 SIGHT DISTANCE
SCALE: 1" = 20'

FILE: Browtine Approach - 6.13.25.dwg		5			FOR PERMIT
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA — 10TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

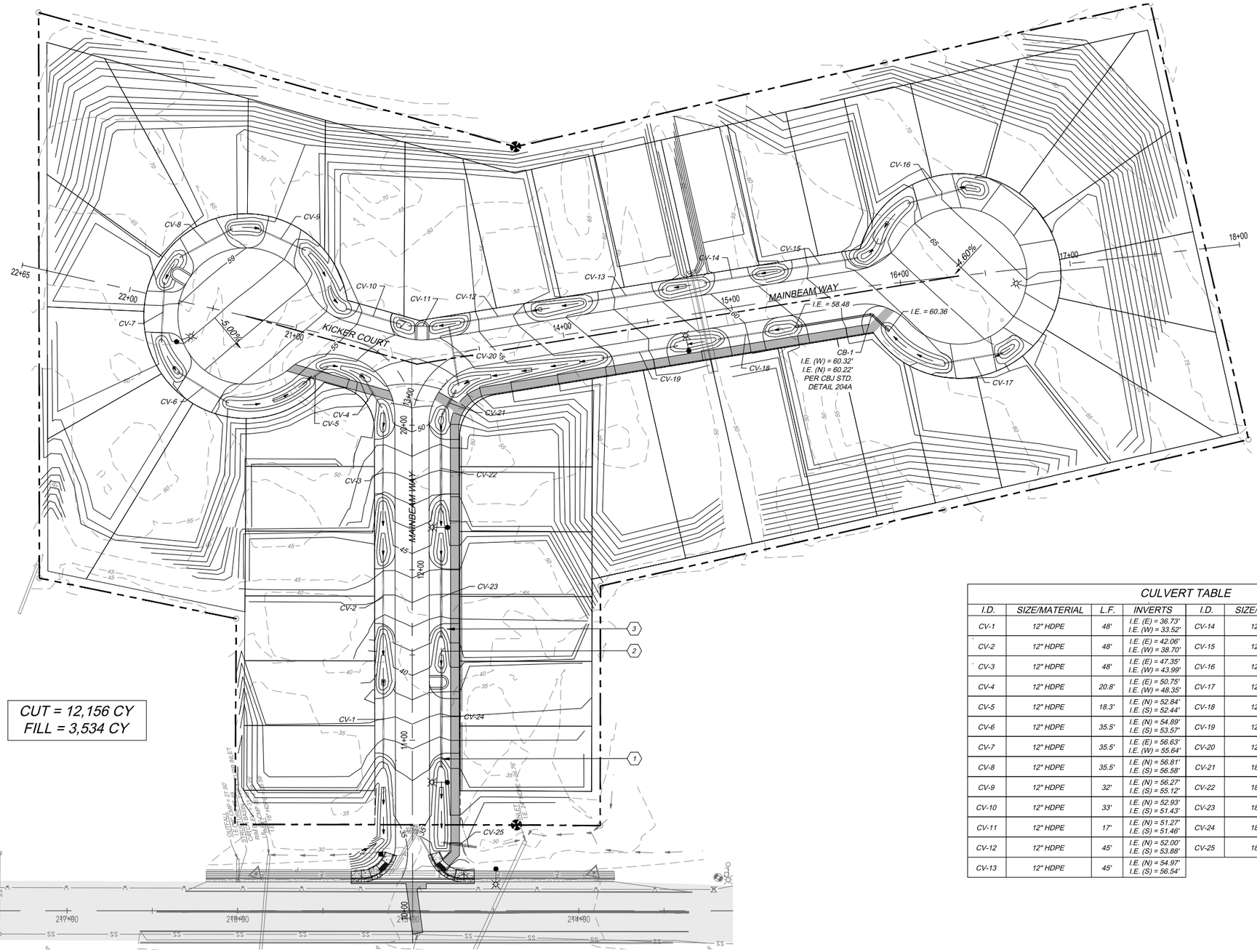
Vector ENGINEERING INC.
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Turnwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-0.1
COVER SHEET
SHT 1 OF 17

X:\2024 Jobs\Ravenswood, Juneau\Engineering\Drawings\Preliminary Drawings\Browtine Approach - 6.13.25.dwg - Aug 28, 2025 - 11:58am



KEYNOTES

1. *HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.7*
2. *DITCHES TO BE SEEDED PER CITY OF JUNEAU STADARD SPEC 02710. ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER*
3. *INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7.*

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS	I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-1	12" HDPE	48'	I.E. (E) = 36.73' I.E. (W) = 33.52'	CV-14	12" HDPE	33'	I.E. (N) = 57.38' I.E. (S) = 58.54'
CV-2	12" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'	CV-15	12" HDPE	45'	I.E. (N) = 59.00' I.E. (S) = 60.58'
CV-3	12" HDPE	48'	I.E. (E) = 47.35' I.E. (W) = 43.99'	CV-16	12" HDPE	35.5'	I.E. (N) = 62.55' I.E. (S) = 63.66'
CV-4	12" HDPE	20.8'	I.E. (E) = 50.75' I.E. (W) = 48.35'	CV-17	12" HDPE	35.5'	I.E. (N) = 60.65' I.E. (S) = 61.66'
CV-5	12" HDPE	18.3'	I.E. (N) = 52.84' I.E. (S) = 52.44'	CV-18	12" HDPE	33'	I.E. (N) = 56.87' I.E. (S) = 58.02'
CV-6	12" HDPE	35.5'	I.E. (N) = 54.89' I.E. (S) = 53.57'	CV-19	12" HDPE	45'	I.E. (N) = 54.45' I.E. (S) = 56.03'
CV-7	12" HDPE	35.5'	I.E. (E) = 56.63' I.E. (W) = 55.64'	CV-20	12" HDPE	35.4'	I.E. (E) = 51.72' I.E. (W) = 50,34'
CV-8	12" HDPE	35.5'	I.E. (N) = 56.81' I.E. (S) = 56.58'	CV-21	18" HDPE	16.8'	I.E. (N) = 48.10' I.E. (S) = 50.01'
CV-9	12" HDPE	32'	I.E. (N) = 56.27' I.E. (S) = 55.12'	CV-22	18" HDPE	48'	I.E. (E) = 47.10' I.E. (W) = 43.99'
CV-10	12" HDPE	33'	I.E. (N) = 52.93' I.E. (S) = 51.43'	CV-23	18" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-11	12" HDPE	17'	I.E. (N) = 51.27' I.E. (S) = 51.46'	CV-24	18" HDPE	60'	I.E. (E) = 37.57' I.E. (W) = 33.52'
CV-12	12" HDPE	45'	I.E. (N) = 52.00' I.E. (S) = 53.88'	CV-25	18" HDPE	20'	I.E. (N) = 32.50' I.E. (S) = 31.00'
CV-13	12" HDPE	45'	I.E. (N) = 54.97' I.E. (S) = 56.54'				

0 30' 60'

FILE: X-BASE.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR PERMIT

STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

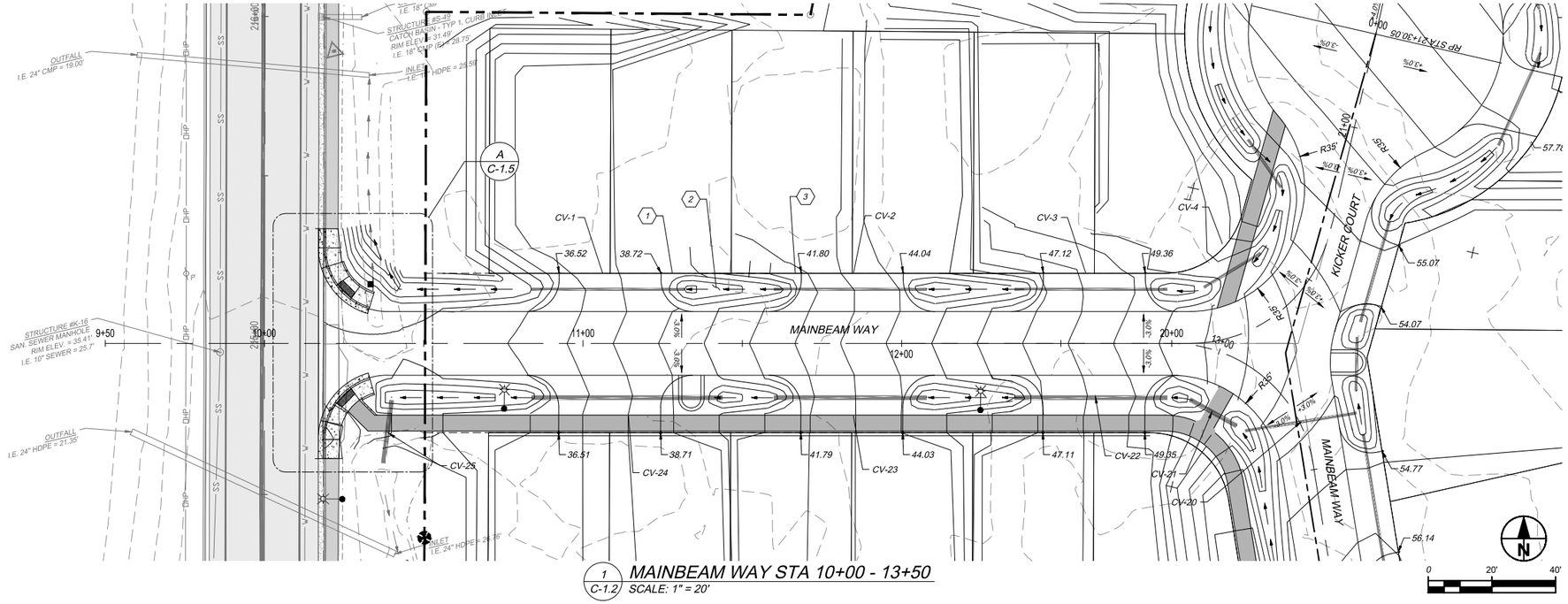
Vector ENGINEERING INC.
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ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
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C-1.1
OVERALL GRADING & DRAINAGE PLAN
SHT 2 OF 17

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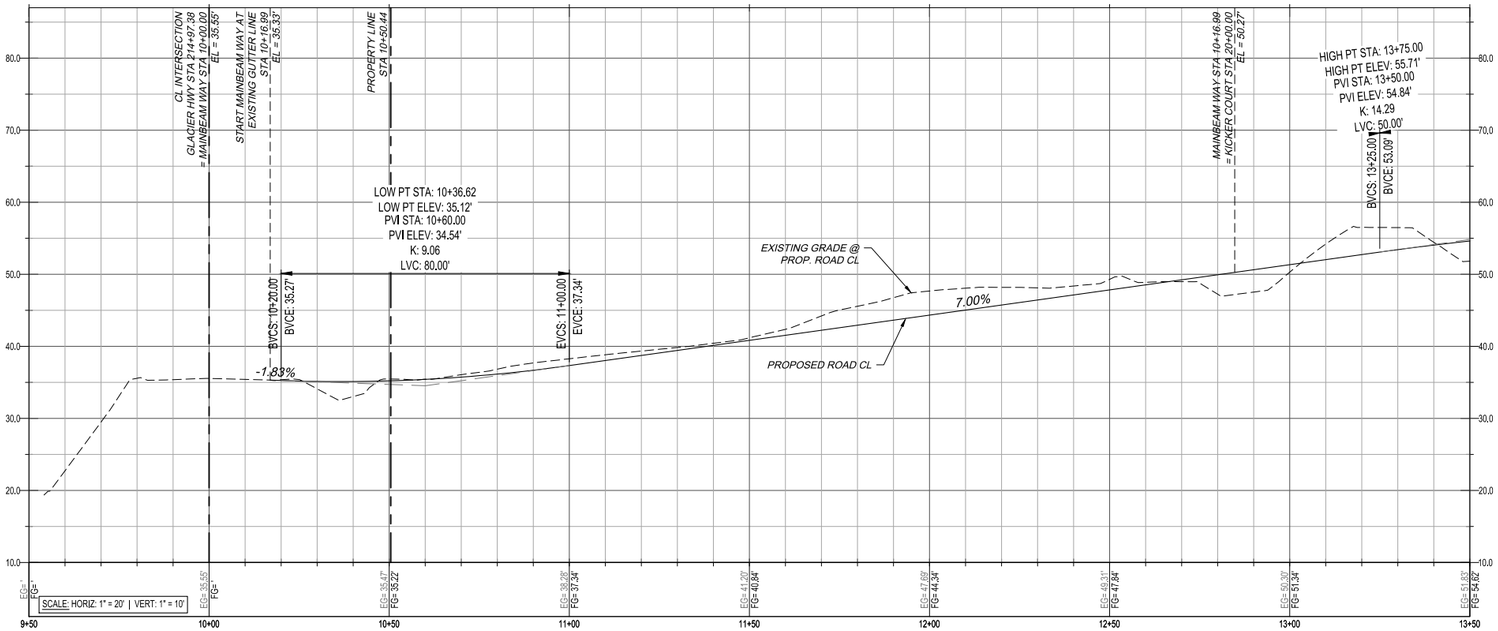
1 C-1.2 *MAINBEAM WAY STA 10+00 - 13+50*
SCALE: 1" = 20'

KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.7
2. DITCHES TO BE SEEDED PER CITY OF JUNEAU STADARD SPEC 02710. ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER
3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7.

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-1	12" HDPE	48'	I.E. (E) = 36.73' I.E. (W) = 33.52'
CV-2	12" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-3	12" HDPE	48'	I.E. (E) = 47.35' I.E. (W) = 43.99'
CV-4	12" HDPE	20.8'	I.E. (E) = 50.75' I.E. (W) = 48.35'
CV-20	12" HDPE	35.4'	I.E. (E) = 51.72' I.E. (W) = 50.34'
CV-21	18" HDPE	16.8'	I.E. (N) = 48.10' I.E. (S) = 50.01'
CV-22	18" HDPE	48'	I.E. (E) = 47.10' I.E. (W) = 43.99'
CV-23	18" HDPE	48'	I.E. (E) = 42.06' I.E. (W) = 38.70'
CV-24	18" HDPE	60'	I.E. (E) = 37.57' I.E. (W) = 33.52'
CV-25	18" HDPE	20'	I.E. (N) = 32.50' I.E. (S) = 31.00'



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PROJECT: 24-RAVEN		4			
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CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA 49TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

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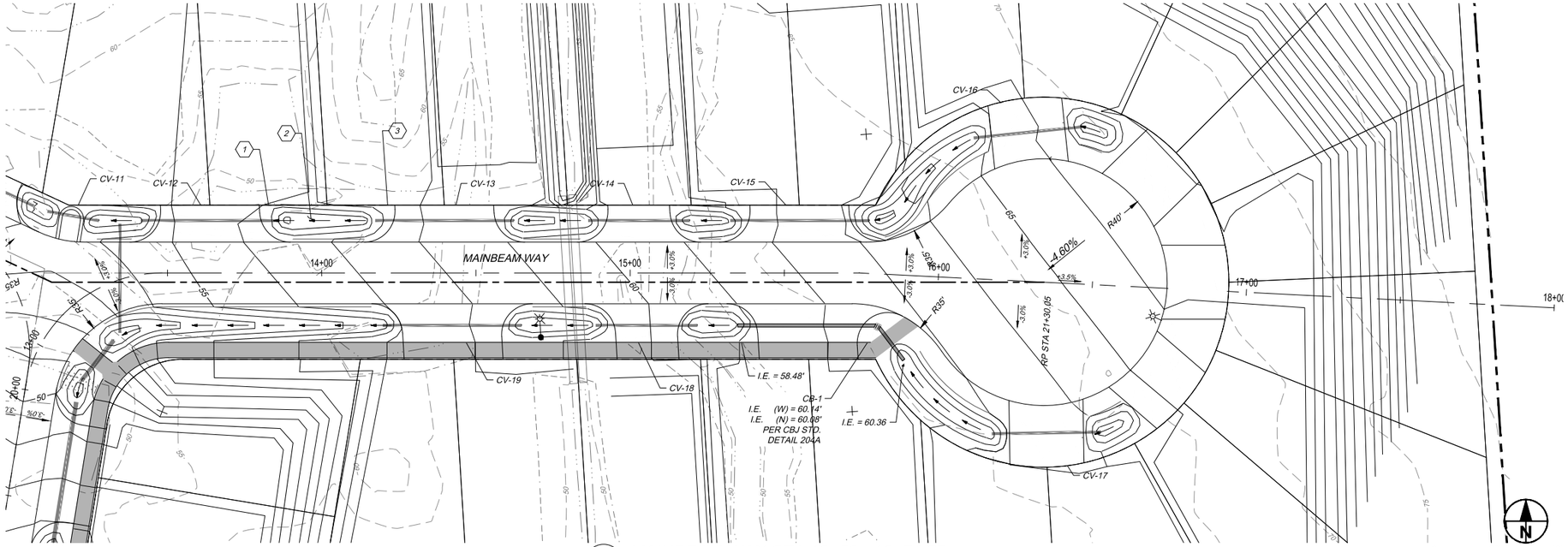
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ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

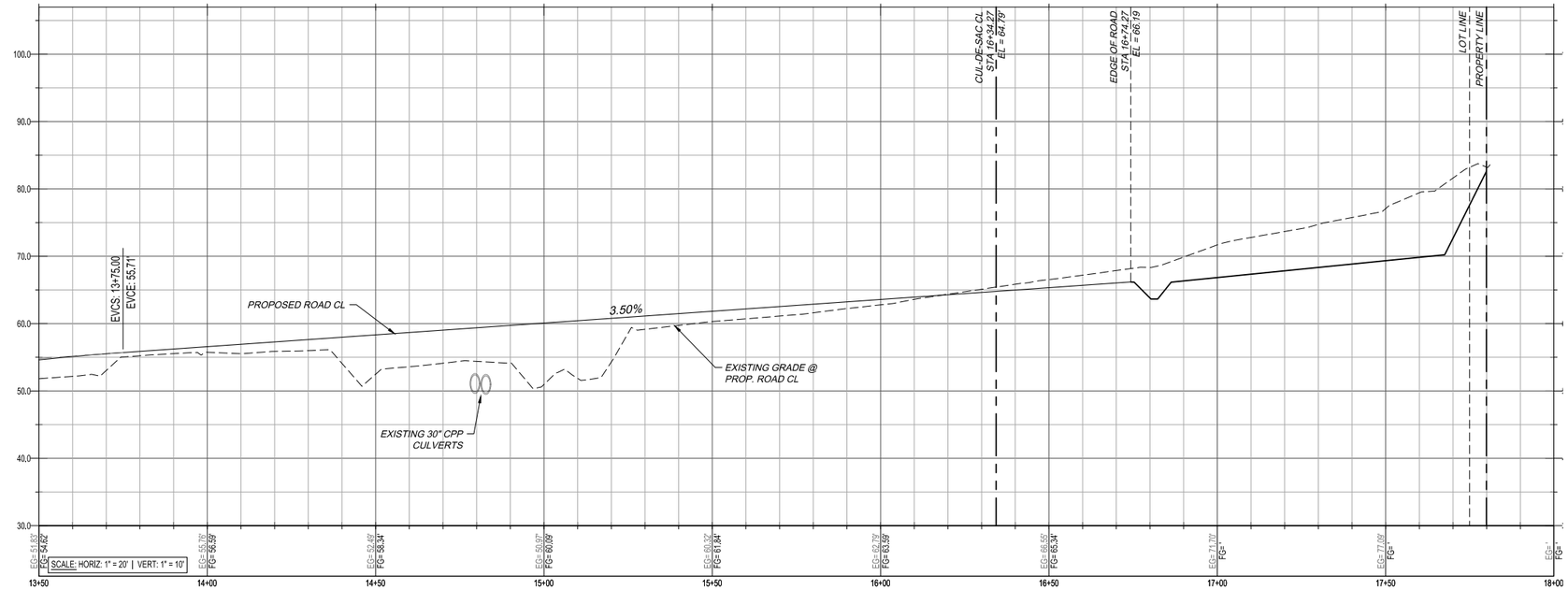
C-1.2
MAINBEAM WAY GRADING PLAN & PROFILE: STATION 10+00 TO 13+50

SHT 3 OF 17

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1 C-1.3 **MAINBEAM WAY STA 13+50 - 16+74.27**
SCALE: 1" = 20'



KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.7
2. DITCHES TO BE SEEDED PER CITY OF JUNEAU STADARD SPEC 02710. ALL SEEDING SHALL BE COMPLETED AFTER MAY 1ST AND PRIOR TO AUGUST 15TH, OR THE CONTRACT DEADLINE, WHICHEVER IS SOONER
3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7.

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-11	12" HDPE	17'	I.E. (N) = 51.27' I.E. (S) = 51.46'
CV-12	12" HDPE	45'	I.E. (N) = 52.00' I.E. (S) = 53.88'
CV-13	12" HDPE	45'	I.E. (N) = 54.97' I.E. (S) = 56.54'
CV-14	12" HDPE	33'	I.E. (N) = 57.38' I.E. (S) = 58.54'
CV-15	12" HDPE	45'	I.E. (N) = 59.00' I.E. (S) = 60.58'
CV-16	12" HDPE	35.5'	I.E. (N) = 62.55' I.E. (S) = 63.66'
CV-17	12" HDPE	35.5'	I.E. (N) = 60.65' I.E. (S) = 61.66'
CV-18	12" HDPE	33'	I.E. (N) = 56.87' I.E. (S) = 58.02'
CV-19	12" HDPE	45'	I.E. (N) = 54.45' I.E. (S) = 56.03'

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PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA 49TH — RYAN L. MOORE #16Z212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

Vector ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
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ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

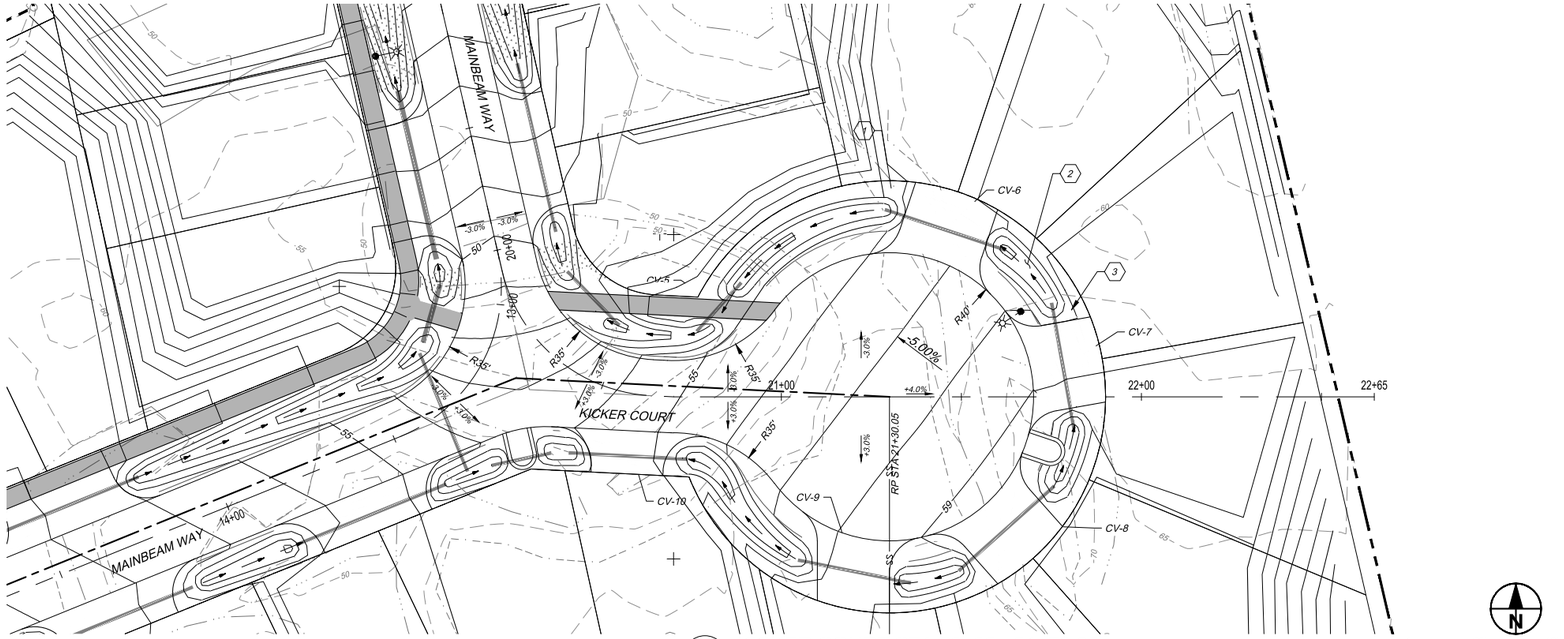
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ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

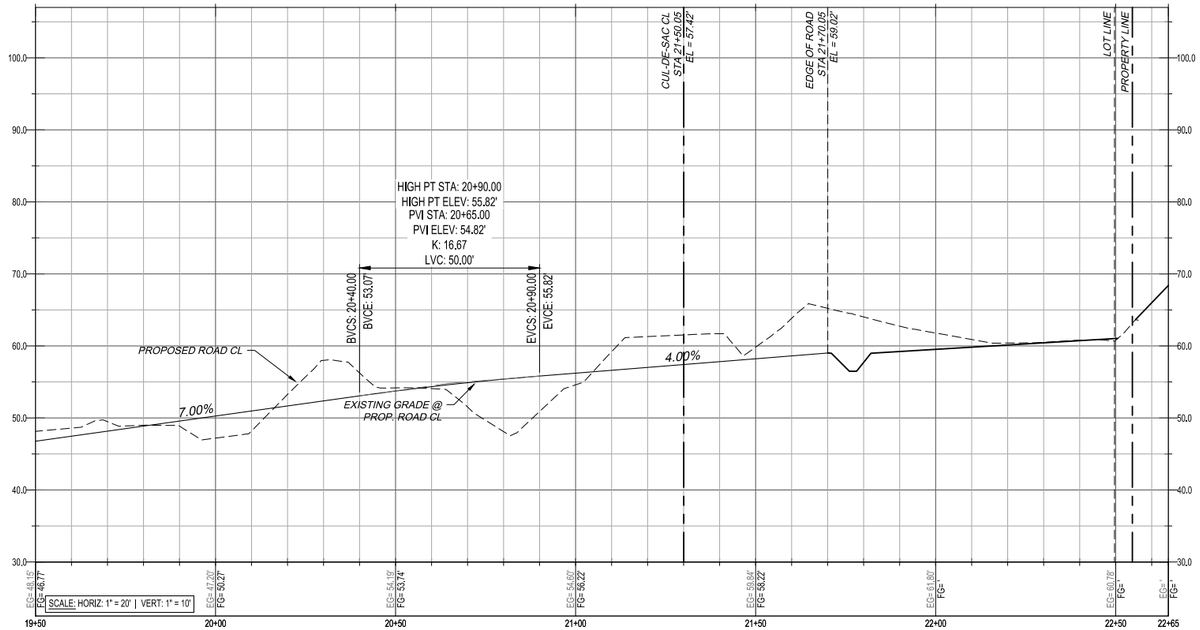
C-1.3
MAINBEAM WAY GRADING PLAN & PROFILE: STATION 13+50 TO 16+75

SHT 4 OF 17

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1 C-1.4 KICKER COURT STA 20+00 - 21+70.05
SCALE: 1" = 20'



KEYNOTES

1. HDPE DRIVEWAY CULVERTS PER LOCAL ACCESS STREET SECTION DETAIL A SHEET C-1.7
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3. INSTALL ROCK HEADWALLS ON BOTH SIDES OF EACH DRIVEWAY PER DETAIL B ON SHEET C-1.7.

CULVERT TABLE

I.D.	SIZE/MATERIAL	L.F.	INVERTS
CV-5	12" HDPE	18.3'	I.E. (N) = 52.84' I.E. (S) = 52.44'
CV-6	12" HDPE	35.5'	I.E. (N) = 54.89' I.E. (S) = 53.57'
CV-7	12" HDPE	35.5'	I.E. (E) = 56.63' I.E. (W) = 55.64'
CV-8	12" HDPE	35.5'	I.E. (N) = 56.81' I.E. (S) = 56.58'
CV-9	12" HDPE	32'	I.E. (N) = 56.27' I.E. (S) = 55.12'
CV-10	12" HDPE	33'	I.E. (N) = 52.93' I.E. (S) = 51.43'

FILE: X-BASE.dwg		5			FOR PERMIT
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

STATE OF ALASKA 49TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

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Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

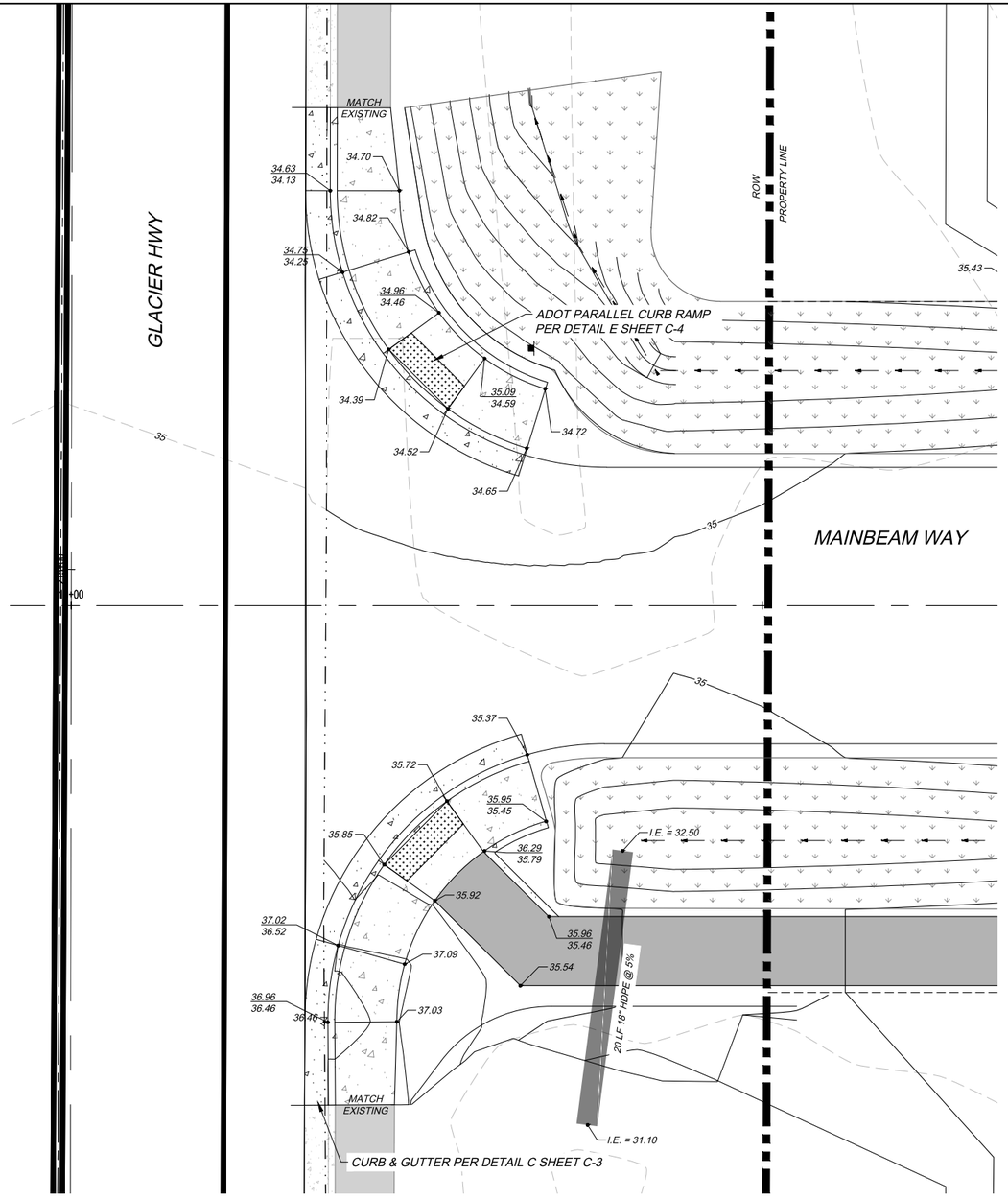
BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.4
KICKER COURT GRADING PLAN & PROFILE: STATION 20+00 TO 21+70

SHT 5 OF 17

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A C-1.5 ENLARGED GRADING PLAN
SCALE: 1" = 20'

0 20' 40'

N

LEGEND

HATCH

- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

LINES

EXIST	PROP	
		EDGE PAVING
***	***	CONTOUR
		PROPERTY LINE
W	W	WATER
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
OHP	N/A	OVERHEAD POWER
P	N/A	BURIED POWER
T	N/A	TELEPHONE
C	N/A	CABLE

20.00' GRADING SPOT ELEVATION

TOP OF CURB / BOTT. OF CURB SPOT ELEVATIONS AT FORMED CURB

NOTE: EXTENT OF GRADING FOR THIS PERMIT IS FOR UTILITY TAP AND RESTORATION. RIGHT-OF-WAY AND FINAL ROAD ACCESS WILL BE PART OF FUTURE PROJECT.

X:\2024 Jobs\Ravenswood - Juneau\Engineering\Drawings\Preliminary Drawings\Browtine Approach - 6.13.25.dwg - Aug 28, 2025 - 11:59am

FILE: Browtine Approach - 6.13.25.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR PERMIT

STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

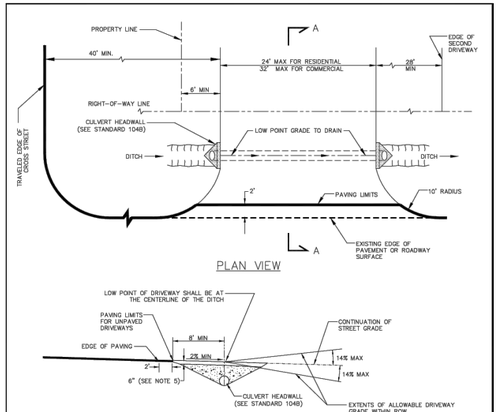
Vector ENGINEERING INC.
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ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.5

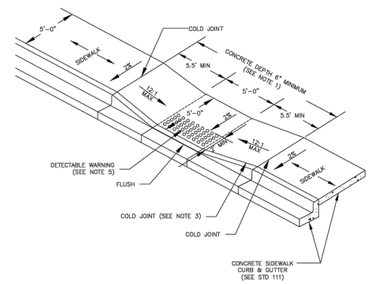
SHT 6 OF 17



NOTES:

1. CULVERT MUST SLOPE TO MATCH FLOWLINE OF THE DITCH OR AS APPROVED BY THE ENGINEER.
2. COMBINED DRIVEWAYS ARE ALLOWED WHEN APPROVED BY THE CBJ PLANNING COMMISSION FOR SUBDIVISIONS OR CONDITIONAL USE. COMBINED ZERO LOT LINE PROPERTIES' DRIVEWAYS SHALL NOT EXCEED 32' IN WIDTH.
3. PAVING LIMIT FOR DRIVEWAYS SHALL BE 2' FROM THE EDGE OF ROADWAY OR AS APPROVED BY THE ENGINEER.
4. DRIVEWAY SHALL BE GRADED TO DRAIN INTO DITCH.
5. ON PAVED DRIVEWAYS, EXTEND HEADWALL TO MEET PAVING. ON UNPAVED DRIVEWAYS TOP OF HEADWALL SHALL BE A MINIMUM OF 6" BELOW THE DRIVEWAY SURFACE.
6. CULVERT MATERIAL AND DEPTH WITHIN THE ROW SHALL CONFORM TO STANDARD 1020.
7. IF THERE IS A CURB BOX/WATER VALVE IN DRIVEWAY REFER TO STANDARD 418 FOR CURB BOX ELEVATION AND THAW WIRE.
8. STANDARD CULVERT DIAMETER IS A MINIMUM OF 18" WITH A MIN OF 12" COVER TO FINISHED SURFACE. 12" CULVERTS MAY BE ALLOWED AT THE DISCRETION OF ENGINEER.

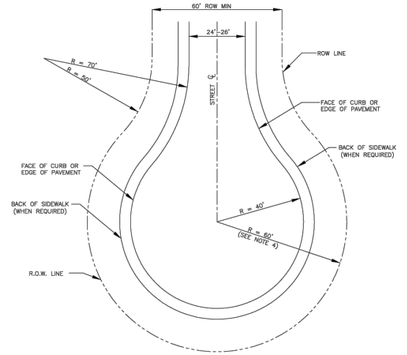
SCALE: NTS	DATE: 7/5/95	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: JB/STAFF	DRIVEWAY FOR STREETS WITHOUT CURB & GUTTER
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 103A



NOTES:

1. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS.
2. COLD JOINT REQUIRED BETWEEN SIDEWALK, CURB AND RAMP.
3. WIRE MESH IN CONCRETE, 4" COMPACTED D-1 BASE AND 24" ADDITIONAL NON-FROST SUSCEPTIBLE MATERIAL AS SHOWN IN GENERAL SIDEWALK STANDARD 111A ARE REQUIRED FOR CURB RAMPS. FIBER REINFORCING MAY BE ALLOWED PER THE ENGINEER.
4. MINIMUM THICKNESS ON ALL CONCRETE IS 6" WITHIN THE RAMP AND TRANSITIONS.
5. DETECTABLE WARNING, YELLOW TRUNCATED DOMES, FULL LENGTH OF CURBCUT, 2' WIDE.

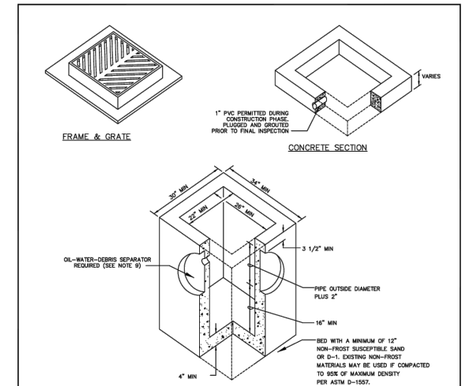
SCALE: NTS	DATE: 4/11/00	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: TAD	CHECKED BY: JB/STAFF	ACCESSIBLE SIDEWALK RAMP
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 106



NOTES:

1. WHEN CURB AND GUTTER IS NOT REQUIRED, THE RADIUS TO THE EDGE OF PAVEMENT SHALL NOT BE LESS THAN 40 FEET.
2. THE DISTANCE FROM THE RADIUS POINT TO THE CENTERLINE OF THE NEAREST INTERSECTION SHALL NOT BE LESS THAN 150 FEET.
3. CROWN GRADE SHALL BE 3% FOR ASPHALTED STREETS, AND BETWEEN 3% TO 5% FOR GRAVEL STREETS AS DETERMINED BY THE ENGINEER.
4. WHEN CURB, GUTTER AND SIDEWALK ARE CONSTRUCTED, THE RADIUS OF THE CUL-DE-SAC RIGHT OF WAY MAY BE REDUCED TO 50'.
5. UTILITY PEDESTALS AND ELECTRICAL TRANSFORMERS MAY REQUIRE EASEMENTS TO BE PLATTED BEYOND THE RIGHT OF WAY LINE.
6. CONSTRUCTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH STANDARD DETAILS.
7. TOTAL GRADE ACROSS THE CUL-DE-SAC IS NOT TO EXCEED 5%.

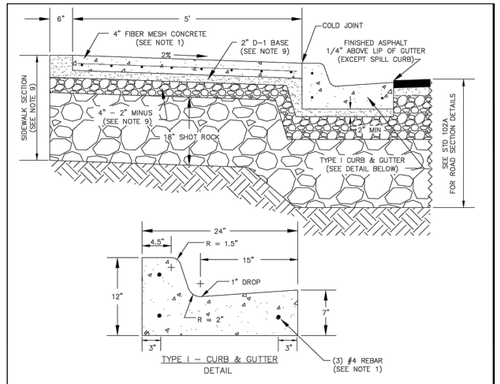
SCALE: NTS	DATE: 4/1/08	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: TAD	CHECKED BY: JB/STAFF	LOCAL ACCESS STREET CUL-DE-SAC
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 107



NOTES:

1. FOR USE WITH TWO INLET/OUTLET PIPES OF DIAMETER 12" OR SMALLER. FOR LARGER AND/OR MORE INLET/OUTLET PIPES OR IF CATCH BASIN IS DEEPER THAN 4' FROM FINISH GRADE TO SUMP, INSTALL A TYPE I OR TYPE II STORM DRAIN MANHOLE (SEE STANDARD 303).
2. ENTIRE KNOCKOUT IS TO BE REMOVED AND SEALED SHUT AROUND PIPE. ALL PIPES ARE TO EXTEND MIN 1" AND MAX 3" INTO CATCH BASIN. GROUT INTERIOR AND EXTERIOR BETWEEN FRAME, SECTIONS, AND CATCH BASIN.
3. FRAME AND GRATE SHALL BE DUCTILE IRON. FRAME MAY BE CAST INTO THE TOP UNIT OR PLACED OVER THE OPENING AS APPROVED BY THE ENGINEER. FRAME AND GRATE SHALL BE OF A TYPE THAT WILL NOT CREATE A HAZARD FOR BICYCLE TRAFFIC.
4. CATCH BASIN SHALL MEET PRIORITY STANDARD-20 LOAD REQUIREMENTS.
5. CONCRETE SHALL BE MINIMUM 4,000 PSI AT 28 DAYS PER ASTM C-478-98.
6. MINIMUM SUMP DEPTH SHALL BE 16".
7. ADJUSTING RING SHALL BE THE SAME SIZE AS THE CATCH BASIN.
8. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FORMED AND FILLED WITH CONCRETE MEETING THE REQUIREMENTS OF CBJ SPECIFICATION 03302 – CONCRETE STRUCTURES. NO BRICKS, WOOD OR OTHER MATERIALS PERMITTED FOR ADJUSTING GRADE.
9. ALL CATCH BASINS THAT EMPTY INTO AN OPEN DRAINAGE SHALL BE FITTED WITH AN OIL-WATER-DEBRIS SEPARATOR DEVICE AS DIRECTED BY THE ENGINEER.

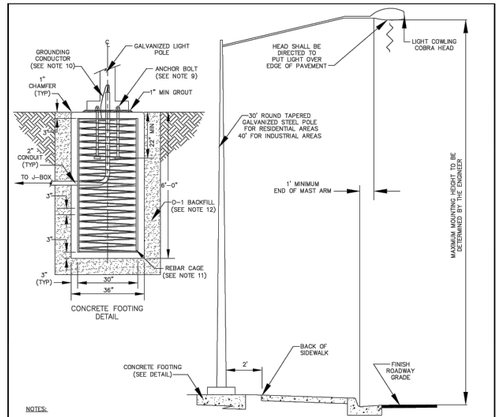
SCALE: NTS	DATE: 12/6/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: STAFF	TYPE III CATCH BASIN
APPROVED BY:	REVISED: August 2015	STANDARD 304A



NOTES:

1. CONCRETE SHALL BE CLASS A, FIBER MESH REINFORCED IN ACCORDANCE WITH CBJ STANDARD SPECIFICATION SECTION 03303 – SIDEWALK, CURB AND GUTTER. REBAR IN CURB AND WIRE MESH IN SIDEWALK IS ALLOWED AS SHOWN.
2. CONCRETE INTERNATIONAL CORPORATION ASHFORD FORMULA OR APPROVED EQUAL SHALL BE APPLIED AS A CURING COMPOUND. APPLICATION SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS.
3. COLD JOINTS ARE REQUIRED EVERY 10' MAXIMUM. ALL JOINTS AND SEAMS SHALL BE EDGED.
4. STEEL TROWELING FINISH REQUIRED PRIOR TO BROOM FINISHING ON ALL SURFACES.
5. CURB AND GUTTER TRANSITION DESIGN TO BE APPROVED BY THE ENGINEER.
6. TYPE II AND TYPE III CURB TO BE USED AS DIRECTED BY THE ENGINEER IN ACCORDANCE TO CBJ STANDARD 104B.
7. ALL REINFORCING STEEL MUST HAVE A MINIMUM OF 2" OF CONCRETE COVER WHEN SUBSTITUTED FOR FIBER MESH.
8. WHEELCHAIR ACCESS RAMPS SHALL BE REQUIRED ON ALL NEW SIDEWALK CONSTRUCTION AT CROSSWALKS AND INTERSECTIONS. ACCESS RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO CBJ STANDARD 106.
9. 4" CONCRETE SIDEWALK SUBBASE SHALL BE 2" D-1, 4" 2" MINUS AND 18" OF SHOT ROCK. 2" ASPHALT SIDEWALK SUBBASE SHALL BE 2" D-1, 6" 2" MINUS AND 18" SHOT ROCK.
10. MINIMUM LONGITUDINAL SLOPE FOR CURB AND GUTTER SHALL BE NO LESS THAN 0.5%

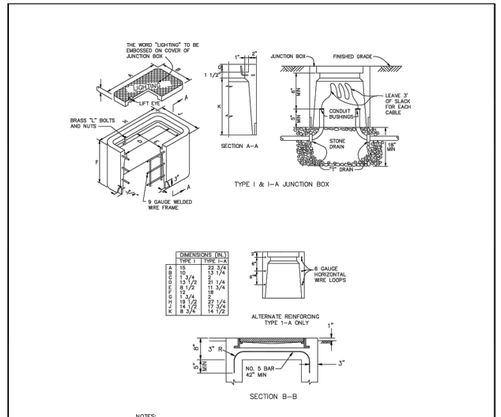
SCALE: NTS	DATE: 1/4/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: JB/STAFF	CONCRETE SIDEWALK, TYPE I CURB & GUTTER
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 111A



NOTES:

1. THE STREET LIGHTING ELECTRICAL DISTRIBUTION SYSTEM SHALL BE DESIGNED BY AN ALASKAN REGISTERED ELECTRICAL ENGINEER IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
2. STREET LIGHTS SHALL BE CONSTRUCTED AT INTERSECTIONS WITH SPACING BETWEEN LIGHTS NOT TO EXCEED 250' OR AS DIRECTED BY THE ENGINEER.
3. A PHOTOELECTRIC CELL SHALL BE MOUNTED ON EACH POLE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. UNDERGROUND WIRING BETWEEN LIGHTS TO BE INSTALLED IN PVC CONDUIT. ALL CONDUIT INSTALLED ABOVE GROUND TO BE GALVANIZED RIGID STEEL (GRS).
5. A TYPE 1A JUNCTION BOX IS REQUIRED FOR EACH LIGHT POLE AT A LOCATION DETERMINED BY THE ELECTRICAL ENGINEER. WIRING SHALL BE CONTINUOUS WITH SPLICING AT LIGHT POLES AND JUNCTION BOXES ONLY.
6. PROVIDE DOUBLE FUSED CONNECTOR KITS WITH FUSES IN THE BASE OF EACH POLE AS SPECIFIED BY THE ELECTRICAL ENGINEER.
7. PROVIDE A LOAD CENTER AND/OR HEAVY DUTY, STAINLESS STEEL, FUSED DISCONNECT(S) AS REQUIRED. SPECIFICATIONS AND LOCATION OF LOAD CENTER AND/OR DISCONNECT(S) TO BE DETERMINED BY THE ELECTRICAL ENGINEER.
8. LED LUMINAIRES SHALL BE SHIELDED #BLD-STR-38-HT-034-LED-B-UL-350 OR APPROVED EQUAL AND COMPLY WITH UL 1598. APPROVED FOR WET LOCATIONS AND ESNA 80-B FOR LIGHT DISTRIBUTION. THE HOUSING SHALL BE RIGID FORMED, WEATHER-TIGHT AND LIGHT-TIGHT ENCLOSURES. SHEET METAL SHALL BE CORROSION-RESISTANT ALUMINUM. EXPOSED HARDWARE SHALL BE STAINLESS STEEL AND PLASTIC COMPONENTS SHALL BE RESISTANT TO YELLOWING.
9. (4) 1"X36" EMBEDDED GALVANIZED ANCHOR BOLTS WITH 4" MIN HOOK, 6" OF THREAD, LEVELING NUTS AND PROTECTIVE CAPS. BOLTS SHALL MEET ASTM-A36 WITH MIN YIELD STRESS OF 36.0 KSI.
10. #8 CU GROUNDING CONDUCTOR BONDED TO ANCHOR BOLTS, LIGHT POLE AND EQUIPMENTS GROUND ROUTED WITH (3) #8 LIGHTING CIRCUIT CONDUCTORS.
11. (6) #8 BARS SPACED EQUALLY INSIDE 30" DIA. #2 BAR SPIRAL, START SPIRAL 3" BELOW TOP AND 3" ABOVE BOTTOM WITH 1 TURN EVERY 3".
12. BACKFILL WITH 12" OF D-1 AROUND FOOTING SIDE AND BOTTOM. COMPACT TO 95% MAXIMUM DENSITY.

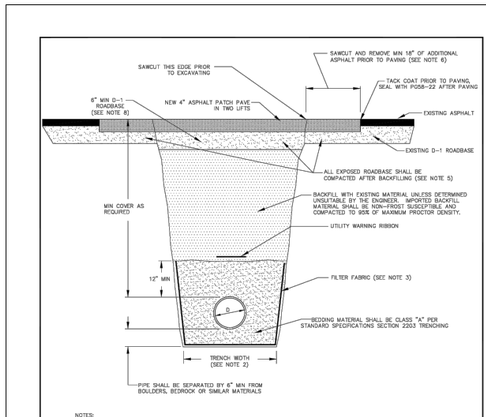
SCALE: NTS	DATE: 1/10/97	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: JB/STAFF	STREET LIGHTING
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 118



NOTES:

1. EACH FRAME AND COVER FOR TYPE I & 1A JUNCTION BOXES SHALL BE EITHER ALUMINUM OR CAST IRON.
2. JUNCTION BOXES LOCATED IN A SIDEWALK SHALL BE INSTALLED WITH A ½" PREFORMED BITUMINOUS JOINT MATERIAL AROUND ITS PERIMETER.
3. ALL CONDUITS SHALL BE BONDED TO FORM A CONTINUOUS ELECTRICALLY SECURE SYSTEM WITH THE GROUND AT THE LOAD CENTER JUNCTION BOX.
4. ALL JUNCTION BOX COVERS SHALL BE BONDED TO GROUND WITH COPPER BRAID OF #8 AWG CROSS SECTION. FOR TYPES 1 &1A THE LENGTH SHALL BE 3 FEET.
5. ALL CONDUITS SHALL BE GROUTED IN KNOCKOUT SECTIONS IN ACCORDANCE WITH THE ALASKA SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
6. JUNCTION BOXES SHALL BE SET FLUSH WITH THE SURROUNDING SURFACE EXCEPT IN A UNPAVED SHOULDER, WHEN THEY SHALL BE LOCATED 2" BELOW GRADE.

SCALE: NTS	DATE: 1/18/00	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: AL	CHECKED BY: JB/STAFF	JUNCTION BOX TYPE 1 & TYPE 1A
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 119A



NOTES:

1. TRENCHES SHALL BE WITHIN 20° OF PERPENDICULAR TO CENTER-LINE OF ROADWAY UNLESS APPROVED BY THE ENGINEER.
2. MINIMUM TRENCH WIDTH SHALL BE NOMINAL PIPE DIAMETER ("D") PLUS 2'.
3. FILTER FABRIC SHALL BE USED AS DIRECTED BY THE ENGINEER. ATTACH TO TRENCH SIDEWALL A MIN OF 12" ABOVE TOP OF PIPE.
4. BEDDING & BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY WITHIN THE RIGHT-OF-WAY AND THROUGHOUT THE DEPTH OF EACH LIFT. EXISTING MATERIAL FROM THE TRENCH SHALL BE USED UNLESS DETERMINED UNSUITABLE BY THE ENGINEER. LIFT DEPTH SHALL BE 12" MAXIMUM. ADDITIONAL DEPTH UP TO 18" MAXIMUM MAY BE APPROVED BY THE ENGINEER.
5. PAVEMENT SHALL BE SAWCUT PRIOR TO EXCAVATING. AFTER BACKFILLING TRENCH, PAVEMENT SHALL BE SAWCUT A SECOND TIME TO EXPOSE A MINIMUM OF 18" OF UNDISTURBED BASE MATERIAL. ENTIRE WIDTH OF EXPOSED ROADBASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. IF TRENCH IS NOT IMMEDIATELY BACKFILLED AND COMPACTED, REMOVAL OF MORE THAN 18" OF EXTRA ASPHALT AND FURTHER COMPACTION OF THE ROADBASE SHALL BE REQUIRED BY THE ENGINEER.
7. RESURFACE ASPHALT PAVED STREETS WITH 6" MIN D-1, AND 4" MIN ASPHALT. ASPHALT SHALL BE PAVED IN TWO LIFTS.
8. RESURFACE UNPAVED STREETS WITH 6" MIN D-1.
9. FOR STREETS WITH SUBBASES CONSISTING OF MATERIALS OTHER THAN D-1, RESURFACE STREET AS DIRECTED BY THE ENGINEER.
10. REPLACE RECYCLED ASPHALT TO A DEPTH OF 4" MINIMUM OR MATCH EXISTING IF DEEPER.
11. NO PAVING ALLOWED AFTER OCTOBER 30. RESURFACE WITH 4" OF TEMPORARY CONCRETE IN PLACE OF PAVING. REMOVE CONCRETE AND PAVE IN THE SPRING. THE CBJ SHALL SECURE A BOND FROM THE CONTRACTOR FOR THE ESTIMATED COST OF REMOVAL AND PAVING.

SCALE: NTS	DATE: 12/5/96	CITY AND BOROUGH OF JUNEAU, ALASKA
DRAWN BY: DRW	CHECKED BY: JB/STAFF	PAVEMENT RESURFACING AND TRENCH DETAIL
APPROVED BY: DRWMS	REVISED: 8/14/2011	STANDARD 125

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FILE: ROAD-STORM DETAILS.dwg		5		
PROJECT: 24-RAVEN		4		
		3		
CHECKED BY: RLM		2		
DETAILED BY: KJF		1		
DESIGNED BY: KJF	DATE	NO.	REVISION	BY

FOR PERMIT

STATE OF ALASKA — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 8.28.25

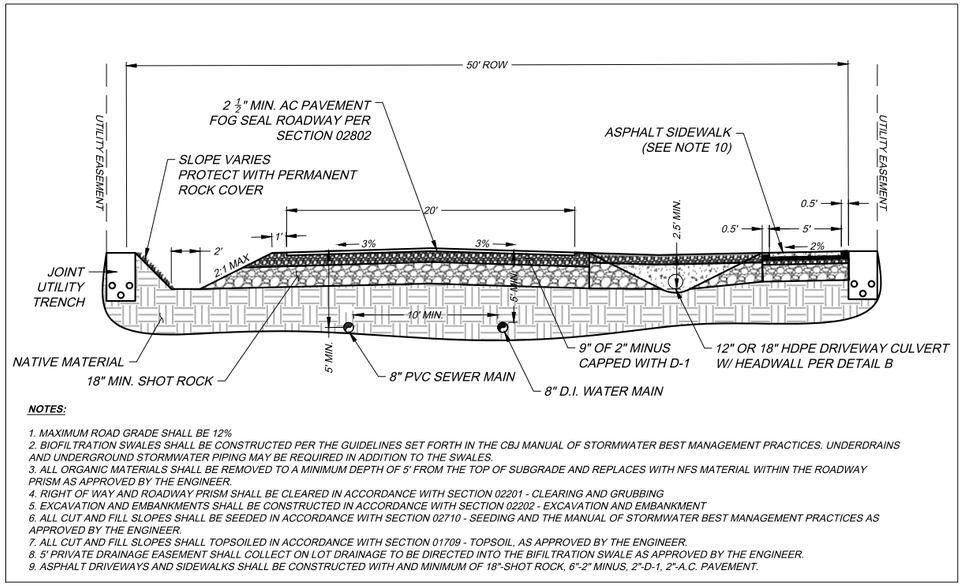
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BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

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ROAD & STORM DETAILS - 1

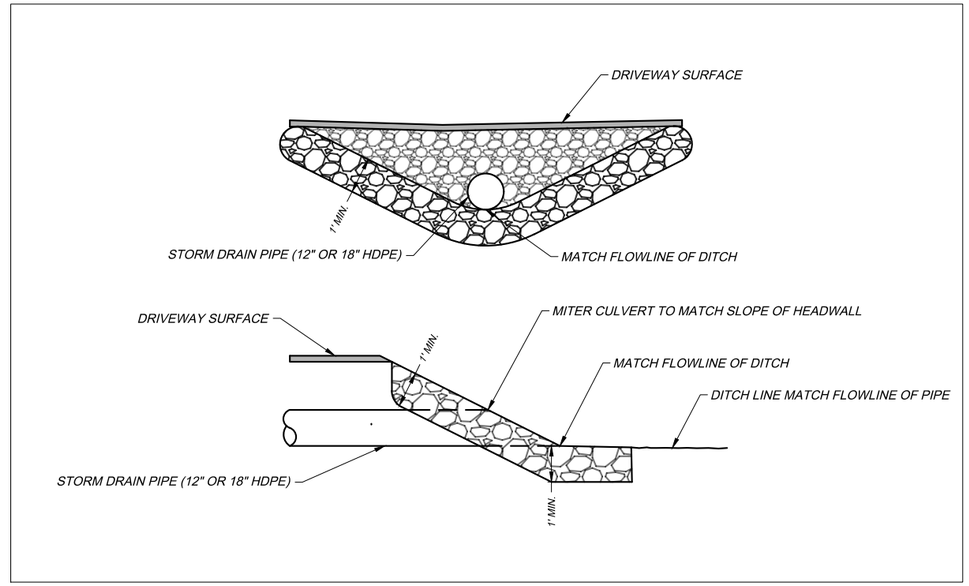
SHT 7 OF 17



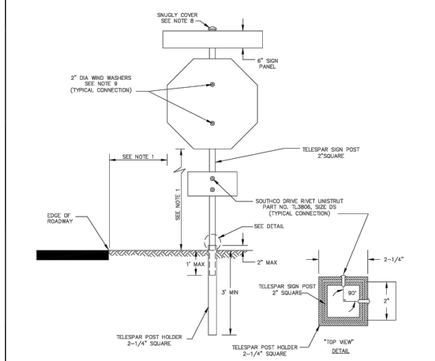
NOTES:

1. MAXIMUM ROAD GRADE SHALL BE 12%
2. BIOFILTRATION SWALES SHALL BE CONSTRUCTED PER THE GUIDELINES SET FORTH IN THE CBJ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES. UNDERDRAINS AND UNDERGROUND STORMWATER PIPING MAY BE REQUIRED IN ADDITION TO THE SWALES.
3. ALL ORGANIC MATERIALS SHALL BE REMOVED TO A MINIMUM DEPTH OF 5' FROM THE TOP OF SUBGRADE AND REPLACES WITH NFS MATERIAL WITHIN THE ROADWAY PRISM AS APPROVED BY THE ENGINEER.
4. RIGHT OF WAY AND ROADWAY PRISM SHALL BE CLEARED IN ACCORDANCE WITH SECTION 02201 - CLEARING AND GRUBBING
5. EXCAVATION AND EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 02202 - EXCAVATION AND EMBANKMENT
6. ALL CUT AND FILL SLOPES SHALL BE SEEDED IN ACCORDANCE WITH SECTION 02710 - SEEDING AND THE MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER.
7. ALL CUT AND FILL SLOPES SHALL TOPSOILED IN ACCORDANCE WITH SECTION 01709 - TOPSOIL, AS APPROVED BY THE ENGINEER.
8. 5' PRIVATE DRAINAGE EASEMENT SHALL COLLECT ON LOT DRAINAGE TO BE DIRECTED INTO THE BIFILTRATION SWALE AS APPROVED BY THE ENGINEER.
9. ASPHALT DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH AND MINIMUM OF 18"-SHOT ROCK, 6"-2" MINUS, 2"-D-1, 2"-A.C. PAVEMENT.

A / C-1.1 LOCAL ACCESS (10' LANES) W/ BIOFILTRAION SWALES
SCALE: N.T.S

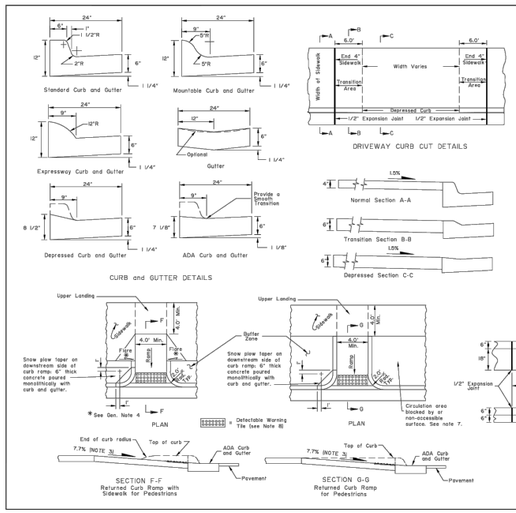


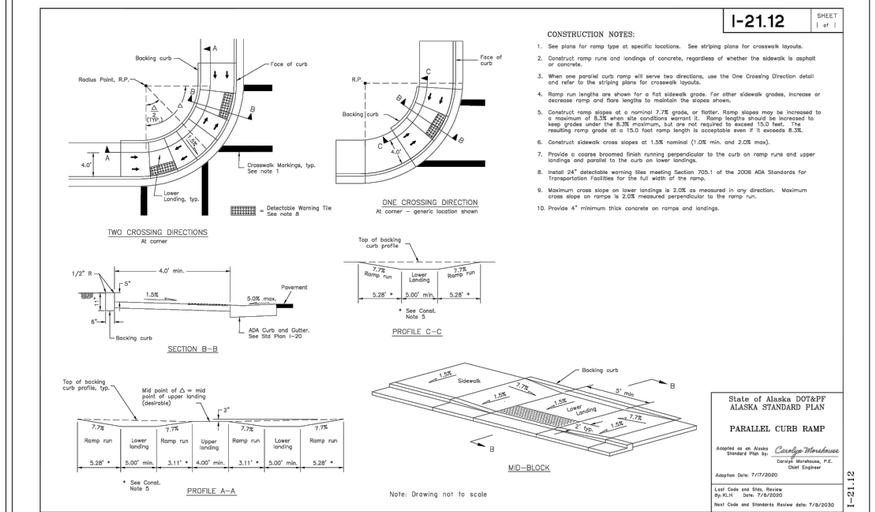
B / C-1.1 CULVERT HEADWALL (TYP.)
SCALE: N.T.S



NOTES:
1. SIGN PANEL, MATERIAL AND THICKNESS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN SIZE AND PLACEMENT SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE ALASKA SUPPLEMENT (SEE LATEST EDITION.)
2. SIGN POST SHALL BE INSERTED INTO HOLDER A MINIMUM OF 0'-6" AND A MAXIMUM OF 1'-0".
3. STREET NAMES SHALL BE ON 6" EXTRUDED SIGN PANELS.
4. STREET SIGN PANELS SHALL BE BETWEEN 12 AND 36 INCHES IN LENGTH AND IN 6" INCREMENTS.
5. STREET NAME LETTERING SHALL BE 3 INCHES HIGH, SERIES C TYPE.
6. THE BRACKETS FOR THE EXTRUDED STREET SIGN PANELS SHALL HAVE A MINIMUM SPAN OF 5 INCHES.
7. ALL STREET SIGNS SHALL CONFORM TO CBJ STANDARD STREET SIGN AND WILL SHOW THE STREET NAMES OF BOTH INTERSECTING STREETS.
8. SNUGLY COVER TOP OF POST WITH EXTRUDED TELESPAR POST CAP.
9. WIND WASHERS ARE REQUIRED ON FRONT SIDE OF SIGNS. THEY SHALL BE 2" DIA STAINLESS FENDER WASHERS OR APPROVED EQUAL AND MATCH THE COLOR OF THE SIGN.

SCALE: NTS	DATE: 12/6/96	CITY AND BOROUGH OF JUNEAU, ALASKA	
DRAWN BY: DRW	CHECKED BY: JB/STAFF	SIGN ASSEMBLY SINGLE-POST	
APPROVED BY:	REVISED: 8/14/2011	STANDARD 127A	





FILE: ROAD-STORM DETAILS.dwg		5			
PROJECT: 24-RAVEN		4			
		3			
CHECKED BY: RLM		2			
DETAILED BY: KJF		1			
DESIGNED BY: KJF	DATE	NO.	REVISION	BY	

FOR PERMIT

STATE OF ALASKA — 10TH — RYAN L. MOORE #162212 — REGISTERED PROFESSIONAL ENGINEER — 6.28.25

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BROWTINE SUBDIVISION
ALTERNATE RESIDENTIAL SUBDIVISION
JUNEAU, AK

MISTY SEA CHARTERS & LODGING, LLC
R & S CONSTRUCTION, LLC

C-1.7

SHT 8 OF 17

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Mannings Equation from 19-4 of the Civil Enigneering Reference Manual for the PE Exam

$$Q = \frac{1.49}{n} AR^{2/3} S_o^{1/2}$$

Where,

Q =	Flow rate in CFS (ft3/s)
V =	Velocity in ft/s
n =	Manning Coefficient per App. 19. A
R =	Hydraulic Radius (A/P or D/4 for full pipe condictions)
A =	Cross-section area of the flow (π * (D^2) / 4 for full pipe)
P =	Wetted perimter of the flow (π*D for full pipe)
D =	Diameter (ft)
S =	Slope of pipe

Culvert	Q (CFS)	n	D (ft)	R	A	P	S	Description
SD-1	11.97	0.022	1.5	0.38	1.77	4.71	0.037	Worst case driveway culvert
24" CMP	29.97	0.022	2	0.50	3.14	6.28	0.05	Glacier HWY crossing

Peak Runoff from the Rational Method per City and Borough of Juneau Stormwater Manual

$$Q = CIA$$

Where,

Q =	Peak flow in CFS
C =	Estimated runnoff coefficient per Table D-4
i =	Rainfall intensity (in/hr) - per NOAA data
A =	Drainage area (acres)

*Tc = 5 min with a 25-year retrun period yields i=3.04 in/hour per NOAA Precip Table

Capacity (CFS)	Discharge Point	Q (CFS)	i (in/hr)	C	Area (acre)	Description
	SD-1					
11.97	Existing	2.32	3.04	0.15	5.09	
	Proposed	**11.33**		0.73	5.09	
	24" CMP					
29.97	Existing	2.32	3.04	0.15	5.09	
	Proposed	**11.33**		0.73	5.09	

Developed Site Areas

Site Area	Size (acre)		C
Driveways	0.3857		0.90
Roofs	1.3884		0.9
Road/Sidewalk	2		0.9
Lawn	1.3159		0.25
Total	5.09	acre	

Developed Site Areas

Site Area	Size (acre)	C
Light Forest	5.09	0.15

PRECIPITATION FREQUENCY ESTIMATES

by duration for ARI (years):	1	2	5	10	25	50	100
5-min:	0.131	0.153	0.187	0.215	0.253	0.282	0.312
10-min:	0.176	0.206	0.251	0.288	0.339	0.379	0.418
15-min:	0.206	0.241	0.293	0.337	0.397	0.443	0.49
30-min:	0.273	0.32	0.389	0.447	0.527	0.588	0.65
60-min:	0.374	0.438	0.533	0.613	0.722	0.806	0.89
2-hr:	0.552	0.647	0.789	0.906	1.07	1.19	1.32
3-hr:	0.729	0.854	1.04	1.2	1.41	1.57	1.73
6-hr:	1.17	1.37	1.67	1.92	2.26	2.52	2.78
12-hr:	1.76	2.06	2.5	2.87	3.38	3.79	4.21
24-hr:	2.54	2.97	3.59	4.1	4.82	5.41	6.04
2-day:	3.45	4.01	4.79	5.42	6.29	7	7.74
3-day:	4.1	4.73	5.61	6.3	7.26	8.03	8.82
4-day:	4.62	5.32	6.28	7.03	8.07	8.88	9.73
7-day:	5.98	6.84	8.02	8.94	10.2	11.2	12.2
10-day:	7.07	8.07	9.44	10.5	12	13.1	14.3
20-day:	10.6	12.1	14.1	15.6	17.6	19.2	20.7
30-day:	14	15.9	18.5	20.4	22.9	24.9	26.8
45-day:	18.5	21.1	24.5	27	30.1	32.5	34.8
60-day:	22.1	25.4	29.5	32.3	35.9	38.4	40.8

200	500	1000
0.35	0.4	0.438
0.47	0.537	0.588
0.549	0.629	0.689
0.729	0.834	0.914
0.999	1.14	1.25
1.48	1.69	1.85
1.95	2.23	2.44
3.13	3.58	3.92
4.73	5.42	5.94
6.78	7.76	8.5
8.59	9.72	10.6
9.72	10.9	11.8
10.7	11.9	12.9
13.4	15	16.1
15.6	17.4	18.7
22.4	24.7	26.4
28.8	31.5	33.5
37.1	40.1	42.4
43	45.8	48

Water Quality Source Control
Site- and Activity-Specific BMPs

Maintenance of Roadside Ditches

Description of Pollutant Sources

Common road debris including eroded soil, oils, vegetative particles and heavy metals can be a source of stormwater pollutants.

Pollutant Control Approach

Roadside ditches should be maintained to preserve the condition and capacity for which they were originally constructed, and to minimize bare or thinly vegetated ground surfaces. Maintenance practices should provide for erosion and sediment control.

Operational BMPs for Maintenance of Roadside Ditches

The following BMPs apply to all activities pertaining to roadside ditches:

- Inspect roadside ditches regularly to identify sediment accumulations and localized erosion.
- Ditches should be kept free of trash and debris. Maintain on a regular basis.
- Do not plow snow or ice into ditches.
- Vegetation in ditches prevents erosion and cleanses runoff waters. Remove vegetation only when flow is blocked or excess sediments have accumulated. Conduct ditch maintenance (seeding, fertilizer application, harvesting) in May or June, where possible. This allows vegetative cover to be re-established by the next wet season, thereby minimizing erosion of the ditch as well as making the ditch effective as a biofilter. See Appendix E "Grasses" for appropriate grass species.
- In the area between the edge of the pavement and the bottom of the ditch, commonly known as the "bare earth zone," use grass wherever possible. Vegetation should be established from the edge of the pavement if possible, or at least from the top of the slope of the ditch.
- Reseed with the following seed mix:
  - Red or tall fescue – 60 to 70%
  - Annual rye grass – 15 to 20%
  - Bering Hairgrass – 15 to 20%
- Ditch cleanings are not to be left on roadway surfaces. Sweep dirt and debris remaining on the pavement at the completion of ditch cleaning operations.
- Roadside ditch cleanings not contaminated by spills or other releases may be screened to remove litter and separated into soil and vegetative matter (leaves, grass, branches, needles, etc.). The soil fraction may be handled as "clean soils" and the vegetative matter can be composted or disposed of in a municipal waste landfill.
- Roadside ditch cleanings contaminated by spills or other releases known or suspected to contain dangerous waste must be handled following state and federal regulations unless testing determines it is not dangerous waste. See Street Sweeping and Disposal of Street Wastes BMP.

- Examine culverts on a regular basis for scour or sedimentation at the inlet and outlet, and repair as necessary. Give priority to culverts conveying perennial or salmon-bearing streams and culverts near streams in areas of high sediment load, such as those near subdivisions during construction.
- Install biofiltration swales and filter strips to treat roadside runoff wherever practical and use engineered topsoils wherever necessary to maintain adequate vegetation. These systems can improve stormwater pollutant control upstream of roadside ditches.

Water Quality Source Control
Site- and Activity-Specific BMPs

Maintenance and Repair of Vehicles and Equipment

Description of Pollutant Sources

Pollutant sources include parts/vehicle cleaning, spills/leaks of fuel and other liquids, replacement of liquids, outdoor storage of batteries/liquids/parts, and vehicle parking.

Pollutant Control Approach

Good control of leaks and spills of fluids using good housekeeping, and cover and containment BMPs.

Operational BMPs for Maintenance and Repair of Vehicles and Equipment

The following BMPs apply to all activities pertaining to maintenance and repair of vehicles and equipment:

- Inspect for leaks all incoming vehicles, parts and equipment stored temporarily outside.
- Use drip pans or containers under parts or vehicles that drip or that are likely to drip liquids, such as during dismantling of liquid-containing parts of removal or transfer of liquids.
- Remove batteries and liquids from vehicles and equipment in designated areas designed to prevent stormwater contamination. Store cracked batteries in a covered non-leaking secondary equipment system.
- Empty oil and fuel filters before disposal of waste oil and fuel.
- Do not pour/convey washwater, liquid waste, or other pollutants into storm drains or to surface water. Check with the local sanitary sewer authority for approval to convey to a sanitary sewer.
- Do not connect maintenance and repair shop floor drains to storm drains or to surface water. To allow for snowmelt during the winter, a drainage trench with a sump for particulate collection can be installed and used only for draining the snowmelt and not for discharging any vehicular or shop pollutants.
- Dispose of hazardous wastes appropriately i.e. CBJ hazardous wastes clean up days.

The following BMPs are optional unless the above minimum BMPs fail to provide adequate source control:

- Consider storing damaged vehicles inside a building or other covered containment until all liquids are removed. Remove liquids from vehicles retired for scrap.
- Clean parts with aqueous detergent based solutions or non-chlorinated solvents such as kerosene or high flash mineral spirits, and/or use wire brushing or sand blasting whenever practicable. Avoid using toxic liquid cleaners such as methylene chloride, 1,1,1-trichloroethane, trichloroethylene or similar chlorinated solvents. Choose cleaning agents that can be recycled.
- Inspect all BMPs regularly, particularly after a significant storm. Identify and correct deficiencies to ensure that the BMPs are functioning as intended.
- Avoid hosing down work areas. Use dry methods for cleaning leaked fluids.

- Recycle greases, used oil, oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic fluids, transmission fluids, and engine oils.
- Do not mix dissimilar or incompatible waste liquids stored for recycling.

Structural Source Control BMPs

- Conduct all maintenance and repair of vehicles and equipment in a building or other covered impervious containment area that is sloped to prevent run-on of uncontaminated stormwater and runoff of contaminated stormwater.
- The maintenance of refrigeration engines in refrigerated trailers may be conducted in a parking area with due caution to avoid the release of engine or refrigeration fluids to storm drains or surface waters.
- Park large mobile equipment, such as log stackers, in a designated contained area.

Treatment

Contaminated stormwater runoff from vehicle staging and maintenance areas must be conveyed to a sanitary sewer, if allowed by the local sewer authority, or to an oil-water separator, applicable filter, or other equivalent oil treatment system.

Water Quality Source Control
Site- and Activity-Specific BMPs

Landscaping and Lawn/Vegetation Management

Description of Pollutant Sources

This activity encompasses all aspects of landscaping and vegetation management, from small-scale yard maintenance to large-scale commercial landscaping businesses and vegetation management programs. It includes vegetation removal, pesticide and herbicide application, fertilizer application, watering, clearing, grading, and other practices. These may contaminate stormwater runoff with the following pollutants: pesticides and other toxic organic compounds; metals, such as arsenic, cadmium, chromium, copper, lead and zinc; oils; suspended solids; and coliform bacteria.

Note: The term pesticide includes insecticides, herbicides, fungicides, etc.

Fertilizer runoff adds nutrients to water, causing excessive plant and algae growth. When too much growth occurs, the dead and/or dying plant material in the water can take the oxygen out of the water and suffocate all other life in the water.

Pollutant Control Approach

- Control fertilizer and pesticide applications, soil erosion, and site debris to prevent contamination of stormwater.
- Consider using the Integrated Pest Management (IPM) approach for pest control, and use pesticides only as a last resort. IPM is an effective pest management approach that uses an array of methods to manage pest damage with the least possible hazard to people and the environment. Using IPM practices can significantly reduce or eliminate the needs for pesticides.

Note: Integrated Pest Management (IPM) is an effective and environmentally sensitive approach to pest management that relies on a combination of common-sense practices to manage pest damage by the most economical means, and with the least possible hazard to people, property, and the environment.

Operational BMPs for Landscaping

The following BMPs or equivalent measures, methods or practices apply to landscaping activities:

- Use native species when appropriate.
- Install engineered soil/landscape systems to improve infiltration and the regulation of stormwater in landscaped areas.
- Do not dispose of collected vegetation into waterways or storm drainage systems.
- Conduct mulch-mowing whenever possible or dispose of grass clippings, leaves, sticks, or other collective vegetation by composting, if feasible.

Note: Installing an amended soil/landscape system can preserve both the plant system and the soil system more effectively. This type of approach provides a soil/landscape system with adequate depth, permeability, and organic matter to sustain itself and continue working as an effective stormwater infiltration system and a nutrient cycle.

- Use mulch or other erosion control measures when soils are exposed for more than one week during the dry season or two days during the rainy season.
- If oil or other chemicals are handled, store and maintain appropriate oil and chemical spill cleanup materials in readily accessible locations. Ensure that employees are familiar with proper spill cleanup procedures.

- Till fertilizers into the soil rather than dumping or broadcasting onto the surface. Determine the proper fertilizer application for the types of soil and vegetation encountered.
- Till a topsoil mix or composted organic material into the soil to create a well-mixed transition layer that encourages plant establishment.
- Use manual and/or mechanical methods of vegetation removal rather than applying herbicides, where practical.

Operational BMPs for the Use of Pesticides

The following BMPs apply to activities involving pesticide use:

- Develop and implement an IPM and use pesticides only as a last resort.
- Implement a pesticide-use plan and include at a minimum: a list of selected pesticides and their uses; brands, formulations, application methods, and quantities to be used; equipment use and maintenance procedures; safety, storage, and disposal methods; and monitoring, record keeping, and public notice procedures.
- Choose the least toxic pesticide available that is capable of reducing the infestation to acceptable levels. The pesticide should readily degrade in the environment or have properties that strongly bind it to the soil. Any pest control used should be conducted at the life stage when the pest is most vulnerable. For example, if it is necessary to use a *Bacillus thuringiensis* application to control tent caterpillars, it must be applied before the caterpillars cocoon or it will be ineffective. Any method used should be site-specific and not used wholesale over a wide area.
- Apply the pesticide according to label directions. Under no conditions shall pesticides be applied in quantities that exceed manufacturer's instructions.
- Mix the pesticides and clean the application equipment in an area where accidental spills will not enter surface or ground waters, and will not contaminate the soil.
- Store pesticides in enclosed areas or in covered impervious containment. Ensure that pesticide contaminated stormwater or spills/leaks of pesticides are not discharged into storm drains. Do not hose down the paved areas to a storm drain or conveyance ditch. Store and maintain appropriate spill cleanup materials in a location known to all near the storage area.
- Clean up any spilled pesticides and ensure that the pesticide-contaminated waste materials are kept in designated covered and contained areas.
- The pesticide application equipment must be capable of immediate shutoff in the event of an emergency.
- Do not spray pesticides within 100 feet of open waters including wetlands, ponds, and streams, sloughs and any drainage ditch or channel that leads to open water except when approved by the local jurisdiction. All sensitive areas including wells, creeks, and wetlands must be flagged prior to spraying.
- As required by the local government, complete public posting of the area to be sprayed prior to the application.
- Spray applications should only be conducted during weather conditions as specified in the label direction and applicable local and state regulation. Do not apply during rain or immediately before expected rain.

The following BMPs are optional unless the previous BMPs fail to provide adequate source control:

- Consider alternatives to the use of pesticides such as covering or harvesting weeds, substitute vegetative growth, and manual weed control/moss removal.
- Once a pesticide is applied, its effectiveness should be evaluated for possible improvement. Records should be kept showing the applicability and inapplicability of the pesticides considered.
- An annual evaluation procedure should be developed including a review of the effectiveness of pesticide applications, impact on buffers and sensitive areas (including potable wells), public concerns, and recent toxicological information on pesticides used/proposed for use.
- Rinse liquid from equipment cleaning and/or triple-rinsing of pesticide containers should be used as products, recycled into product or disposed of properly.
- Consider the use of soil amendments, such as compost, that are known to control some common diseases in plants. The following are three possible mechanisms for disease control by compost addition (U.S. EPA Publication 530-F-9-044):
  - Successful competition for nutrients by antibiotic production;
  - Successful predation against pathogens by beneficial microorganisms;
  - Activation of disease-resistant genes in plants by composts.

Operational BMPs for Lawn/Vegetation Management

The following BMPs apply to all lawn/vegetation management activities:

- Use at least a 3-inch topsoil layer with at least 8 percent organic matter to provide a sufficient vegetation-growing medium. Amending existing landscapes and turf systems by increasing the percent organic matter and depth of topsoil can substantially improve the permeability of the soil and the disease-resistance of the vegetation, and reduce fertilizer, herbicide, and pesticide demand. Organic matter is the least water-soluble form of nutrient that can be added to the soil. Composted organic matter generally releases only about 2 to 10 percent of its total nitrogen annually, and this release corresponds closely to the plant growth cycle. If natural plant debris and mulch are returned to the soil, this system can continue recycling nutrients indefinitely.
- Select the appropriate turfgrass mixture for the climate and soil type.
- Selection of desired plant species can be made by adjusting the soil properties of the subject site. Consult a soil restoration specialist for site-specific conditions.
- Aerate lawns regularly in areas of heavy use where the soil tends to become compacted. Aeration should be conducted while grasses in the lawn are growing most vigorously. Remove layers of thatch greater than ¾-inch deep.
- Mowing is a stress-creating activity for turf grass. When grass is mowed too short, its productivity is decreased and there is less growth of roots and rhizomes. The turf becomes less tolerant of environmental stresses and more disease prone and reliant on outside means such as pesticides and fertilizers to remain healthy. Set the mowing height at the highest acceptable level and mow at times and intervals designed to minimize stress on the turf. Generally, mowing only 1/3 of the grass blade height will prevent stressing the turf.
- Fertilizer management:
  - Turfgrass is most responsive to nitrogen fertilization, followed by potassium and phosphorus. Fertilization needs vary by site, depending on plant, soil and climate

conditions. Evaluation of soil nutrient levels through regular testing ensures the best possible efficiency and economy of fertilization.

- Fertilizers should be applied in amounts appropriate for the target vegetation and at the time of year that minimizes losses to surface and ground waters. Do not fertilize when the soil is dry. Alternatively, do not apply fertilizers within three days prior to predicted rainfall. The longer the period between fertilizer application and rainfall, the less fertilizer runoff occurs.
- Use slow release fertilizers such as methylene urea, IDBU, or resin-coated fertilizers when appropriate, generally in the spring. Non-synthetic fertilizers are encouraged. Use of slow release fertilizers is especially important in areas with sandy or gravelly soils.
- Time the fertilizer application to periods of maximum uptake. Generally fall and spring applications are recommended.
- Properly trained persons should apply all fertilizers. At commercial and industrial facilities, fertilizers should not be applied to bioswales, filter strips or buffer areas that drain to sensitive water bodies unless approved by the local jurisdiction.

The following BMPs are optional unless previous BMPs fail to provide adequate source control:

- Integrated Pest Management is the most effective BMP measure that can be taken for herbicide, insecticide, and fungicide use. An IPM program might consist of the following steps:

  Step 1: Correctly identify pests and understand their lifecycle.

  Step 2: Establish tolerance thresholds for pests.

  Step 3: Monitor to detect and prevent pest problems.

  Step 4: Modify the maintenance program to promote healthy plants and discourage pests.

  Step 5: Use cultural, physical, mechanical or biological controls first if pests exceed the tolerance thresholds.

  Step 6: Evaluate and record the effectiveness of the control and modify maintenance practices to support lawn or landscape recovery and prevent recurrence.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface. Determine the proper fertilizer application for the types of soil and vegetation involved. Soil should be tested for the correct fertilizer usage.
- Use mechanical methods of vegetation removal rather than applying herbicides.
- An effective measure that can be taken to reduce pesticide use, excessive watering, and removal of dead vegetation involves careful soil mixing and layering prior to planting. A topsoil mix or composted organic material should be rototilled into the soil to create a transition layer that encourages plant establishment and water retention. This practice can improve the health of planted vegetation, resulting in better disease resistance.
- Use native plants in landscaping. Native plants do not require extensive fertilizer or pesticide applications

Water Quality Treatment
Basic Treatment BMPs

Biofiltration Swale

Description



Biofiltration swales are open, gently sloped vegetated channels that convey water and also provide treatment. They function by slowing water velocity, allowing sediment to deposit and by filtering water through vegetation and swale substrate material. Swales that dry out between rain events are "basic swales" and should be planted with mixed grasses or other species; swales that remain wet most of the time are "wet swales" and should be planted with wetland vegetation. Wetland vegetation of wet swales must be protected from high flow, therefore wet swales must be designed as an off-line facility.

Application

Biofiltration swales are good to use in combination with end-of-pipe treatment like constructed wetlands or sediment basins and are appropriate along streets, parking lots and perimeters of building sites.

Design

Design Criteria

Design criteria for biofiltration swales are as follows:

- Water quality flow rate (swales are typically designed as on-line): See Appendix D
- Flow depth: 1 to 4 inches
- Flow velocity: 1 ft/s maximum for treatment, 3 ft/s maximum for 100-year event
- Hydraulic residence time for water: 9 minutes minimum
- Freeboard height: 6" minimum
- Longitudinal slope:
  - Basic swales: 1% to 3% or up to 6% with check dams
  - Wet swales: 2% maximum. Use steps, gabion walls, or check dams to reduce slope
- Water inlets (from most preferred to acceptable):
  - Sheet flow from street
  - Multiple dispersed inlets (curb cuts)
  - Single inlet (armored)
- Water table level:

  - Basic swales: water table must be minimum 2 feet below bottom of swale; site can be over-excavated in areas with impermeable or clay soils
  - Wet swales: no restrictions or need for underdrain; not appropriate for areas of highly infiltrative (gravelly, cobbly) soils
- Topsoil:
  - Permit infiltration but not be highly erosive: preferred sandy loam, loamy sand, loam soils
  - Composition: sand 35-60%, clay 10-25%, silt 30-55%, organics 20% (no animal waste)
  - Do not apply fertilizers, pesticides, or insecticides
- Vegetation:
  - Vegetation must be selected to accommodate expected high flow velocities
  - Vegetation must be established before introducing high flows (approximately 6 months)
  - Basic swales:
    - Vegetation and Seed mix: See vegetation recommendations below and Appendix E
    - Seed rate: 200 lbs per acre
  - Wet swales:
    - Vegetation: See vegetation recommendations below and Appendix E
    - Cover: use a combination of plugs, perennial seed, and annual seed to establish 100% cover in first year.
- The required setback is 2 feet from property lines, 10 feet from building foundations, and 50 feet from wetlands, rivers, streams and creeks, unless approved by the CBJ.

Design Procedure

The following is the procedure to be followed to design biofiltration swales:

1. Identify swale type (basic or wetland)
2. Determine water quality design flow rate. Basic swales can be designed as either on-line or off-line facilities. Wet swales may be more appropriate as off-line facilities. (see Appendix D)
3. Establish longitudinal slope of swale and swale bottom width. Swales with longitudinal slopes less than 1% must be designed as wet swales.
4. Use Manning's equation to calculate flow depth and find flow cross sectional area. Assume a Manning's coefficient of 0.2 – 0.35 (approx 0.24 if mowed infrequently)
5. Compute flow velocity at design flow rate (V = Q/A, Q=design flow rate, A=cross sectional area of flow in swale)
6. Iteratively calculate channel length necessary to achieve hydraulic residence time of 9 minutes maximum (L = 60Vt, V = flow velocity, t = residence time of 9 minutes, 60 for conversion of seconds to minutes). If the stormwater does not enter at a single location, hydraulic residence time is calculated as the flow-weighted average.
7. If required length is not available on site, adjust slope and width of swale design.
8. Select vegetation appropriate to swale type.

- Check dams 12-15 inches tall constructed of riprap for longitudinal swale slopes greater than 3%.
- Underdrains of Schedule 40 PVC perforated pipe, 6-inch diameter. Underdrains are required for basic swales with longitudinal slopes less than 1.5% or where poorly infiltrating soils will result in saturated soil conditions. Note: underdrain must infiltrate or drain freely to an acceptable discharge point.

Figure C-1 shows typical cross-sections for a biofiltration swale.

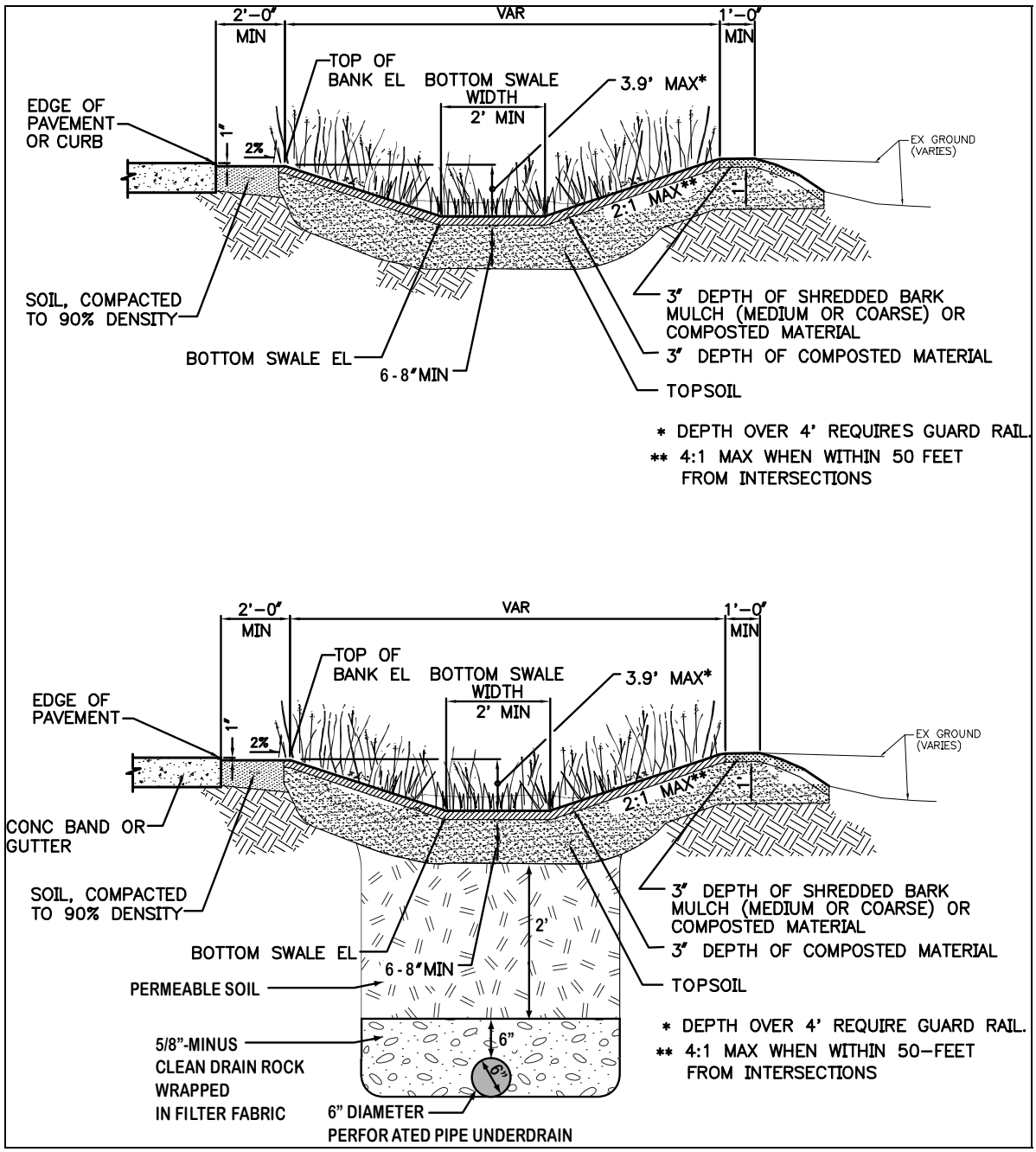


Figure C-1. Biofiltration Swale Sections

Vegetation Recommendations

The following recommendations for vegetation should be followed in design of biofiltration swales (see Appendix E for recommended plant list:

- Consider sun/shade conditions for adequate growth
- Grass swale seed mix:
  - Red or tall fescue – 60 to 70%
  - Annual rye grass – 15 to 20%
  - Bering Hairgrass – 15 to 20%
- Wetland plants:
  - Rush – 4" spacing on center
  - Bulrush – 6" to 12" spacing on center
  - Sedge – 6" spacing on center

Maintenance

Maintenance requirements for biofiltration swales are as follows:

- Inspect twice per year for debris and sediment that prevents flow or restricts plant growth
- Grass swale:
  - Mow grass twice per year and remove grass clippings.
  - Perform inspections and maintenance as outlined in Table C-2.
- Wet swale:
  - Do not mow.
  - Perform inspections and maintenance outlined in Table C-2.

RECORD IN THE JUNEAU RECORDING DISCTRICT

After Recording Return to:

Brow Tine Unit Owners Association, Inc.
5446 Jenkins Drive
Juneau, Alaska 99801

DECLARATION
FOR
BROW TINE SUBDIVISION

R & S Construction, LLC, an Alaska limited liability company and Misty Sea Charters & Lodging LLC an Alaska limited liability company (together hereinafter "Declarant"), whose address is 5750 Glacier Highway, Ste. D-16, Juneau, AK 99801, hereby submits the real property in Juneau, Alaska described in schedule A-1 attached hereto to the provisions of the Uniform Common Interest Ownership Act, Chapter 34.08 of the Alaska Statutes, for the purposes of creating the Brow Tine Unit Owners Association, Inc.

ARTICLE I – Definitions

In the Documents, the following words and phrases shall have the following meaning:

1.1 Act. The Uniform Common Interest Ownership Act, AS 34.08, as it may be amended from time to time.

1.2 Allocated Interests. The Common Expenses liability, and Votes in the Association allocated to Unit Lots in the Common Interest Community. The Allocated Interests are described in article VII of this Declaration and are shown on schedule A-2.

1.3 Association. The Brow Tine Unit Owners Association, Inc., a non-profit corporation organized under AS 10.20. It is the Association of Unit Lot Owners pursuant to AS 34.08.310 and AS 34.08.990(3) of the Act.

1.4 Bylaws. The Bylaws of the Association, as they may be amended from time to time. Neither the Bylaws nor any amendments to the Bylaws need to be recorded in the Juneau Recording District.

1.5 Common Elements. Each portion of the Common Interest Community, including without limitation Lot 43, other than a Unit Lot, as defined herein.

1.6 Common Expenses. The expenditures or financial liabilities for the operation of the Common Interest Community. These include:

1.6.1 Expenses of administration, maintenance, repair or replacement of the Common Elements;

1.6.2 Expenses declared to be Common Expenses by the Documents or by the Act;

1.6.3 Expenses agreed upon as Common Expenses by the Association; and

1.6.4 Such reasonable reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement or addition to the Common Elements or any other real or personal property acquired or held by the Association or for which the Association has maintenance or repair responsibilities.

1.7 Common Interest Community. The real property subject to the Declaration for the Brow Tine Subdivision.

1.8 Declarant. R & S Construction, LLC, an Alaska limited liability company and Misty Sea Charters & Lodging LLC an Alaska limited liability company jointly are the "Declarant".

1.9 Declaration. This document, including any amendments, and attached exhibits.

1.10 Director. A member of the Executive Board of Brow Tine Unit Owners Association, Inc.

1.11 Documents. The Declaration and Plat which have been recorded and filed, the Bylaws, the Articles of Incorporation, and the Resolutions as recorded in the book of Resolutions of the Association, as they may be amended from time to time. Any exhibit, schedule, or certification accompanying a Document is a part of that Document.

1.12 Eligible Insurer. An insurer or guarantor of a first Security Interest in a Unit Lot which has notified the Association in writing of its name and address and that it has insured or guaranteed a first Security Interest in a Unit Lot. Such notice shall be deemed to include a request that the Eligible Insurer be given notice and other rights described in article XV.

1.13 Eligible Mortgagee. The holder of a first Security Interest in a Unit Lot which has notified the Association in writing of its name and address and that it holds a first Security Interest in a Unit Lot. Such notice shall be deemed to include a request that the Eligible Mortgagee be given the notices and other rights described in article XV.

1.14 Executive Board. The Board of Directors of the Association.

1.15 Improvements. Any construction, structure, fixture or facility existing or to be constructed on the land included in the Common Interest Community including, but not limited to buildings, fences, trees and shrubbery, paving, utility wires, pipes, and light-poles.

1.16 Limited Common Elements. The portion of the Common Elements allocated for the exclusive use of one or more but fewer than all the Unit Lot Owners by the Declaration or by operation of Subsections (2) and (4) of AS 34.08.100, and as more fully described in article V of this Declaration.

1.17 Majority or Majority of Unit Lot Owners. The owners of at least 51% of the Votes in the Association.

1.18 Manager. A person, firm or corporation employed or engaged to perform management services for the Common Interest Community and the Association.

1.19 Notice and Comment. The right of a Unit Lot Owner to receive notice of an action proposed to be taken by the Association, and the right to comment thereon. The procedures for Notice and Comment are set forth in paragraph 22.1.

1.20 Notice and Hearing. The right of a Unit Lot Owner to receive notice of an action proposed

Attachment F - SMF26-02 - Home Owners Assoc.
Page 75 of 250

to be taken by the Association, and the right to be heard thereon. The procedures for Notice and Hearing are set for in paragraph 21.2.

1.21 Period of Declarant Control. A period of time prior to the earliest of: (1) sixty (60) days after conveyance of seventy-five (75%) of the Unit Lots that may be created to Unit Lot Owners other than the Declarant; (2) two years after Declarant has ceased to offer Unit Lots for sale in the ordinary course of business; or (3) two years after any right to add new Unit Lots was last exercised.

1.22 Person. An individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, government subdivision or agency, or other legal or commercial entity.

1.23 Plat. The Plat filed with the Declaration as schedule A-3.

1.24 Property. The land and all Improvements, easements, rights and appurtenances which have been submitted to the provisions of the Act by this Declaration, sometimes hereinafter also referred to as the "Project".

1.25 Rules. Rules for the use of the Unit Lots and Common Elements and for the conduct of persons within the Common Interest Community, adopted by the Executive Board pursuant to this Declaration. Such Rules are as found in the Book of Resolutions for the Association, as such resolutions may be amended from time to time.

1.26 Security Interest. An interest in real estate or personal property, created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, pledge of an ownership interest in the Association, and any other consensual lien or title retention contract intended as security for an obligation.

1.27 Trustee. The entity which may be designated by the Executive Board as the Trustee for the receipt, administration, and disbursement of funds derived from insured losses, condemnation, awards, special assessments for uninsured losses, and other like sources. If no Trustee has been designated, the Trustee will be the Directors from time to time constituted, acting by majority vote, as executed by the President and attested by the Secretary.

1.28 Unit Lot. A physical portion of the Common Interest Community designated for separate ownership or occupancy the boundaries of which are described in paragraph 4.2.

1.29 Unit Lot Owner. The Declarant or other Person who owns a Unit Lot. Unit Lot Owners does not include a Person having an interest in a Unit Lot solely as security for an obligation. The Declarant is the owner of any Unit Lot created by this Declaration.

1.30 Vote(s). The votes allocated to each Unit Lot as shown on schedule A-2. Any specified percentage, portion or fraction of Unit Lot Owners, unless otherwise stated in the Documents means the specified percentage in aggregate of such portion of the Votes.

ARTICLE II – Name and Type of Common Interest Community and Association

2.1 Common Interest Community. The name of the Common Interest Community is Brow Tine Subdivision. The Common Interest Community is a planned community.

2.2 Association. The name of the Association is Brow Tine Unit Owners Association, Inc., a non-profit corporation organized under the laws of the State of Alaska and vested with those powers enumerated in AS 34.08.320.

ARTICLE III – Description of Property

The entire Common Interest Community is situated in the Juneau Recording District, First Judicial District, State of Alaska, and is located on land described in schedule A-1.

ARTICLE IV – Maximum Number of Unit Lots and Boundaries

4.1 Maximum Number of Unit Lots. The Common Interest Community, upon creation, contains Lot 43 owned by the Association and forty-two (42) Unit Lots.

4.2 Boundaries. The boundaries of each Unit Lot are as shown on the Plat for the Project and are described as follows:

4.2.1 Upper Boundary: The Upper Boundary of each Unit Lot is that defined by law other than the Act, extended in all directions to intersection with the Vertical Perimeter Boundaries.

4.2.2 Lower Boundary: The Lower Boundary of each Unit Lot is that defined by law other than the Act, extended to intersection with the Vertical Perimeter Boundaries.

4.2.3 Vertical Perimeter Boundaries: The Vertical Perimeter Boundaries of each Unit Lot are the planes created by extending the lot lines of each Unit Lot described on the Plat from the Lower Boundary to the Upper Boundary of the Unit Lot. The planes of the Perimeter Boundaries intersect the Upper and Lower Boundaries at an angle which would cause those planes, if extended below the Lower Boundary, to intersect the center of the earth.

4.2.4 Inclusions: Each Unit Lot includes all construction, structures, fixtures, facilities, trees and shrubbery, and other Improvements located within the Unit Lot. To the extent any portion of an Improvement extends below the Lower Boundary of a Unit Lot, including but not limited to any part of a foundation, conduit, cable or pipe, that portion of the Improvement designed to serve only that Unit is a Limited Common Element allocated exclusively to the Unit located above that Improvement.

4.2.5 Exclusions: The following are excluded from each Unit Lot : the spaces and improvements lying outside of the boundaries described in sections 4.2.1, 4.2.2, and 4.2.3 above; and all pipes, ducts, wires, conduits, and other facilities running through or within a Unit Lot for the purpose of furnishing utility and similar services to other Unit Lots and/or Common Elements.

4.2.6 Inconsistency with Plat: If any definition of boundaries is inconsistent with the Plat of the Project, then this definition will control.

ARTICLE V – Limited Common Elements

5.1 Limited Common Elements. The following portions of the Common Elements are Limited Common Elements assigned to the Unit Lots as stated;

5.1.1 If a pipe, duct, wire, conduit, or other fixture lies partially within and partially outside the designated boundaries of a Unit Lot, the portion serving only the Unit Lot is a Limited Common Element, allocated solely to the Unit Lot, the use of which is limited to the Unit Lot, and any portion thereof serving more than one Unit Lot or a portion of the Common Elements is a part

of the Common Elements.

5.1.2 Any a pipes, ducts, wires, conduits, or other fixtures designed to serve a single Unit Lot that is located outside the boundaries of the Unit Lot are Limited Common Elements allocated exclusively to the Unit Lot and their use is limited to that Unit Lot.

5.1.3 Mailboxes will be Limited Common Elements allocated to the Unit Lots served.

ARTICLE VI – Maintenance, Repair and Replacement

6.1 Common Elements. The Association shall maintain, repair and replace all of the Common Elements, except the portions of the Limited Common Elements which are required by this Declaration to be maintained, repaired or replaced by the Unit Lot Owners. Lot 43 is a Common Element. Sidewalks, if any, are Common Elements. Each Unit Lot Owner shall be responsible for removing all snow, leaves and debris from all sidewalks within the Owner's Unit Lot.

6.2 Unit Lots. Each Unit Lot Owner shall maintain, repair and replace, at his or her own expense, all portions of his or her Unit Lot, except any Common Elements that may be within the Unit Lot which shall be repaired or replaced by the Association.

6.3 Limited Common Elements. Common Expenses allocated with the maintenance, repair or replacement of Limited Common Elements or components of Limited Common Elements, will be assessed against the Unit Lot or Unit Lots to which the Limited Common Element is assigned. No additional component or element may be attached to a Limited Common Element without the consent of the Executive Board upon approval by the Covenants Committee, if any. In the event such additional component or element becomes deteriorated or unsightly or is inconsistent with conditions of installation, it may be removed or repaired at the Unit Lot Owner's expense as a Common Expense Assessment under this article after Notice and Hearing.

If any such Limited Common Element is assigned to more than one Unit Lot, the Common Expenses attributable to the Limited Common Element will be assessed equally among the Unit Lots to which it is assigned. Common Expenses associated with the cleaning, maintenance, repair or replacement of all other Limited Common Elements will be assessed against all Unit Lots in accordance with their Allocated Interests in the Common Expenses, except for the cleaning, maintenance (including snow removal), repair or replacement of all exterior stairways which shall be a Common Expense of the Association.

6.4 Access. Any person authorized by the Executive Board shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a Unit Lot or the Common Elements, and for the purpose of performing installations, alterations or repairs, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Lot Owner. In case of an emergency, no such request or notice is required and such right of entry shall be immediate, whether or not the Unit Lot Owner is present at the time.

6.5 Repairs Necessitated by Unit Lot Owner's Action or Inaction. Each Unit Lot Owner will reimburse the Association for any costs incurred by the Association and any damages to any other Unit Lot(s) or to the Common Elements to the extent that such damages or costs were caused intentionally, negligently or by the Unit Lot Owner's failure to properly maintain, repair or make replacements to his or her Unit Lot or Limited Common Element for which he or she is responsible.

Such expense will be assessed following Notice and Hearing.

6.6 Repairs Necessitated by Association Action or Inaction. The Association will be responsible for damage to Unit Lots caused by intentionally, negligently or by its failure to maintain, repair or make replacements to the Common Elements.

6.7 Quality of Work. The maintenance, repair or replacement of Common Elements shall be of such kind or quality as the Executive Board shall deem reasonably necessary to maintain all the Common Elements in good order and repair. Any such work shall be performed in a good and workmanlike manner employing materials of equal or better quality than the originals.

6.8 Examination. Repair and maintenance records of the Association shall be available for examination and copying by any Unit Lot Owner, or his or her duly authorized agents or attorneys, at the expense of the Unit Lot Owner, during normal business hours and after reasonable notice. Such records shall include, but not be limited to:

6.8.1 Items of work performed.

6.8.2 Dates of performance.

6.8.3 Names of parties employed to perform the work.

6.8.4 Notices sent to Unit Lot Owners with respect to such work, if any.

6.8.5 Summarized minutes of all proceedings before the Executive Board with respect to such work.

6.8.6 Any certificate of completion issued by the Executive Board or other agency.

6.8.7 All amounts assessed against the Unit Lot to cover the costs of such work, if any.

6.8.8 Regulations and standards for architectural control.

ARTICLE VII – Allocated Interests

7.1 Allocation of Interest. The table showing Unit Lot numbers and their Allocated Interests is attached as schedule A-2.

7.2 Formulas for the Allocation of Interest. The interests allocated to each Unit Lot are as follows:

7.2.1 Liability for the Common Expenses. The portion of liability for Common Expenses allocated to each Unit Lot is equal. Nothing contained in this paragraph shall prohibit certain Common Expenses from being apportioned to particular Unit Lots under article XVI of this Declaration.

7.2.2 Votes. Except as provided for Unit Lots owned by the Declarant during the Period of Declarant Control, each Unit Lot in the Common Interest Community shall have one (1) equal Vote. Pursuant to the provisions of the Articles of Incorporation of Brow Tine Unit Owners Association, Inc., Declarant shall be a Class B member entitled to three (3) Votes for each Unit Lot owned until seventy-five percent (75%) of the Unit Lots have been sold. Any specified percentage of Unit Lot Owners, unless otherwise stated in the Documents, means the specified percentageof all the Votes as allocated in Schedule A-2.

ARTICLE VIII – Restrictions on Use, Alienation, Leases and Occupancy

8.1 Use and Occupancy Restrictions. The following use restrictions apply to all Unit Lots and to the Common Elements:

8.1.1 Each Unit Lot is restricted to residential use that is in accord with the zoning, use, and other restrictions imposed by the City and Borough of Juneau, which at the time of this Declaration allows home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage but does not allow signage indicating commercial or professional uses to be displayed.

8.1.2 The use of Unit Lots, Limited Common Elements, and Common Elements is also subject to any additional use restrictions as set forth in the Rules and Book of Resolutions of the Association.

8.2 Restrictions on Alienation and Leases.

8.2.1 A Unit Lot Owner that rents all or a portion of his or her Unit Lot shall: (1) provide Tenant with a complete copy of the Declaration, Bylaws and Rules, and any amendments thereto; and (2) have a written lease agreement with Tenant that includes the following provisions: (i) Tenant and Landlord Unit Lot Owner confirm that Tenant has been provided a copy and agrees to the provisions of this Declaration, Bylaws and Rules; (ii) Tenant and Landlord Unit Lot Owner agree that an agent of the Association may access the Unit Lot with 24 hours written notice to Tenant; (iii) Tenant and Landlord Unit Lot Owner agree any lease agreement shall provide that the terms thereof shall be subject to in all respects to the provisions of the Declaration, the Bylaws, and the Rules (including the Book of Resolutions), and that any failure by the Tenant to comply with the terms of such documents shall be a default under the lease agreement; and (iv) Tenant and Landlord Unit Lot Owner agree that the Association on behalf of its members and the Landlord Unit Lot Owner, may take action, which includes, but is not limited to fines and assessment against the Landlord Unit Lot Owner, legal action against the Landlord Unit Lot Owner and eviction of the Tenant under the Alaska Uniform Residential Landlord & Tenant Act and other Alaska laws, to enforce a violation of Alaska law or a violation of the provisions of the Declaration, Bylaws and Rules, provided the Landlord Unit Lot Owner has received Notice and Hearing, and is given a reasonable opportunity to cure the violation following the hearing.

8.2.2 A Unit Lot may not be conveyed pursuant to a time-sharing plan as defined under AS 34.08.550.

ARTICLE IX – Easements and Licenses

9.1 Recorded Easements and Licenses. All recorded easements or licenses to which the Common Interest Community and Unit Lots are presently subject are listed in Schedule A-4 to this Declaration.

9.2 Owner's Easement of Enjoyment in Common Elements. Every Unit Lot Owner, his or her heirs, successors, executors, administrators and assigns forever, in common with each other, shall have a right and easement of enjoyment in and to the Common Elements, and such easement shall be appurtenant to, and shall run with, the title to every Unit Lot Lot. Such easement shall include, among other consistent rights, the non-exclusive right to pass and repass across the Common Elements, to use the Common Elements pursuant to the provisions of the Declaration, and the right

to prevent the restriction or alienation of the Common Elements.

9.3 Limitation on Owner's Easement. The rights and easements of enjoyment created hereby shall be subject to the following, which rights are deemed to be necessary and desirable to facilitate the orderly administration of the Common Interest Community:

9.3.1 The right of the Association, in accordance with its Articles and Certificate of Incorporation and the Bylaws, following written approval by the holders of Security Interests pursuant to article XV to borrow money for the purpose of improving, maintaining and operating the Common Elements and in aid thereof to mortgage, hypothecate, pledge, assign or grant a Security Interest in the assets of the Association, including, without limitation, its liens and receivables for Assessments.

9.3.2 The right of the Association to take such steps as are reasonably necessary to protect the rights of the Association in the Common Elements against foreclosure.

9.3.3 The right of the Association, as provided and limited in its Articles and Certificates of Incorporation and Bylaws, to suspend the enjoyment rights (except rights of egress and ingress) of any Unit Lot Owner for any period during which any Assessment remains unpaid, and for a period not exceedingthirty (30) days for any infraction of the Declaration, Bylaws, Articles, or Rules, and to levy liquidated minimum damages in the amount of one-half (1/2) of the monthly assessment for each offense for such infractions as well as specific damages as may occur, all of which shall become Assessments.

9.3.4 The right of the Association to charge reasonable fees for the use of the Common Elements, where such use shall involve additional expense to the Association and shall be different or unique from use offered to other Unit Lot Owners as a whole, or shall involve unique services or instructions, which fees shall be Assessments.

9.3.5 The right of the Association to dedicate or transfer the rights to use, control, maintain or enjoy, all or any part of the Common Elements to a public agency, authority or utility, provided that no such dedication or transfer shall be effective unless there has been a Vote of approval by the Unit Lot Owners entitled to cast three-fourths (¾) of the Votes and approval of the holders of Security Interests pursuant to article XV. A certificate of compliance with these provisions shall be attested to by the president and certified by the secretary and recorded in the Juneau Recording District. The agency obtaining such rights shall assume, to the extent lawful, the obligations and duties of the Association related to such part of the Common Elements so dedicated or construed. Written notice of the proposed action shall be sent to every Unit Lot Owner and Eligible Mortgagee at least ninety (90) days in advance of any action taken.

9.3.6 The right of the Association to impose and grant easements over, under and across the Common Elements, for the purposes of fulfilling the general plan of development, providing ingress and egress, power, electricity, telephone, sewer, water, and other utility and lighting services, irrigation, drainage, television transmission facilities, security services and facilities, and other structures, services and devices in connection therewith, and the like, as the Association deems necessary and proper.

9.3.7 The right of the Association to grant licenses and concessions for the use of the Common Elements, including licenses to non-Unit Lot Owners.

9.3.8 The right and duty of the Association to maintain, preserve and administer the Common Elements for the mutual benefit, health and safety of the Common Interest Community and each of its Owners, including properly maintaining all private drives on the facilities, swales and ways, drainage detention basins, dams or impoundments, and landscaped areas, to such standard as set by the Association for the mutual benefit and safety of the Owners and the neighboring community.

9.3.9 The duty of the Association to maintain the storm drainage systems on the property for the benefit of the Common Interest Community, and such surrounding areas as may be affected by such storm drainage in accordance with the site grading and drainage plan approved by the City and Borough of Juneau authorities and filed in the records of the City and Borough of Juneau.

9.4 Walks, Passways, Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Elements. Each Unit Lot Owner has an easement in common with all other Unit Lot Owners for use of all walks, passways, pipes, wires, ducts, cables, drainage ways, conduits, public utility lines, sanitary drainage system facilities and other service elements, if any, located in any of the Unit Lots or Common Elements at the time of issuance of the first Certificate of Occupancy or thereafter placed thereon by the Association and servicing his or her Unit Lot. Each Unit Lot is subject to an easement in favor of the other Unit Lots and the Common Elements for use of such walks, passways, drainage ways, pipes, ducts, cables, wires, conduits, public utility lines, sanitary sewerage facilities, and other elements, if any, serving other Unit Lots or Common Elements and located in each such Unit Lot. In addition, each Unit Lot shall be subject to, and shall have such easements of support and shelter from and over such other Unit Lot and the Common Elements as may be necessary for the quiet enjoyment of such Unit Lot and the maintenance of facilities. The Executive Board has the right to reasonable access to each Unit Lot to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements and such facilities which the Association has the duty to maintain contained therein or elsewhere on the Unit Lots. Reasonable notice shall be given to any and all Unit Lot Owners prior to entry for repairs and maintenance by the Executive Board, except for emergency situations which would require the Executive Board to access a Unit or Unit Lots without such reasonable notice, as defined in the Association's Book of Resolutions, first having been given. The Executive Board shall have the power to adopt by resolution further Rules and regulations defining "reasonable notice" and "emergency conditions". Any property disturbed by maintenance or repair will be restored to its original condition and in compliance with applicable codes.

ARTICLE X – Allocation and Reallocation of Limited Common Elements

A Common Element not previously allocated as a Limited Common Element may be so allocated only pursuant to provisions in paragraph 21.2. The allocations will be made by amendments to the Declaration, specifying to which Unit Lot or Unit Lots the Limited Common Element is allocated.

All amendments shall specify to which Unit Lot or Unit Lots the Limited Common Element is allocated.

No Limited Common Element depicted on the Plat may be reallocated by an amendment to the Declaration pursuant to this article except as part of a relocation of boundaries of Unit Lots pursuant to paragraph 13.8.

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Such amendment shall require the approval of all holders of Security Interests in the affected Unit Lots, which approval shall be endorsed thereon. The person executing the amendment shall provide an executed copy thereof to the Association which, if the amendment complies with the provisions of this Declaration and the Act, shall record it. The amendment shall contain words of conveyance and must be recorded and indexed in the names of the parties and the Common Interest Community.

The parties executing the amendment shall be responsible for the preparation of the amendment and shall reimburse the Association for its reasonable attorneys' fees in connection with the review of the amendment and for the recording costs.

ARTICLE XI – Additions, Alterations and Improvements by Unit Lot Owners

11.1 Additions, Alterations and Improvements by Unit Lot Owners.

11.1.1 No Unit Lot Owner shall construct a structure, nor shall any Unit Lot Owner make any addition, alteration, or improvement in or to Lot 43 or other Common Elements without the prior written consent thereto of the Executive Board. A Unit Lot Owner may not change the appearance of the Common Elements without permission of the Association.

11.1.2 A Unit Lot Owner may submit a written request to the Executive Board for approval to do anything that he or she is forbidden to do under this Declaration or resolution(s) of the Association. The Executive Board shall answer any written request for such approval, after Notice and Hearing, within ninety (90) days after the request thereof. If, after such plans and specifications have been approved, the improvements are altered, erected or maintained otherwise than as approved by the Executive Board, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Executive Board having been obtained as required by the Declaration. The approval of the Executive Board of any plans or specifications submitted for approval as herein specified shall not be deemed to be a waiver by the Executive Board of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval herein as provided for use on other Unit Lots. No Director of the Executive Board shall be liable to any person for his or her decision or failure to act in making decisions as a member of the Executive Board. Upon approval of the Executive Board, it shall be conclusively presumed that the location and height of any improvement does not violate the provisions of this Declaration.

11.1.3 Prior to any addition to, alteration of, or improvement to a Unit Lot, the Unit Lot Owner shall obtain any government permits required for such addition, alteration or improvement and the cost of such permit(s) shall be paid by the Unit Lot Owner. There will be no liability created on the part of the Association or any of its members, except for the Unit Lot Owners effecting such addition, alternation or improvement, to any contractor, sub-contractor or materialman on account of such addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom.

11.1.4 All additions, alterations and improvements to Common Elements shall not, except pursuant to prior approval by the Executive Board, cause any increase in the premiums of any insurance policies carried by the Association or by the owners of any Unit Lots other than those affected by such change.

ARTICLE XII - Amendments to Declaration

12.1 General. Except as otherwise provided by law or elsewhere in this Declaration, this Declaration including the schedules thereto, may be amended only by Vote or agreement of Unit Lot Owners of Unit Lots in which at least sixty-seven percent (67%) of the Votes in the Association are allocated; provided, however, that if any technical amendments(s) to this Declaration or other Association Documents are required by any lender (FHA, HUD, AHFC, VA, etc.), such amendments shall require only the approval of the Executive Board of the Association.

12.2 When Unanimous Consent Required. Except to the extent expressly permitted or required by provisions of the Act and this Declaration, an amendment may not increase the number of Unit Lots, change the number of Unit Lots, change the boundaries of a Unit Lot, the Allocated Interests of a Unit Lot, the uses to which a Unit Lot is restricted, or to increase the assessment during the Period of Declarant Control without the unanimous (100%) consent of the Unit Lot Owners.

12.3 Execution of Amendments. An amendment to the Declaration required by AS 34.08.250 of the Act to be recorded by the Association, which has been adopted in accordance with this Declaration and AS 34.08.250 of the Act, must be prepared, executed, recorded and certified on behalf of the Association by an officer of the Association designated for that purpose or, in the absence of such designation, by the president of the Association.

12.4 Recordation of Amendments. Each amendment to the Declaration must be recorded in the Juneau Recording District, First Judicial District at Juneau. The amendment is effective only upon recording.

12.5 Special Declarant Rights. No amendment shall be made to any Document, including this Declaration during the Period of Declarant Control without the prior written permission of the Declarant.

12.6 Consent of Holders of Security Interests. Amendments are subject to the consent requirements of article XV.

12.7 Limitation of Challenges. An action to challenge the validity of an amendment adopted by the Association pursuant to this article may not be brought more than one (1) year after the amendment is recorded.

12.8 Amendment to Relocate Boundaries Between Adjoining Unit Lots. Subject to approval of any structural changes and required permits pursuant to article XI, the boundaries between adjoining Unit Lots may be relocated by an amendment to the Declaration upon application to the Association by the owners of the Unit Lots affected by the relocation. If the owners of the adjoining Unit Lots have specified a reallocation between their Unit Lots of their Allocated Interests, the application shall state the proposed reallocations. Unless the Executive Board determines, within ninety (90) days after receipt of the application, that the reallocations are unreasonable, the Association shall consent to the reallocation and prepare an amendment that identifies the Unit Lots involved, states the reallocations and indicates the Associations' consent. The amendment must be executed by those Unit Lot Owners and contain words of conveyance between them, and the approval of the holders of Security Interest in the Affect Unit Lots shall be endorsed thereon. On recordation, the amendment shall be indexed in the name of the grantor and the grantee, and in the grantee's index in the name of the Association.

The Association shall prepare and record Plats necessary to show the altered boundaries between adjoining Unit Lots, and their dimensions and identifying numbers. The applicants will pay for the costs of preparation of the amendment and its recording and the reasonable attorney's fees and consultant's fees of the Association if the Executive Board deems it prudent to employ an attorney or consultant.

ARTICLE XIII - Amendments to Bylaws and Articles of Incorporation

Subject to the provisions of the Alaska Common Interests Ownership Act and article XII, paragraph 12.1, the Articles of Incorporation and Bylaws may be amended only by Vote or agreement of the Unit Lot Owners comprising at least sixty-seven percent (67%) of the allocated interests in the Association at any duly called regular or special meeting of the Association, following Notice and Comment to all Unit Lot Owners. The notice of the meeting will set forth a summary of the proposed amendments as required by the Alaska Nonprofit Corporation Act and Bylaws. The Executive Board will submit approved amendments to the appropriate state agency.

ARTICLE XIV - Termination

Termination of the Common Interest Community may be accomplished only in accordance with AS 34.08.260.

ARTICLE XV - Mortgagee Protection

15.1 Introduction. This article establishes certain standards and covenants which are for the benefit of the holders, insurers and guarantors of certain Security Interests. This article is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, this article shall control.

15.2 Percentage of Eligible Mortgagees. Whenever in this Declaration the approval or consent of a specified percentage of Eligible Mortgagees is required, it shall mean the approval or consent of Eligible Mortgagees holding Security Interest in Unit Lots which in the aggregate have allocated to them such specified percentage of Votes in the Association when compared to the total allocated to all Unit Lots then subject to Security Interest held by Eligible Mortgagees.

15.3 Notice of Actions. The Association shall give prompt written notice to each Eligible Mortgagee and Eligible Insurer of:

15.3.1 Any condemnation loss or any casualty loss which affects the Common Elements or any damage to an improvement or a Unit Lot on which there is a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, as applicable;

15.3.2 Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit Lot is subject to a first Security Interest held, insured, or guaranteed, by such Eligible Mortgagee or Eligible Insurer, which remains uncured for a period of sixty (60) days;

15.3.3 Any lapse, cancellation, or material modifications of any insurance policy or fidelity bond maintained by the Association;

15.3.4 Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees as specified in paragraph 16.4.2; and

15.3.5 Any judgment rendered against the Association.

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15.4 Consent Required.

15.4.1 Document Changes. Notwithstanding any lower requirement permitted by the Declaration or the Act, no amendment of any material provision of the Documents by the Association or Unit Lot Owners described in this paragraph 16.4.1 may be effective without approval in writing by at least fifty-one percent (51%) of the Eligible Mortgagees. A "material" provision includes, but is not limited to, any provisions affecting:

15.4.1.1 Assessments, assessment liens or priority of assessment liens;

15.4.1.2 Voting rights; except those changes specified in article XII of this Declaration;

15.4.1.3 Reserves for maintenance, repair and replacement of Common Elements;

15.4.1.4 Responsibility for maintenance and repairs;

15.4.1.5 Reallocation of interests in the Common Elements (except that when Limited Common Elements are reallocated by agreement between Unit Lot Owners, only those Unit Lot Owners and only the Eligible Mortgagee with a Security Interest on such Unit Lots must approve such action).

15.4.1.6 Rights to use Common Elements;

15.4.1.7 Boundaries of Unit Lots;

15.4.1.8 Convertibility of Unit Lots into Common Elements or Common Elements into Unit Lots;

15.4.1.9 Expansion or contraction of the Common Interest Community, or the addition, annexation or withdrawal of property to or from the Common Interest Community;

15.4.1.10 Insurance or fidelity bonds;

15.4.1.11 Leasing of Unit Lots;

15.4.1.12 Imposition of restrictions on a Unit Lot Owner's right to sell or transfer his or her Unit;

15.4.1.13 Establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

15.4.1.14 Restoration or repair of the project after hazard damage or partial condemnation in a manner other than that specified in the Documents;

15.4.1.15 Termination of the Common Interest Community after occurrence of substantial destruction or condemnation; and

15.4.1.16 The benefits of mortgage holders, insurers or guarantors.

15.4.2 Actions. Notwithstanding any lower requirements permitted by the Declaration or the Act, the Association may not take any of the following actions without the approval of at least

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fifty-one percent (51%) of the Eligible Mortgagees:

15.4.2.1 The establishment of self-management when professional management has been required previously by any Eligible Mortgagee;

15.4.2.2 The restoration or repair of the Property after hazard damage or partial condemnation in a manner other than that specified in the Documents;

15.4.2.3 The merger of this Common Interest Community with any other Common Interest Community;

15.4.2.4 The granting of any easements, leases, licenses and concessions through or over the Common Elements (excluding, however, any utility easements serving or to serve the Common Interest Community and excluding any leases, licenses or concessions for no more than one year);

15.4.2.5 The assignment of the future income of the Association, including its right to receive Common Expense assessments; or

15.4.2.6 Any action taken not to repair or replace the Property.

15.4.3 Actions requiring other than 51% mortgagee approval. The following actions by the Association require consent of Eligible Mortgagees as specified below:

15.4.3.1 An eighty percent (80%) Eligible Mortgagee approval is required to convey or encumber the Common Elements or any portion thereof (the granting of easements for public utilities or for other public purposes consistence with the intended use of the Common Elements by the Common Interest Community will not be deemed a transfer within the meaning of this clause);

15.4.3.2 A eighty percent (80%) Eligible Mortgagee approval is required for the termination of the Common Interest Community for reasons other than substantial destruction or condemnation;

15.4.3.3 When Unit Lot boundaries are not otherwise being affected, only the Owners of Unit Lots affected and Eligible Mortgagees of those Unit Lots need approve the alteration of any partition or creation of any aperture between adjoining Unit Lots;

15.4.3.4 The Association may not change the period for collection of regularly budgeted Common Expenses assessment to other than monthly without the unanimous (100%) consent of Eligible Mortgagees.

15.4.4 Failure to Respond. The failure of an Eligible Mortgagee to respond within sixty (60) days to any written request of the Association for approval of an action or amendment to the Declaration shall constitute an implied approval of the action or amendment, provided that notice was delivered by certified or registered mail, with a “return receipt” requested.

15.4.5 Notwithstanding anything above to the contrary, any amendments to the Documents required by any secondary lender to obtain financing for the Project shall only require the approval of the Executive Board.

15.5 Inspection of Books. The Association shall permit any Eligible Mortgagee or Eligible Insurer to inspect the books and records of the Association during normal business hours and, upon request, furnish such Eligible Mortgagees or Eligible Insurers annual reports and other financial data.

15.6 Financial Statements. The Association shall provide any Eligible Mortgagee or Eligible Insurer which submits a written request, with a copy of an annual financial statement within ninety (90) days following the end of each fiscal year of the Association. Such financial statement shall be audited by an independent certified public accountant, such audit to be paid for by the Eligible Mortgagee or Eligible Insurer making the request.

15.7 Enforcement. The provisions of this article are for the benefit of Eligible Mortgagees and Eligible Insurers and their successors, and may be enforced by any of them by any available means, at law, or in equity.

15.8 Attendance at Meetings. Any representative of an Eligible Mortgagee or Eligible Insurer may attend any meeting which a Unit Lot Owner may attend.

15.9 Appointment of Trustee. In the event of damage or destruction within the Common Interest Community or condemnation of all or a portion of the Common Interest Community, any Eligible Mortgagee may require that insurance or condemnation proceeds be payable to a Trustee. Such Trustee may be required to be a corporate trustee licensed by the State of Alaska. Proceeds will thereafter be distributed pursuant to paragraph 21.4 or pursuant to a condemnation award. Unless otherwise required, the members of the Executive Board acting by majority vote through the president may act as Trustee.

15.10 Priority on Insurance and Condemnation Proceeds. No provision of the Documents of the Association shall be deemed to give priority to an Unit Lot Owner or any other party over any rights of an Eligible Mortgagee pursuant to the terms of its Security Instrument in the case of distribution of insurance proceeds or condemnation proceeds, whether such proceeds pertain to a Unit Lot or Common Elements.

15.11 Rights to Reimbursement. Eligible Mortgagees of Unit Lots in the Common Interest Community may, jointly or singly, pay taxes or other charges, which are in default and which may or have become a charge against any Common Element owned by the Association and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the Common Elements, Eligible Mortgagees making such payments shall be owed immediate reimbursement from the Association.

ARTICLE XVI - Assessment and Collection of Common Expenses

16.1 Apportionment of Common Expenses. The maximum annual assessment of a Unit Lot is limited to not more than $300, as adjusted for inflation under AS 34.08.820 ($900 on June 30, 2025 and $930 on July 1, 2025). The Declaration may not be amended to increase the assessment during the Period of Declarant Control without unanimous (100%) consent of the all Unit Lot Owners. Except as provided in paragraph 17.2, all Common Expenses shall be assessed against all Unit Lots in accordance with their percentage share of the Common Expense liability as shown on Schedule A-2 to this Declaration.

16.2 Common Expenses Attributable to Fewer than all Unit Lots.

16.2.1 Any Common Expense for services provided by the Association to an Individual Unit Lot at the request of the Unit Lot Owner shall be assessed against the Unit Lot which benefits from such service.

16.2.2 Any insurance premium increase attributable to a particular Unit Lot by virtue of activities in or construction on the Unit Lot shall be assessed against that Unit Lot.

16.2.3 An assessment to pay a judgment against the Association may be made only against the Unit Lots in the Common Interest Community at the time the judgment was entered, in proportion to their Common Expense liabilities.

16.2.4 If a Common Expense is caused by the misconduct of a Unit Lot Owner, the Association may assess that expense exclusively against the Unit Lot.

16.2.5 Fees, charges, late charges, fines, collection costs, and interest charged against a Unit Lot Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

16.2.6 Any charge for utilities serving less than all of the Unit Lots, e.g., water or sewer booster pumps, shall be assessed to the Unit Lots that benefit from such service.

16.3 Lien.

16.3.1 The Association has a lien on a Unit Lot for an assessment levied against the Unit Lot or fines imposed against its Unit Lot Owner from the time the assessment or fines become due. Fees, charges, late charges, fines and interest charged pursuant to the Act, as it may be amended from time to time, and any of the Documents, are enforceable as assessments under this paragraph. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

16.3.2 A lien under this Section is prior to all other liens and encumbrances on a Unit Lot except: (1) a first security interest on the Unit Lot recorded before the date on which the assessment sought to be enforced became delinquent; and (2) liens for real estate taxes and other governmental assessments or charges against the Unit Lot. A lien under this paragraph is also prior to all security interests described in subdivision (1) of this paragraph if the Common Expense assessment based on the periodic budget adopted by the Association, pursuant to paragraph 17.4, would have become due in the absence of acceleration during the six (6) months immediately preceding the institution of an action to enforce the Association's lien. This does not affect the priority of mechanics' or materialmen's liens, or the priority of a lien for other assessments made by the Association. A lien under this article is not subject to the provisions of AS 09.38.010, as it may be amended from time to time.

16.3.3 Recording of the Declaration constitutes record notice and perfection of the lien. Further recording of a claim of lien for assessments under this article is not required.

16.3.4 A lien for unpaid assessments is extinguished unless proceedings to enforce the lien are instituted within three (3) years after the full amount of the assessment becomes due; provided, that if an Unit Lot Owner subject to a lien, under this article files a petition for relief under the U.S. Bankruptcy Code, the period of time for instituting proceedings to enforce the Association's lien shall be tolled until thirty (30) days after the automatic stay of proceedings under § 362 of the U.S Bankruptcy Code is lifted.

16.3.5 This article does not prohibit an action to recover sums from which paragraph 17.3.1 creates a lien or foreclosure or prohibit an Association from taking a deed in lieu of foreclosure.

16.3.6 When the Association acquires a judgment or decree in any action brought under this article, such judgment or decree shall include an award to the Association for actual collection costs and reasonable attorney's fees.

16.3.7 A judgment or decree in an action brought under this Section is enforceable by execution under AS 09.35.010, as it may be amended from time to time.

16.3.8 The Association's lien must be foreclosed as a lien is foreclosed under AS 34.35.005, as it may be amended from time to time.

16.3.9 In any action by the Association to collect assessments or to foreclose a lien for unpaid assessments, the court may appoint a receiver of the Unit Lot Owner to collect all sums alleged to be due from the Unit Lot Owner prior to or during the pendency of the action. The court may order the receiver to pay any sums held by the receiver to the Association during the pendency of the action to the extent of the Association's Common Expense assessments based on a periodic budget adopted by the Association pursuant to paragraph 17.4.

16.3.10 The purchaser at a foreclosure sale initiated by the holder of a Security Interest in a Unit Lot is not liable for any unpaid assessments against the Unit Lot which became due before the sale, other than the assessments which are prior to that Security Interest under paragraph 17.3.2. Any unpaid assessments not satisfied from the proceeds of sale become Common Expense for which all the Unit Lot Owners, including the purchaser, may be assessed. For the purpose of this paragraph "the purchaser" shall include but not be limited to, any holder of a Security Interest in a Unit Lot which obtains title to a Unit Lot.

16.3.11 Any payments received by the Association to discharge a Unit Lots Owner's obligation may be applied to the oldest balance due.

16.3.12 The Association may acquire, hold, lease, mortgage and convey a Unit Lot foreclosed upon pursuant to this Section for unpaid assessments.

16.3.13 A lien under this Section shall not be affected by any sale or transfer of a Unit Lot except as provided in paragraph 17.3.10.

16.4 Budget Adoption and Ratification. Within thirty (30) days after adoption of a proposed budget for the Common Interest Community, the Executive Board shall provide a summary of the budget to each Unit Lot Owner, and shall set a date for a meeting of the Unit Lot Owners to consider ratification of the budget not less than fourteen (14) or more than thirty (30) days after mailing of the summary. Unless at the meeting a majority of all Unit Lot Owners Votes to reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Lot Owners continues until the Unit Lot Owners ratify a budget proposed by the Executive Board.

16.5 Non-budgeted Common Expense Assessments. If the Executive Board votes to levy a Common Expense assessment not included in the current budget, other than one enumerated in Section 17.2 of this article, in an amount greater than fifteen percent (15%) of the current annual operating budget, the Executive Board shall submit such Common Expenses to the Unit Lot

Owners for their consideration and comment in the same manner as a budget under paragraph 17.4, provided, however, that such assessment can be considered at a special meeting as long as the notice required for annual meetings is provided to the Unit Lot Owners.

16.6 Certificate of Payment of Common Expense Assessments. The Association, upon written request, shall furnish to a Unit Lot Owner a statement in recordable form setting out the amount of unpaid assessments against his or her Unit Lot. The statement must be furnished within ten (10) business days after receipt of the request and is binding upon the Association, the Executive Board and each Unit Lot Owner.

16.7 Monthly Payment of Common Expenses. All Common Expenses assessed under this article XVI shall be due and payable on the first day of each and every month and shall become delinquent if not paid by the fourth (4^{th}) day of each and every month.

16.8 Acceleration of Common Expense Assessments. In the event of default for a period of ten (10) days by any Unit Lot Owner in the payment of any Common Expense assessment levied against his or her Unit Lot, the Executive Board shall have the right, after Notice and Hearing, to declare all unpaid assessments for the pertinent fiscal year to be immediately due and payable. The holder of a first Security Interest in a Unit Lot which has acquired title to any Unit Lot as a result of a foreclosure of its Security Interest shall be exempt from the application of this paragraph.

16.9 Commencement of Common Expense Assessments. Common Expense assessments shall begin on the first day of the month in which conveyance of the first Unit Lot to a Unit Lot Owner other than the Declarant occurs.

16.10 No Waiver of Liability for Common Expenses. No Unit Lot Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use of enjoyment of the Common Elements or by abandonment of the Unit Lot against which the assessments are made.

16.11 Personal Liability of Unit Lot Owners. A Unit Lot Owner at the time of a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Unit Lot unless he or she agrees to assume the obligation.

16.12 Penalties and Fines. The Executive Board may impose fines or take disciplinary action against any Unit Lot Owner for violation of any provision of the Documents and the unrecorded Rules. Penalties may include, but are not limited to, fines, temporary suspension of voting rights or other appropriate discipline, provided the Unit Lot Owner is given notice and a hearing before the imposition of any fine or disciplinary action. The Executive Board shall have the power to adopt a schedule of reasonable fines and penalties for violations of the terms of this Declaration, Bylaws, and Articles of Incorporation, and for violations of any Rules. Written copies of Rules and the schedule of penalties shall be furnished to Unit Lot Owners.

16.13 Capitalization of the Association. Declarant will establish a working capital fund in an amount at least equal to two months' installments of the Annual Assessment for each Unit Lot in the Common Interest Community. Upon the first conveyance of record title to a Unit Lot from Declarant, the Unit Lot Owner shall contribute to the working capital and reserves of the Association in an amount equal to two months' installments of the Annual Assessment at the rate in effect at the time of sale, and upon the sale of each Unit Lot from the Declarant to a Unit Lot

Owner, Declarant will receive a refund of the contribution to the working capital fund made by Declarant for such Unit Lot. The Association shall maintain the working capital funds in segregated accounts to meet unforeseen expenditures or to acquire additional equipment or services for the benefit of the Members. Such payments to this fund shall not be considered advance payments of Annual Assessments and except for refunds of Declarant, shall not be refundable.

ARTICLE XVII - Right to Assign Future Income

The Association may assign its future income, including its right to receive Common Expense assessments, only by the affirmative Vote of Unit Lot Owners of Unit Lots to which at least fifty-one percent (51%) of the Votes in the Association are allocated, at a meeting called for that purpose and subject to article XV hereof with regard to obtaining Eligible Mortgagees' consent. No assignment may be made during the Period of Declarant Control without the permission of the Declarant.

ARTICLE XVIII - Persons and Unit Lots Subject to Documents

18.1 Compliance with Documents. All Unit Lot Owners, tenants, mortgagees and occupants of Unit Lots shall comply with the Documents, including the Book of Resolutions, as it may be amended from time to time. The acceptance of a deed or the exercise of any incident of ownership or the entering into a lease or the entering into of occupancy of a Unit Lot constitutes agreement that the provisions of the Documents are accepted and ratified by such Unit Lot Owners, tenant, mortgagee or occupant, and all such provisions recorded in the records of the Juneau Recording District, First Judicial District, State of Alaska, are covenants running with the land and shall bind any persons having at any time any interest in such Unit Lot.

18.2 Adoption of Rules. The Executive Board may adopt Rules (resolutions) regarding the use and occupancy of Unit Lots and Common Elements, and the activities of occupants, subject to Notice and Comment.

ARTICLE XIX - Insurance

19.1 Coverage. To the extent reasonably available, the Executive Board shall obtain and maintain insurance coverage as set forth in this article. If such insurance is not reasonably available and the Executive Board determines that any insurance described herein will not be maintained, the Executive Board shall cause notice of that fact to be hand-delivered or sent prepaid by United States mail to all Unit Lot Owners and Eligible Mortgagees at their respective last known addresses.

19.2 Property Insurance.

19.2.1 The Association shall maintain property insurance on the Common Elements insuring against all risks of direct physical loss commonly insured against. The total amount of insurance after application of any deductibles shall be not less than one hundred percent (100%) of the current replacement value, exclusive of land, excavations, foundations and other items normally excluded from property policies. The insurance maintained under this article shall not include the Unit Lots or the Improvements and betterments installed by Unit Lot Owners (personal property not permanently attached to the Project). The Association shall maintain insurance in an amount equal to the actual cash value of personal property owned by the Association. Prior to obtaining any insurance on Common Elements under this article, and at least annually thereafter,

the Executive Board shall take reasonable steps satisfactory to the insurance company to determine the replacement costs of the Common Elements or obtain an agreed amount endorsement. The maximum deductible for insurance policies shall be the lessor of $10,000.00 or one percent (1%) of the policy face amount, whichever is less.

19.2.2 Other Provisions. Insurance policies required by this article shall provide that:

19.2.2.1 The insurer waives the right to subrogation under the policy against a Unit Lot Owner or member of the household of a Unit Lot Owner;

19.2.2.2 An act or omission by a Unit Lot Owner, unless acting within the scope of the Unit Lot Owner's authority on behalf of the Association, will not void the policy or be a condition to recovery under the policy;

19.2.2.3 If, at any time of a loss under the policy, there is other insurance in the name of a Unit Lot Owner covering the same risk covered by the policy, the Association's policy provides primary insurance;

19.2.2.4 Loss must be adjusted with the Association;

19.2.2.5 Insurance proceeds shall be paid to any insurance trustee designated in the policy for that purpose, and in the absence of such designation, to the Association, in either case to be held in trust for each Unit Lot Owner and such Unit Lot Owner's mortgagees;

19.2.2.6 The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of proposed cancellation or non-renewal has been mailed to the Association, each Unit Lot Owner and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known address; and

19.2.2.7 The name of the insured shall be substantially as follows: "BROW TINE UNIT OWNERS ASSOCIATION, INC., for the uses and benefit of the individual Owners."

19.3 Liability Insurance. Liability insurance, including medical payments insurance, in an amount determined by the Executive Board but in no event less than $1,000,000, covering all occurrences commonly insured against (death, bodily injury and property damage) arising out of or in connection with the use, ownership or maintenance of the Common Elements, and the activities of the Association.

19.4 Other Provisions. Insurance policies carried pursuant to this article shall provide that:

19.4.1.1 Each Unit Lot Owner is an insured person under the policy with respect to liability arising out of the interest of the Unit Lot Owner in the Common Elements or membership in the Association.

19.4.1.2 The insurer waives the right to subrogation under the policy against a Unit Lot Owner or member of the household of a Unit Lot Owner;

19.4.1.3 An act or omission by a Unit Lot Owner, unless acting within the scope of the Unit Lot Owner's authority on behalf of the Association, will not void the policy or be a condition to recovery under the policy;

19.4.1.4 If, at the time of a loss under the policy, there is other insurance in the name of a Unit Lot Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance; and

19.4.1.5 The insurer issuing the policy may not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or non- renewal has been mailed to the Association, each Unit Lot Owner and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued at their last known addresses.

19.5 Fidelity Bonds. A blanket fidelity bond is required for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The bond shall name the Association as obligee and shall cover the maximum funds that will be in the custody of the Association or the manager at any time while the bond is in force, and in no event less than the sum of three (3) months' assessments plus reserve funds. The bond shall include a provision that calls for ten (10) days' written notice to the Association, to each holder of a Security Interest in a Unit Lot, to each servicer that services a FNMA-owned, VA-owned, FHLMC- owned, or AHFC-owned mortgage on a Unit Lot and to the insurance trustee, if any, before the bond can be canceled or substantially modified for any reason.

19.6 Unit Lot Owner Policies. An insurance policy issued to the Association does not prevent a Unit Lot Owner from obtaining insurance for his or her own benefit.

19.7 Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance to meet the requirements of the laws of the State of Alaska.

19.8 Directors' and Officers' Liability Insurance. The Executive Board shall obtain and maintain directors' and officers' liability insurance, if available, covering all of the Directors and officers of the Association in such limits as the Executive Board may, from time to time, determine.

19.9 Other Insurance. The Association may carry other insurance which the Executive Board considers appropriate to protect the Association or the Unit Lot Owners.

19.10 Premiums. Insurance premiums shall be a Common Expense.

ARTICLE XX - Damage to or Destruction of Property

20.1 Duty to Restore. A portion of the Common Interest Community for which insurance is required under AS 34.08.440 of the Act or for which insurance carried by the Association is in effect, whichever is more extensive, that is damaged or destroyed must be repaired or replaced promptly by the Association unless:

20.1.1 The Common Interest Community is terminated;

20.1.2 Repair or replacement would be illegal under a state statute or municipal ordinance governing health or safety; or

20.1.3 Eighty percent (80%) of the Unit Lot Owners, including every Unit Lot or assigned Limited Common Element that will not be rebuilt, vote not to rebuild.

20.2 Cost. The cost of repair or replacement of the Common Elements in excess of insurance proceeds and reserves is a Common Expense.

20.3 Plans. The Project must be repaired and restored in accordance with either the original plans and specifications or other plans and specifications which have been approved by the Executive Board, a majority of Votes and fifty-one percent (51%) of Eligible Mortgagees.

20.4 Insurance Proceeds.

20.4.1 The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Common Interest Community.

20.4.2 The insurance Trustee, or if there is no insurance Trustee, then the Executive Board of the Association, acting by the president, shall hold any insurance proceeds in trust for the Association, Unit Lot Owners and lien holders as their interests may appear. Subject to the provisions of paragraph 21.1, the proceeds shall be disbursed first for the repair or restoration of the damaged Project. The Association, Unit Lot Owners and lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Project has been completely repaired or restored, or the Common Interest Community is terminated.

20.5 Certificates by the Executive Board. The Trustee, if any, may rely on the following certifications in writing made by the Executive Board:

20.5.1 Whether or not damaged or destroyed Property is to be repaired or restored; and

20.5.2 The amount or amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

20.6 Certificates by Attorneys or Title Reports. Title insurance companies or, if payments are to be made to Unit Lot Owners or mortgagees, the Executive Board and the Trustee, if any, shall obtain and may rely on the attorney's certificate of title or a title insurance policybased on a search of the records of the District Recorder's Office, Juneau Recording District, First Judicial District, State of Alaska, from the date of the recording of the original above-described Declaration stating the names of the Unit Lot Owners and the mortgagees.

ARTICLE XXI - Rights to Notice and Comment and Notice and Hearing

21.1 Right to Notice and Comment. Before the Executive Board amends the Bylaws or the Rules, whenever the Documents require that an action be taken after "Notice and Comment", and at any other time the Executive Board determines, the Unit Lot Owners have the right to notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Unit Lot Owner in writing and shall be delivered personally or by mail, email or facsimile to all Unit Lot Owners at such address as appears in the records of the Association, or published in a newsletter or similar publication which is routinely circulated to all Unit Lot Owners. The notice shall be given not less than five (5) days before the proposed action is to be taken. It shall invite comment to the Executive Board orally or in writing before the scheduled time of the meeting. The right of Notice and Comment does not entitle a Unit Lot Owner to be heard at a formally constituted meeting.

21.2 Right to Notice and Hearing. Whenever the Documents require that an action be taken after "Notice and Hearing", the following procedure shall be observed. The party proposing to take the action (e.g., the Executive Board, a committee, an officer, the manager, etc.) shall give written notice of the proposed action to all Unit Lot Owners or occupants of Unit Lots whose

interest would be significantly affected by the proposed action. The Notice shall include a general statement of the proposed action and the date, time and place of the hearing. The notice shall be given not less than five (5) days before the hearing date. At the hearing, the affected person shall have the right, personally or by a representative, to give testimony orally, in writing or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

21.3 Appeals. Any person having a right to Notice and Hearing shall have the right to appeal to the Executive Board from a decision of persons other than the Executive Board by filing a written notice of appeal with the Executive Board within ten (10) days after being notified of the decision. The Executive Board shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

ARTICLE XXII - Executive Board

22.1 Minutes of Executive Board Meeting. The Executive Board shall permit any Unit Lot Owner to inspect the minutes of the Executive Board meetings during normal business hours. The approved minutes shall be available for inspection within fifteen (15) days of such request.

22.2 Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in this Declaration, the Bylaws, Articles of Incorporation or the Act. The Executive Board shall have, subject to the limitations contained in this Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community which shall include, but be limited to, the following:

22.2.1 Adopt and amend Rules and regulations;

22.2.2 Adopt and amend budgets for revenues, expenditures and reserves;

22.2.3 Collect assessments for Common Expenses from Unit Lot Owners;

22.2.4 Hire and discharge managing agents;

22.2.5 Hire and discharge employees and agents, other than managing agents, and independent contractors;

22.2.6 Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violation of the Association's Declaration, Bylaws, Articles of Incorporation, or Rules in the Association's name on behalf of the Association or two (2) or more Unit Lot Owners on matters affecting the Common Interest Community;

22.2.7 Make contracts and incur liabilities;

22.2.8 Regulate the use, maintenance, repair, replacement and modification of the Common Elements;

22.2.9 Cause additional improvements to be made as part of the Common Elements;

22.2.10 Acquire, hold, encumber and convey in the Association's name any right, title or interest to real property or personal property, but Common Elements may be conveyed or subject to a Security Interest only pursuant to AS 34.08.430;

22.2.11 Grant easements for any period of time, including permanent easements, and leases, licenses and concessions for no more than one (1) year, through or over the Common Elements;

22.2.12 Impose and receive a payment, fee or charge for the use, rental or operation of the Common Elements, and for services provided to Unit Lot Owners;

22.2.13 Impose a reasonable charge for late payment of assessments and, after Notice and Hearing, levy reasonable fines for violations of this Declaration, Bylaws, Articles of Incorporation, Rules and regulations of the Association;

22.2.14 Impose a reasonable charge for the preparation and recordation of amendments to this Declaration, resale certificates required by AS 34.08.590, or a statement of unpaid assessments;

22.2.15 Provide for the indemnification of the Association's officers and Executive Board and maintain Directors' and officers' liability insurance;

22.2.16 Assign the Association's right to future income, including the right to receive Common Expense assessments;

22.2.17 Exercise any other powers conferred by the Documents;

22.2.18 Exercise any other power that may be exercised in Alaska by legal entities of the same type as the Association;

22.2.19 Exercise any other power necessary and proper for the governance and operation of the Association; and

22.2.20 By resolution, establish committees of Directors, permanent and standing, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing the committee. All committees must maintain and publish notice of their actions to Unit Lot Owners and the Executive Board. However, actions taken by a committee may be appealed to the Executive Board by any Unit Lot Owner within forty-five (45) days of publication of such notice, and such committee action must be ratified, modified or rejected by the Executive Board at its next regular meeting.

22.3 Executive Board Limitations. The Executive Board may not act on behalf of the Association to amend this Declaration, except in accordance with article XII herein, to terminate the Common Interest Community or to elect members of the Executive Board members, but the Executive Board may fill vacancies in its membership for the unexpired portion of a term.

22.4 The Executive Board will be elected in accordance with paragraph 26.9 and the Bylaws.

ARTICLE XXIII - Open Meetings

23.1 Access. All meetings of the Executive Board, at which action is to be taken by vote at such meeting will be open to the Unit Lot Owners, except as provided in paragraph 24.3.

23.2 Notice. Notice of every such meeting will be given not less than twenty-four (24) hours prior to the time set for such meeting, by electronic communication to each Unit Lot Owner or posting such notice in a conspicuous location in the Common Interest Community, except that such notice will not be required if an emergency situation requires that the meeting be held without

delay.

23.3 Executive Sessions. Meetings of the Executive Board may be held in executive session, without giving notice and without the requirement that they be open to Unit Lot Owners where the action taken at the executive session involves personnel, pending litigation, contract negotiations, or enforcement actions or where no action is taken at the executive session requiring the affirmative vote of Directors.

ARTICLE XXIV - Condemnation

If part or all of the Common Interest Community is taken by any power having the authority of eminent domain, all compensation and damages for and on account of the taking shall be payable in accordance with AS 34.08.740.

ARTICLE XXV - Development Rights and Other Special Declarant Rights

25.1 Reservation of Development Rights. The Declarant reserves no Development Rights. Notwithstanding any provision of this Declaration to the contrary, and right of the Declarant which is deemed to be a Development Right under the Act shall be void.

25.2 Special Declarant Rights. The Declarant reserves the following Special Declarant Rights, to the maximum extent permitted by law, which may be exercised, where applicable, anywhere within the Common Interest Community:

25.2.1 To complete improvements indicated on the Plat filed with the Declaration.

25.2.2 ~~To exercise any Development Rights reserved in the Declaration.~~

25.2.3 To maintain sales offices, management offices, signs advertising the Project, and models.

25.2.4 To use easements through the Common Areas for the purpose of making improvements and repairs within the Project.

25.2.5 To appoint or remove any officer of the Association or Director of the Executive Board during any Period of Declarant Control subject to the provisions of paragraph 26.7.2 and AS 34.08.330(e).

25.3 Models, Sales Offices and Management Offices. As long as the Declarant is a Unit Lot Owner, the Declarant and its duly authorized agents, representatives, and employees may maintain any Unit Lot owned by the Declarant or any portion of the Common Elements as a model Unit Lot or sales office or management office.

25.4 Warranty Work and Repairs; Declarant's Easement. The Declarant reserves the right to perform warranty work and repairs and construction work and to store materials in secure areas, in Common Elements, and the further right to control all such work and repairs, and the right of access thereto, until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The Declarant has such an easement through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in the Declaration. Such easement includes the right to convey utility and drainage easements to public utilities, the CBJ, and contiguous owners to fulfill the plan of development.

25.5 Signs and Marketing. The Declarant reserves the right to post signs and displays in the Common Elements to promote sales of Unit Lots, and to conduct general sales activities, in a manner that will not unreasonably disturb the rights of the Unit Lot Owners.

25.6 Association or Executive Board Actions Subject to Declarant's Approval. Declarant may voluntarily surrender the right to appoint and remove officers and members of the Executive Board before the termination of the Period of Declarant Control, but in that event, the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or the Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

25.7 Declarant's Personal Property. The Declarant reserves the right to retain all personal property and equipment used in sales, management, repair, and maintenance of the Project that has not been represented as property of the Association. The Declarant reserves the right to remove, within one year after the sale of the last Unit Lot, from the Property any and all goods and improvements used in development, marketing and repair, whether or not they have become fixtures.

25.8 Declarant Control of the Association.

25.8.1 Subject to paragraph 26.9.2, there will be a Period of Declarant Control of the Association, during which the Declarant or persons designated by them may appoint and remove the officers ~~and~~ Directors of the Executive Board. The Period of Declarant Control terminates no later than the earlier of:

25.8.1.1 Sixty (60) days after conveyance of seventy-five percent (75%) of the Unit Lots that may be created to Unit Lot Owners other than the Declarant;

25.8.1.2 Two (2) years after Declarant has ceased to offer Unit Lots for sale in the ordinary course of business.

25.8.1.3 Declarant may voluntarily surrender the right to appoint and remove officers and Directors of the Executive Board before termination of that period, but in that event the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

25.8.2 Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Unit Lots that may be created to Unit Lot Owners other than a Declarant, at least one Director and not less than twenty-five percent (25%) of the Directors of the Executive Board shall be elected by the Unit Lot Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Unit Lots that may be created to Unit Lot Owners other than the Declarant, not less than thirty-three and a third percent (33⅓%) of the Directors of the Executive Board must be elected by Unit Lot Owners other than the Declarant.

25.8.3 Notwithstanding any provisions of the Declaration or Bylaws to the contrary, the Unit Lot ~~Owners~~, by a sixty-seven percent (67%) Vote of all persons present and entitled to Vote at any meeting of the Unit Lot Owners at which a quorum is present, may remove a member of the

Executive Board with or without cause, other than a member appointed by the Declarant.

25.9 Limitations on Special Declarant Rights. Unless sooner terminated by a recorded instrument executed by the Declarant, any Special Declarant Right may be exercised by the Declarant as long as the Declarant is obligated under any warranty or obligation, owns any Unit Lots or Security Interest on any Unit Lots, or for 21 years after the recording of the Declaration, whichever is sooner. Earlier termination of certain rights may occur by statute. Additional limitations are specified in article XV.

25.10 Neither the Association nor any Unit Lot Owner may take any action or adopt any Rule that will interfere with or diminish any Special Declarant Right without the prior written consent of the Declarant.

ARTICLE XXVI - Miscellaneous

26.1 Captions. The captions contained in the Documents are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of the Documents nor the intent of any provision thereof.

26.2 Gender. The use of the masculine gender refers to the feminine and neuter genders and the use of the singular includes the plural, and vice versa, whenever the context of the Documents so requires.

26.3 Waiver. No provision contained in the Documents is abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

26.4 Invalidity. The invalidity of any provision of the Documents does not impair or affect in any manner the validity, enforceability or effect of the remainder, and in such event, all of the other provisions of the Documents shall continue in full force and effect.

26.5 Conflict. The Documents are intended to comply with the requirements of the Act and Chapter 10.20 of the Alaska Statutes (Non-Profit Corporation Law). In the event of any conflict between the Documents and the provisions of the statutes, the provisions of the statutes shall control. In the event of any conflict between this Declaration and the other Document, this Declaration shall control.

26.6 Rights of Action. The Association and any aggrieved Unit Lot Owner shall have a right of action against Unit Lot Owners for failure to comply with the provisions of the Documents, or with decisions of the Association which are made pursuant to the Documents. Unit Lot Owners shall also have such rights of action against the Association.

26.7 Execution of Documents. The president or secretary of the Association is responsible for preparing, executing, filing, and recording amendments to the Documents.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this _____ day of _____ 2025.

DECLARANT:

DRAFT

R & S Construction, LLC

By: _____
Robin Worden, Member

By: _____
Scott Jenkins, Member

Misty Sea Charters & Lodging, LLC

By: _____
Michael Burgess, Member

By: _____
Misty Fitzpatrick, Member

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

On this ____ day of _____ 2025, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Robin Worden**, to me known to be the authorized representative of **R & S Construction, LLC**, an Alaska limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above- written.

_____
Notary Public for Alaska
My Commission Expires:_____

STATE OF ALASKA)
)

DRAFT

FIRST JUDICIAL DISTRICT)

On this ____ day of _____ 2025, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Scott Jenkins**, to me known to be the authorized representative of **R & S Construction, LLC**, an Alaska limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above- written.

_____
Notary Public for Alaska
My Commission Expires:_____

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

On this ____ day of _____ 2025, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Michael Burgess**, to me known to be the authorized representative of **Misty Sea Charters & Lodging LLC**, an Alaska limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above- written.

_____
Notary Public for Alaska
My Commission Expires:_____

DRAFT

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

On this ____ day of _____ 2025, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Misty Fitzpatrick**, to me known to be the authorized representative of **Misty Sea Charters & Lodging LLC**, an Alaska limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above- written.

_____
Notary Public for Alaska
My Commission Expires:_____

DRAFT

SCHEDULE A-1

DESCRIPTION OF LAND

Lot 1, Ravenwood Subdivision, according to Plat 2019-3, Juneau Recording District, First Judicial District, State of Alaska.

Said property is subject to the following:

1. All reservations, exceptions, easements, encumbrances, leases, covenants, conditions, and restrictions of record.

2. Any and all provisions of any ordinance, borough regulation, or public or private law, inclusive of zoning, inland wetlands, building and planning laws, rules and regulations in and for the City and Borough of Juneau.

3. Taxes of the City and Borough of Juneau, including taxes resulting from any reassessment or reallocation from the creation of the Common Interest Community, which became due and payable after the date of the delivery of the Unit Lot deed.

4. Reservations and exceptions as contained in the United States Patent and acts relating thereto.

5. Easements, restrictions, covenants listed on Schedule A-4..

SCHEDULE A-2

TABLE OF INTERESTS

Unit Lot No.	Share of Common Expenses	Vote in Association	Unit Lot No.	Share of Common Expenses	Vote in Association
1	1/42nd	1	22	1/42nd	1
2	1/42nd	1	23	1/42nd	1
3	1/42nd	1	24	1/42nd	1
4	1/42nd	1	25	1/42nd	1
5	1/42nd	1	26	1/42nd	1
6	1/42nd	1	27	1/42nd	1
7	1/42nd	1	28	1/42nd	1
8	1/42nd	1	29	1/42nd	1
9	1/42nd	1	30	1/42nd	1
10	1/42nd	1	31	1/42nd	1
11	1/42nd	1	32	1/42nd	1
12	1/42nd	1	33	1/42nd	1
13	1/42nd	1	34	1/42nd	1
14	1/42nd	1	35	1/42nd	1
15	1/42nd	1	36	1/42nd	1
16	1/42nd	1	37	1/42nd	1
17	1/42nd	1	38	1/42nd	1
18	1/42nd	1	39	1/42nd	1
19	1/42nd	1	40	1/42nd	1
20	1/42nd	1	41	1/42nd	1
21	1/42nd	1	42	1/42nd	1

Except during the period of Declarant control, each Unit Lot in the Common Interest Community shall have one (1) equal Vote. Pursuant to the provisions of the Articles of Incorporation of Brow Tine Unit Owners Association, Inc., Declarant shall be a Class B member entitled to three (3) Votes for each Unit Lot owned until seventy-five percent (75%) of the Unit Lots have been sold. Any specified percentage of Unit Lot Owners, unless otherwise stated in the Documents, means the specified percentage of all the Votes as allocated in Schedule A-2.

SCHEDULE A-3

PLAT

Plat No. _____, Juneau Recording District, First Judicial District, State of Alaska, dated _____.

See attached site plan recorded herewith.

SCHEDULE A-4

RECORDED EASEMENTS AND LICENSES

1. Easements for utilities, ingress and egress, and drainage created by the Declaration and the Plat.

2. Easement and the terms and conditions thereof:

   GRANTEE: Franklin W. Ingledue and Pauline Ingledue
   PURPOSE: a water line for domestic household purposes
   DATED: May 13, 1960
   RECORDED: May 20, 1960 in Book 57 at Page 330

3. Easement and the terms and conditions thereof:

   GRANTEE: Alaska Electric Light & Power Company
   PURPOSE: constructing, maintaining, repairing, reconstructing, and using underground electrical transmission and distribution lines, including wires and conduits to be buried in the ground and other appurtenances
   AREA AFFECTED: a 5 foot wide easement for the burial of electric service conductors, the center of which is defined by the actual location of the electric conductor
   DATED: May 14, 1993
   RECORDED: June 23, 1994 in Book 408 at Page 236

4. Easement and the terms and conditions thereof:

   GRANTEE: Alaska Electric Light & Power Company
   PURPOSE: constructing, maintaining, repairing, reconstructing, and using underground electrical transmission and distribution lines, including wires and conduits to be buried in the ground and other appurtenances
   AREA AFFECTED: a 5-foot wide easement for the burial of electric service conductors, the center of which is defined by the actual location of the electric conductor
   DATED: May 14,1993
   RECORDED: June 23, 1994 in Book 408 at Page 237

5. Easements and notes as shown on Plat No. 649, Plat No. 77-49, Plat No. 80-60, Plat No. 2001-34, Plat No. 2005-20, Plat No. 2007-11, Plat No. 2015-41 and Plat No. 2019-3.

6. Reservation of Easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 842, dated June 19, 1952; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.

WAIVER OF NOTICE OF FIRST MEETING
OF INCORPORATORS/ DIRECTORS OF

BROW TINE UNIT OWNERS ASSOCIATION, INC.

We, the undersigned, being the incorporators and first directors of Brow Tine Unit Owners Association, Inc., do hereby severally waive notice of the first meeting of incorporators and directors and do agree that the first organizational meeting shall be held telephonically.

Dated 04/22/2025

Robin Worden (Apr 22, 2025 09:06 AKDT)

Robin Worden, Incorporator & Director

Dated 04/23/2025

Michael Burgess

Michael Burgess (Apr 23, 2025 04:32 GMT+2)

Michael Burgess, Incorporator

Dated 04/22/2025

Scott Jenkins (Apr 22, 2025 12:17 PDT)

Scott Jenkins, Incorporator & Director

Dated 04/23/2025

Misty Fitzpatrick

Misty Fitzpatrick (Apr 23, 2025 04:33 GMT+2)

Misty Fitzpatrick, Incorporator & Director

Waiver of Notice Brow Tine Unit Owners Association Inc

Final Audit Report 2025-04-23

Created:	2025-04-22
By:	Diane Foster (dfoster@faulknerbanfield.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgC1RY_Vs8rAbuaCdcNkmH_JYp_o6OW2Y

"Waiver of Notice Brow Tine Unit Owners Association Inc" History

Document created by Diane Foster (dfoster@faulknerbanfield.com)
2025-04-22 - 4:42:48 PM GMT

Document emailed to Robin Worden (roblisa@ak.net) for signature
2025-04-22 - 4:42:52 PM GMT

Document emailed to Michael Burgess (admin@tongasselectric.com) for signature
2025-04-22 - 4:42:52 PM GMT

Document emailed to Misty Fitzpatrick (admin@tongasselectric.com) for signature
2025-04-22 - 4:42:52 PM GMT

Document emailed to Scott Jenkins (iglooracing_1@yahoo.com) for signature
2025-04-22 - 4:42:53 PM GMT

Email viewed by Robin Worden (roblisa@ak.net)
2025-04-22 - 5:06:41 PM GMT

Document e-signed by Robin Worden (roblisa@ak.net)
Signature Date: 2025-04-22 - 5:06:53 PM GMT - Time Source: server

Email viewed by Scott Jenkins (iglooracing_1@yahoo.com)
2025-04-22 - 7:17:23 PM GMT

Document e-signed by Scott Jenkins (iglooracing_1@yahoo.com)
Signature Date: 2025-04-22 - 7:17:42 PM GMT - Time Source: server

Email viewed by Michael Burgess (admin@tongasselectric.com)
2025-04-23 - 2:32:26 AM GMT

Adobe Acrobat Sign

Document e-signed by Michael Burgess (admin@tongasselectric.com)
Signature Date: 2025-04-23 - 2:32:52 AM GMT - Time Source: server

Email viewed by Misty Fitzpatrick (admin@tongasselectric.com)
2025-04-23 - 2:33:03 AM GMT

Document e-signed by Misty Fitzpatrick (admin@tongasselectric.com)
Signature Date: 2025-04-23 - 2:33:19 AM GMT - Time Source: server

Agreement completed.
2025-04-23 - 2:33:19 AM GMT



Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d:

Issuing Agent:	Alaska Escrow and Title Insurance Agency, Inc.
Issuing Office:	2030 Sea Level Drive, Suite 201, Ketchikan, AK 99901
Issuing Office's ALTA® Registry ID:	0000001
Issuing Office File Number:	68468
Property Address:	4670 Glacier Hwy., Juneau, AK 99801

SCHEDULE A

OWNER'S POLICY

Name and Address of Title Insurance Company: Old Republic Title Insurance Company
1408 North Westshore Boulevard, Suite 900
Tampa, Florida 33607

Policy Number: OYWR-08014598

Amount of Insurance: $1,175,000.00 Premium: $3,257.00

Date of Policy: September 16, 2024 at 8:39 am

1. The Insured is:

   Misty Sea Charters & Lodging LLC and R&S Construction LLC

2. The estate or interest in the Land insured by this policy is:

   Fee Simple

3. The Title is vested in:

   Misty Sea Charters & Lodging LLC and R&S Construction LLC

4. The Land is described as follows:

   Lot 1, Ravenwood Subdivision, according to Plat 2019-3, Juneau Recording District, First Judicial District, State of Alaska.

SCHEDULE B

OWNER'S POLICY

Policy Number: OYWR-08014598

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
   Proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof not shown by the Public Records at Date of Policy.

4. Rights of the State or Federal Government and/or the public in and to any portion of the land for right of way as established by Federal Statute RS 2477 (whether or not such rights are shown by recordings of maps in the Public Records by the State of Alaska).

5. Any encroachment, encumbrance, violation, variation, easement or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

6. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excepted under (1), (2), or (3) are shown by the Public Records.

7. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

9. RESERVATIONS and exceptions contained in U.S. Patent, and/or acts authorizing the issuance thereof.

10. Easement and the terms and conditions thereof:

    GRANTEE: Franklin W. Ingledue and Pauline Ingledue
    PURPOSE: a water line for domestic household purposes
    DATED: May 13, 1960
    RECORDED: May 20, 1960 in Book 57 at Page 330
    THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE LAND HEREIN DESCRIBED.

11. Easement and the terms and conditions thereof:

    GRANTEE: Alaska Electric Light & Power Company
    PURPOSE: constructing, maintaining, repairing, reconstructing, and using underground electrical transmission and distribution lines, including wires and conduits to be buried in the ground and other appurtenances
    AREA AFFECTED: a 5 foot wide easement for the burial of electric service conductors, the center of which is defined by the actual location of the electric conductor
    DATED: May 14, 1993
    RECORDED: June 23, 1994 in Book 408 at Page 236

12. Easement and the terms and conditions thereof:

    GRANTEE: Alaska Electric Light & Power Company
    PURPOSE: constructing, maintaining, repairing, reconstructing, and using underground electrical transmission and distribution lines, including wires and conduits to be buried in the ground and other appurtenances
    AREA AFFECTED: a 5 foot wide easement for the burial of electric service conductors, the center of which is defined by the actual location of the electric conductor
    DATED: May 14,1993
    RECORDED: June 23, 1994 in Book 408 at Page 237

13. Easements and notes as shown on Plat No. 649, Plat No. 77-49, Plat No. 80-60, Plat No. 2001-34, Plat No. 2005-20, Plat No. 2007-11, Plat No. 2015-41 and Plat No. 2019-3.

14. Reservation of Easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 842, dated June 19, 1952; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.

15. We find of record but do not insure: Certificate of Appropriation of Water recorded in Miscellaneous Book 34 at Page 87.

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-01

(Ratification of Articles of Incorporation and Adoption of Bylaws)

WHEREAS, the Executive Board reviewed the Articles of Incorporation filed with the State of Alaska Division of Corporations and the proposed Bylaws and Declaration for Brow Tine Unit Owners Association, Inc.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED that the Executive Board hereby ratifies the Articles of Incorporation and authorizes and approves the adoption of the proposed Bylaws. The Secretary is authorized to sign the Bylaws, and these documents will be filed in Brow Tine Unit Owners Association, Inc. Minute Book.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 09:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye	4
Nay	
Abstain	
Absent	

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-02

(Signing Authority)

WHEREAS, the Executive Board recommended that one or more of the Officers be empowered and authorized to execute and deliver any and all documents necessary to conduct business, in compliance with the Articles of Incorporation, Bylaws and Declaration.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED that the Executive Board hereby authorizes and approves to grant signing authority to conduct business to any one of the following person(s): Robin Worden, Scott Jenkins, Michael Burgess, Misty Fitzpatrick. The foregoing signing authority granted shall include, but shall not be limited to, the execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates, and other instruments of whatever nature entered into by Brow Tine Unit Owners Association, Inc.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye	4
Nay	
Abstain	
Absent	

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-03

(Business Office and Registered Agent)

WHEREAS, the Executive Board recommended that the business office of the company in the State of Alaska be located at 5750 Glacier Highway, Ste. D-16, Juneau, AK 99801 and the registered agent be Misty Fitzpatrick mailing address is 111 Sea Otter Drive, Coffman Cove, Alaska 99918 and physical address is 1044 Timberwolf Lane, Juneau, Alaska 99801;

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED that the business office of the Company in the State of Alaska be located at 5750 Glacier Highway, Ste. D-16, Juneau, AK 99801 and the registered agent be Misty Fitzpatrick whose mailing address is 111 Sea Otter Drive, Coffman Cove, Alaska 99918 and physical address is 1044 Timberwolf Lane, Juneau, Alaska 99801.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye 4
Nay
Abstain
Absent

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-04

(Bookkeeper)

WHEREAS, the President recommended that R & S Construction LLC, be retained to assist in setting up the books of accounts for the Corporation and to advise on bookkeeping matters. Upon motion duly made, seconded, and carried unanimously, it was

RESOLVED that and officer is hereby authorized to retain R & S Construction LLC to serve at the pleasure of the Executive Board in assisting the Corporation in establishing its books of accounts and to otherwise advise this Corporation in connection with bookkeeping matters.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye	4
Nay	
Abstain	
Absent	

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-05

(Banking Resolution)

WHEREAS, the President recommended that a general banking account be established at First Bank. After discussion and motion duly made, seconded and carried unanimously, it was

RESOLVED that First Bank be designated as corporate banking institution and that all of the following: Robin Worden, Michael Burgess, Scott Jenkins, Misty Fitzpatrick, and Gary Jenkins be authorized to sign any and all corporate checks, with one signature being required on all checks.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye	4
Nay	
Abstain	
Absent	

Brow Tine Unit Owners Association, Inc.

Resolution No. 2025-06

(Application for Employer Identification Number)

WHEREAS, the Executive Board recommended the filing of an Application for Employer Identification Number for Brow Tine Unit Owners Association, Inc.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED that Diane Foster and Christopher Walker of Faulkner Banfield Law, P.C. and Greg Jenkins are authorized, as a third-party designees, to submit the EIN Application approved at the organizational meeting of the Brow Tine Unit Owners Association, Inc. to the Internal Revenue Service for the issuance of an Employer Identification Number for the Company.

Approved this 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

Aye 4
Nay
Abstain
Absent

MINUTES OF THE ORGANIZATIONAL MEETING OF BROW TINE UNIT OWNERS ASSOCIATION, INC.

The organizational meeting of the Executive Board of the Brow Tine Unit Owners Association, Inc. ("Association") was held at the offices of the Association on 04/23/2025.

There were in attendance initial incorporators Robin Worden, Scott Jenkins, Michael Burgess, and Misty Fitzpatrick. The incorporators appointed Robin Worden to serve for three (3) years, Misty Fitzpatrick to serve for two (2) years, and Scott Jenkins to serve for one (1) year as initial directors of the Executive Board, to serve pursuant to the Bylaws and the Association's Articles of Incorporation.

Thereafter, the directors appointed the following persons as officers of the Association:

President: Robin Worden
Vice President: Michael Burgess
Treasurer: Scott Jenkins
Secretary: Misty Fitzpatrick

The Articles of Incorporation filed with the State of Alaska Division of Corporations and the proposed Bylaws were reviewed by the Executive Board and upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that the Articles of Incorporation are ratified and the Bylaws are adopted, that the Secretary Misty Fitzpatrick may sign the Bylaws, and that an approved Resolution 2025-01 be filed in the Association minute book memorializing this authorization.

There was discussion concerning signing authority, on motion duly made, seconded and carried unanimously, it was

RESOLVED that the Executive Board hereby authorizes and approves to grant signing authority to conduct business to any one of the following person(s): Robin Worden,

Scott Jenkins, Michael Burgess, and Misty Fitzpatrick. The foregoing signing authority granted shall include, but shall not be limited to, the execution of deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates, and other instruments of whatever nature entered into by the Association and that an approved Resolution 2025-02 be filed in the Association minute book memorializing this authorization.

The Executive Board decided that the business office of the Company in the State of Alaska be located at 5750 Glacier Highway, Ste. D-16, Juneau, AK 99801, and the registered agent be Misty Fitzpatrick whose mailing address is 111 Sea Otter Drive, Coffman Cove, Alaska 99918 and physical address is 1044 Timberwolf Lane, Juneau, Alaska 99801.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that the business office of the Company in the State of Alaska be located at located at 5750 Glacier Highway, Ste. D-16, Juneau, AK 99801, and the registered agent be Misty Fitzpatrick whose mailing address is 111 Sea Otter Drive, Coffman Cove, Alaska 99918 and physical address is 1044 Timberwolf Lane, Juneau, Alaska 99801., and that an approved Resolution 2025-03 be filed in the Association minute book memorializing this fact.

The Executive Board decided that R & S Construction, LLC be retained to assist in setting up the books of accounts for the Association and to advise on bookkeeping.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that the Members are hereby authorized to retain R & S Construction, LLC as the Association's bookkeeper, to serve at the pleasure of the Executive Board in assisting the Association in establishing its books of accounts and to otherwise advise the Association in connection with accounting matters and that an approved Resolution 2025-04 be filed in the Association minute book memorializing this authorization.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that the Executive Board is authorized to pay all fees and expenses incident to and necessary for the organization of the Association.

The Executive Board decided that a banking account be established at First Bank.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that First Bank be designated as the Association's banking institution and that a copy of an approved Resolution 2025-05 be filed in the Association minute book, authorizing all of the following: Robin Worden, Michael Burgess, Scott Jenkins, Misty Fitzpatrick, and Gary Jenkins to sign any and all Association checks, with only one signature required on all checks.

It was determined that the Association's tax year will end on December 31st.

Upon motion duly made, seconded and carried unanimously, it was,

RESOLVED, that the tax year for the Association will be a calendar year commencing on January 1st and terminating on December 31st.

The Executive Board recommended the filing of an Application for Employer Identification Number ("EIN Application") for the Association.

Upon motion duly made, seconded and carried unanimously, it was

RESOLVED, that the President is authorized to direct any one of the following persons: Diane Foster and Christopher Walker of Faulkner Banfield Law, P.C. or Gary Jenkins to submit an EIN Application to the Internal Revenue Service for the issuance of an Employer Identification Number for the Association, and that an approved Resolution 2025-06 be filed in the Association minute book memorializing this authorization.

There being no further business to come before the organizational meeting of the Brow Tine Unit Owners Association, Inc., the meeting was, in due form, adjourned.

DATED this 04/23/2025.

Robin Worden (Apr 22, 2025 09:07 AKDT)

By: Robin Worden
Its: President

Michael Burgess
Michael Burgess (Apr 23, 2025 04:31 GMT+2)

By: Michael Burgess
Its: Vice President

Scott Jenkins (Apr 22, 2025 12:16 PDT)

By: Scott Jenkins
Its: Treasurer

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

CERTIFICATION

I hereby certify that the above and foregoing constitutes a full, true, and correct set of minutes for the organizational meeting of Brow Tine Unit Owners Association, Inc. on 04/23/2025.

Misty Fitzpatrick
Misty Fitzpatrick (Apr 23, 2025 04:32 GMT+2)

By: Misty Fitzpatrick
Its: Secretary

MINUTES OF THE FIRST MEETING

Final Audit Report 2025-04-23

Created:	2025-04-22
By:	Diane Foster (dfoster@faulknerbanfield.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMVNHnn0TjYr8v30GAtr6zXnLYiVBM6Ay

"MINUTES OF THE FIRST MEETING" History

Document created by Diane Foster (dfoster@faulknerbanfield.com)
2025-04-22 - 4:54:34 PM GMT

Document emailed to Robin Worden (roblisa@ak.net) for signature
2025-04-22 - 4:54:38 PM GMT

Document emailed to Michael Burgess (admin@tongasselectric.com) for signature
2025-04-22 - 4:54:39 PM GMT

Document emailed to Misty Fitzpatrick (admin@tongasselectric.com) for signature
2025-04-22 - 4:54:39 PM GMT

Document emailed to Scott Jenkins (iglooracing_1@yahoo.com) for signature
2025-04-22 - 4:54:39 PM GMT

Email viewed by Robin Worden (roblisa@ak.net)
2025-04-22 - 5:07:03 PM GMT

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Signature Date: 2025-04-22 - 5:07:18 PM GMT - Time Source: server

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2025-04-22 - 7:16:21 PM GMT

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Signature Date: 2025-04-22 - 7:16:48 PM GMT - Time Source: server

Email viewed by Michael Burgess (admin@tongasselectric.com)
2025-04-23 - 2:30:13 AM GMT

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Signature Date: 2025-04-23 - 2:31:17 AM GMT - Time Source: server

Adobe Acrobat Sign

Email viewed by Misty Fitzpatrick (admin@tongasselectric.com)
2025-04-23 - 2:31:28 AM GMT

Document e-signed by Misty Fitzpatrick (admin@tongasselectric.com)
Signature Date: 2025-04-23 - 2:32:14 AM GMT - Time Source: server

Agreement completed.
2025-04-23 - 2:32:14 AM GMT

Adobe Acrobat Sign

Form **SS-4** (Rev. December 2023)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)
See separate instructions for each line. Keep a copy for your records.
Go to *www.irs.gov/FormSS4* for instructions and the latest information.

OMB No. 1545-0003

EIN

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
Brow Tine Unit Owners Association, Inc.

2 Trade name of business (if different from name on line 1)

3 Executor, administrator, trustee, "care of" name
Robin Worden, President

4a Mailing address (room, apt., suite no. and street, or P.O. box)
5750 Glacier Highway, Ste. D-16

5a Street address (if different) (Don't enter a P.O. box.)

4b City, state, and ZIP code (if foreign, see instructions)
Juneau, Alaska 99801

5b City, state, and ZIP code (if foreign, see instructions)

6 County and state where principal business is located
First Judicial District, State of Alaska

7a Name of responsible party
Robin Worden, President

7b SSN, ITIN, or EIN 999999999

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? ☐ Yes ☑ No

8b If 8a is "Yes," enter the number of LLC members n/a

8c If 8a is "Yes," was the LLC organized in the United States? ☐ Yes ☐ No

9a **Type of entity** (check only one box). **Caution:** If 8a is "Yes," see the instructions for the correct box to check.

- ☐ Sole proprietor (SSN) _____
- ☐ Partnership
- ☐ Corporation (enter form number to be filed) _____
- ☐ Personal service corporation
- ☐ Church or church-controlled organization
- ☑ Other nonprofit organization (specify) Home owners association
- ☐ Other (specify)
- ☐ Estate (SSN of decedent) _____
- ☐ Plan administrator (TIN) _____
- ☐ Trust (TIN of grantor) _____
- ☐ Military/National Guard ☐ State/local government
- ☐ Farmers' cooperative ☐ Federal government
- ☐ REMIC ☐ Indian tribal governments/enterprises

Group Exemption Number (GEN) if any

9b If a corporation, name the state or foreign country (if applicable) where incorporated — State — Foreign country

10 **Reason for applying** (check only one box)

- ☐ Started new business (specify type) _____
- ☐ Hired employees (Check the box and see line 13.)
- ☐ Compliance with IRS withholding regulations
- ☑ Other (specify) Home owners association
- ☐ Banking purpose (specify purpose) _____
- ☐ Changed type of organization (specify new type) _____
- ☐ Purchased going business
- ☐ Created a trust (specify type) _____
- ☐ Created a pension plan (specify type) _____

11 Date business started or acquired (month, day, year). See instructions.
April , 2025

12 Closing month of accounting year December

14 Reserved for future use

13 Highest number of employees expected in the next 12 months (enter -0- if none).

Agricultural	Household	Other
0	0	0

15 First date wages or annuities were paid (month, day, year). **Note:** If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) N/A

16 Check one box that best describes the principal activity of your business.
☐ Health care & social assistance ☐ Wholesale-agent/broker
☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Accommodation & food service ☐ Wholesale-other ☐ Retail
☐ Real estate ☐ Manufacturing ☐ Finance & insurance ☑ Other (specify) Home owners association

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.
Home owners association.

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☑ No
If "Yes," write previous EIN here

Third Party Designee

Complete this section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Designee's name: Diane Foster and Christopher J. Walker of Faulkner Banfield Law, P.C., TPD
Designee's telephone number (include area code): 907.586.2210
Address and ZIP code: 1 Sealaska Plaza, Suite 300, Juneau, AK 99801
Designee's fax number (include area code): 907.586.3065

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.
Name and title (type or print clearly) Robin Worden, President
Applicant's telephone number (include area code): 907.321.5015
Signature Robin Worden (Apr 22, 2025 09:11 AKDT) Date 04/22/2025
Applicant's fax number (include area code):

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions. Cat. No. 16055N Form **SS-4** (Rev. 12-2023)

STATEMENT AUTHORIZING THIRD PARTY
EIN APPLICATION

I, Robin Worden, President of Brow Tine Unit Owners Association, Inc. have signed a completed application for an Employer Identification Number (Form SS-4) and I have authorized Diane Foster and Christopher J. Walker of the law firm of Faulkner Banfield Law, P.C. to each act as Third-Party Designee for Brow Tine Unit Owners Association, Inc.

I have read this statement and understand that I am authorizing the designee to apply for and receive the EIN on behalf of Brow Tine Unit Owners Association, Inc. and that my designee may answer questions about completion of the form.

Dated: 04/22/2025

Robin Worden (Apr 22, 2025 09:11 AKDT)

Robin Worden, President

28828

EIN application_001

Final Audit Report 2025-04-22

Created:	2025-04-22
By:	Diane Foster (dfoster@faulknerbanfield.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFH9rQPsCBWIIIKVPFclJdxEjkN0-Tztn

"EIN application_001" History

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2025-04-22 - 5:00:43 PM GMT

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2025-04-22 - 5:07:40 PM GMT

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Signature Date: 2025-04-22 - 5:11:49 PM GMT - Time Source: server

Agreement completed.
2025-04-22 - 5:11:49 PM GMT

Adobe Acrobat Sign

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

May 18, 2026

MEMORANDUM

To: **R&S Construction, Rob Worden**

From: **David Peterson, Planner II**

Case Number: SMP2025-0001

Legal Description: Ravenwood Subdivision Lot 1

Parcel No.: 7B1001150063

RE: Browtine Subdivision Review Comments

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. Please show electrical on construction plan.

Cartography

1. Provide a new street name for the Lot 43 access easement. Maybe "BROWTINE CT".

2. Include the address of record for Misty Sea Charters & Lodging LLC in the title block (1044 Timberwolf Ln, Juneau, AK, 99801).

3. A couple typos, In the legend, revise BLANKEY to BLANKET and Note 10, revise INTIAL to INITIAL.

DOT

1. Due to the size of the development the access will need to be built as an approach road, per the Alaska Pre-construction Manual which will put its width nearer to 32-34 feet wide. That process is started, of course, by applying for a driveway and approach road permit through our E-permits webpage and permitting platform.

Fire

1. PLAT NOTE: 42 dwellings will require automatic sprinkler systems in accordance with International Fire Code 903.3.1.1, due to single access.

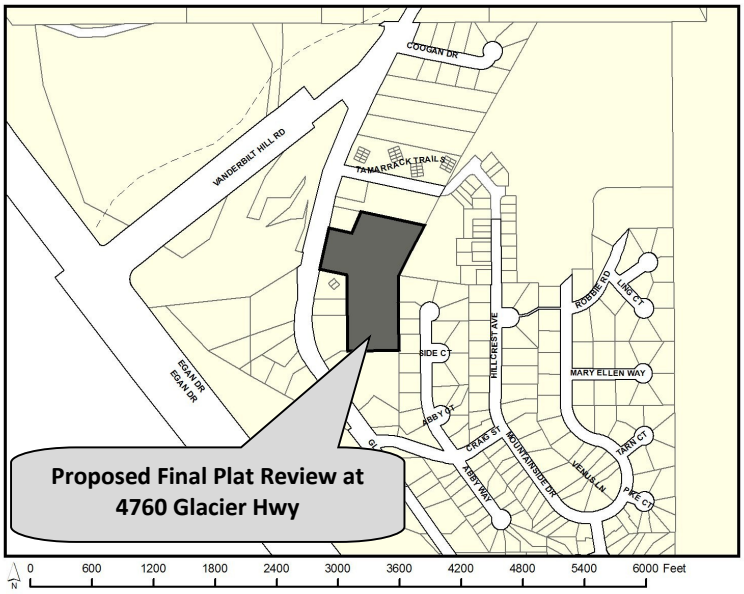
Zoning

1. Adjust scaling on the construction plans.
2. 24 foot travel way width required.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 Heritage Way Juneau, Alaska 99801

TO

Final Plat Review has been submitted for consideration and public hearing by the Planning Commission for **an Alternative Residential Subdivision creating 42 residential lots and a single parent lot** at **4760 Glacier Highway** in a **D15 zone**.

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **Monday, June 1, 2026** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through May 18

Comments received during this period will be sent to the Planner, **David Peterson,** to be included as an attachment in the staff report.

May 19— noon, June 5

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, June 9, 2026

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

June 10

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4132**
Email: **pc_comments@juneau.gov or David.Peterson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: SMF2026 0002
Parcel No.: 7B1001150063
CBJ Parcel Viewer: http://epv.juneau.org

Printed April 21, 2026



Attachment I - SMF26-02 - Notice Sign Posted

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2026 0005
HEARING DATE: JUNE 9, 2026

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: May 28, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Forrest Courtney, Senior Planner
Kathryn Oberlin, Planner I

THROUGH: Scott Ciambor, Director

PROPOSAL: A proposal for amendment of existing hotel approval (USE99-0050), to include four (4) additional guest rooms, restaurant, bar, and small-scale retail.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- A 96-room hotel was approved in 1999, without a restaurant or shopping amenities.
- 100 total guest rooms would be allowed.
- No expansion of the existing footprint.
- Restaurants, bars, and small-scale retail are permissible in General Commercial and common in hotels.

GENERAL INFORMATION	
Property Owner	1800 Shell Juneau LLC; Anton Villacorta
Applicant	LaQuita Chmielowski
Property Address	1800 Shell Simmons Drive
Legal Description	JUNEAU INTERNATIONAL AIRPORT TR C
Parcel Number	5B1601000040
Zoning	GC
Land Use Designation	Commercial
Lot Size	106,199 square feet
Water/Sewer	CBJ
Access	Shell Simmons Drive
Existing Land Use	Hotel
Associated Applications	BLD20250733, USE19990050

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.160(c)
  - 49.15.330
  - 49.80

The Commission shall hear and decide the case per *49.15.330(a) Conditional Use Permit.* *A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (GC)	Commercial
East (GC)	Greenbelt
South (I)	CBJ Airport
West (I)	CBJ Airport

SITE FEATURES	
Anadromous	None
Flood Zone	Zone X
Hazard	None Mapped
Hillside	No
Wetlands	Yes, PEM1A
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban Mining District

BACKGROUND INFORMATION

Project Description – The applicant is requesting a Conditional Use Permit to amend the existing 96 room two-story hotel approval (USE1999 00050) to include four (4) additional guest rooms, totaling 100, a restaurant, bar, and small-scale retail **(Attachment A)**.

Interior renovations will convert the existing 1,065 square foot pool room into three (3) guest rooms, and the 1,500 square foot conference room into two (2) guest rooms, a restaurant, and bar space. No proposed changes to the existing footprint **(Attachment B)**.

The proposed project is a major amendment to the approved permit, USE1999 00050 **(Attachment C)**.

Background – The Planning Commission approved an allowable use permit (USE1999 00050) for the construction of a 96-room two-story hotel, including a 900 square foot conference room for public use. The applicant indicated that the hotel would operate similarly to a motel, without a restaurant or shopping **(Attachment D).**

Prior to the approval of the site development and hotel construction, an Army Corps of Engineers 404 Wetland Permit, an Alaska Department of Environmental Conservation Certificate of Reasonable Assurance, an Alaska Department of Fish and Game Fish Habitat Permit, and an Alaska Department of Governmental Coordination Coastal Consistency Determination were obtained **(Attachment D)**.

BLD1999 00551 was issued in 2000 for the construction of a new 96 room 2-story hotel with parking and landscaping amenities **(Attachments E & F).** The applicant notes that a 95-room two-story hotel, with a 1,500 square-foot conference room, was constructed **(Attachment A)**.

Date	Item	Summary
1978	Plat	Plat 78-40: Juneau International Airport Subdivision, including subject lot, Tract C, depicting a 20-foot easement for the maintenance, construction, reconstruction, and repair of underground electrical transmission facilities **(Attachment G)**.
1999	Allowable Use Permit	USE1999 0050: Construct a 96-room two-story hotel with associated parking and landscaping. Notice of Decision **(Attachment C)**. Staff Memo **(Attachment D).**
1999	Building Permit	BLD1999 0551: Construction of new 96 room 2-story hotel with parking and landscaping amenities, approximately 12,600 cubic yards of fill **(Attachment E).**
2001	Certificate of Occupancy	BLD1999 0551: Certificate of Occupancy **(Attachment F)**.
2000	As-Built	BLD1999 0551: As Constructed Drawing **(Attachment H)**.
2003	Plat	Plat 2003-09: Adjacent lot USS 381 Glacier Mall TR GB, dedicated as a non-buildable greenbelt tract **(Attachment I - Plat2003-09)**.
2006	Building Permit	BLD2006 0349: Install kitchenettes in guest rooms **(Attachment J)**.
2006	Survey	ALTA/ACSM Land Title Survey **(Attachment K)**
2006	Easement Vacation	Vacation of the electrical easement within Tract C, Juneau International Airport Subdivision **(Attachment L)**.
2006	Zoning Letter	INQ2006 00048: Zoning Verification Letter **(Attachment M)**.
2007	Zoning Letter	INQ2007 00022: Zoning Verification Letter **(Attachment N)**
2009	Building Permit	BLD2009 00458: Site Plan **(Attachment O)**.
2009	Certificate of Occupancy	BLD2009 00458: Certificate of Occupancy **(Attachment P)**
2010	Zoning Letter	LZC2010 0001: Zoning Verification Letter **(Attachment Q)**
2012	Zoning Letter	LZC2012 0003: Zoning Verification Letter **(Attachment R)**
2021	Zoning Letter	LZC2021 0001: Letter of Zoning Compliance **(Attachment S)**
2024	Zoning Letter	LZC2024 0004: Letter of Zoning Compliance **(Attachment T)**.
2024	Survey Review	The 2006 ALTA survey was reviewed and found to be materially current. Observation: Parking spots have been rearranged; the new count included 77 off-street parking spaces and 4 handicap-accessible spaces. Original loading zone converted to off-street parking. **(Attachment U)**.
2025	Building Permit	BLD2025 00733: Renovation Phase I, modified to include Phase II **(Attachment V).**
2026	PAC Report	PAC2026 0008: Pre-Application Conference Report **(Attachment W).**

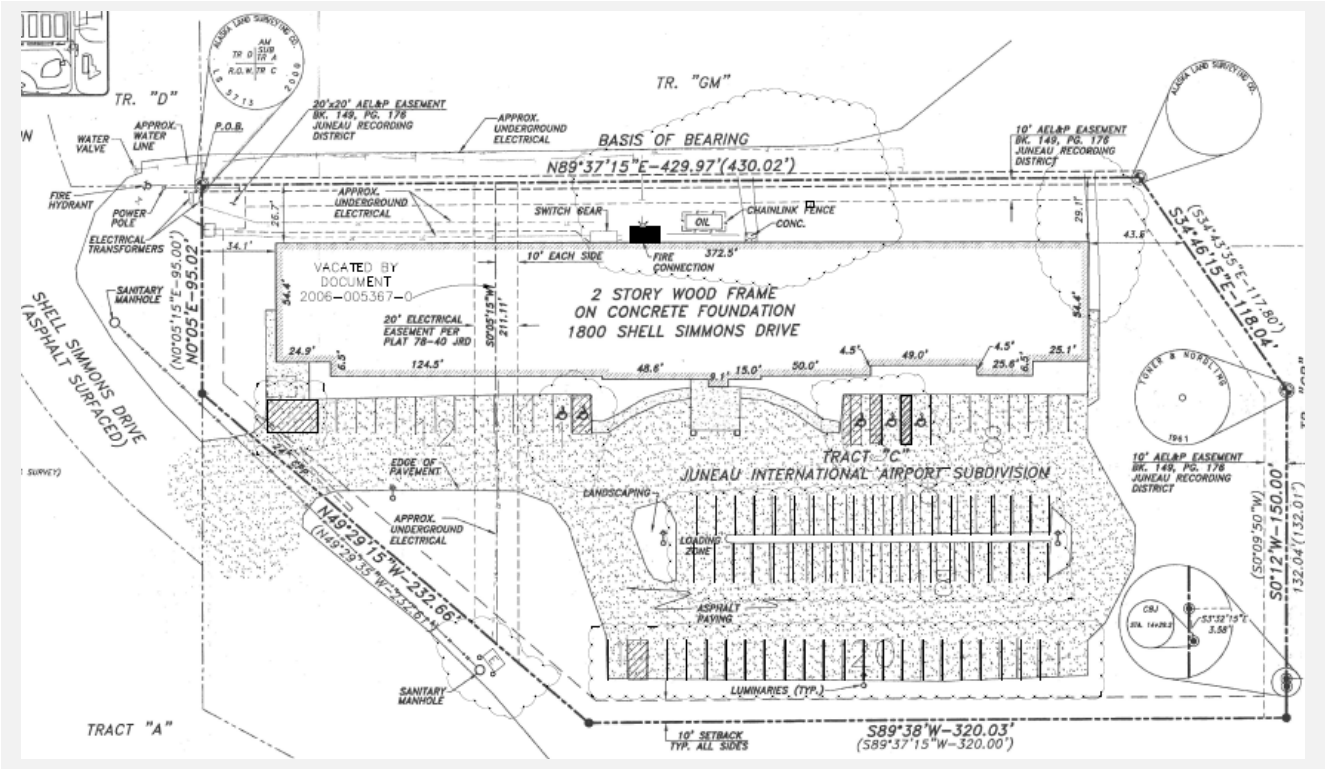
ZONING REQUIREMENTS

Standard		Requirement	Existing	Code Reference
Lot	Size	2,000 square feet	106,199 square feet	49.25.400
	Width	20 feet	95.02 feet	49.25.400
Setbacks	Front (E)	10 feet	34.1 feet	49.25.400
	Rear (W)	10 feet	43.5 feet	49.25.400
	Side (N)	10 feet	19.8 feet*	49.25.400
	Side (SW)	10 feet	~34.2 feet**	29.25.400
	Side (S)	10 feet	~135 feet**	49.25.430(3)
Lot Coverage Maximum		None	22,200 square feet	49.25.400
Vegetative Cover Minimum		10%	36%	49.50.300
Height	Permissible	55 feet	30.2 feet	49.25.400
	Accessory	45 feet	N/A	49.25.400
Maximum Dwelling Units (50/Acre)		None	0	49.25.500
Use		Commercial	Commercial	49.25.300

**Per drawings provided for BLD2009 0458*

***Scaled from 2006 ALTA/ACSM Land Title Survey*

SITE PLAN



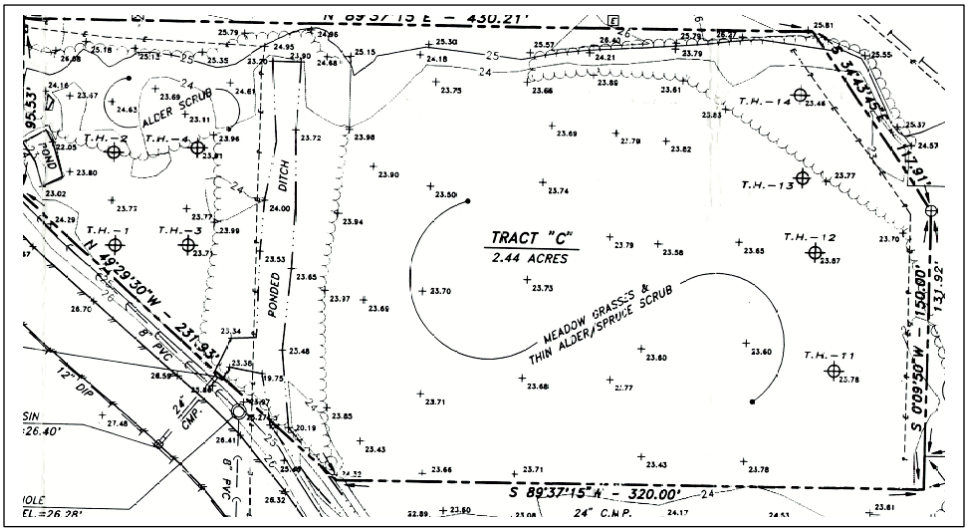
2006 ALTA/ACSM Land Title Survey

ANALYSIS

Project Site – In 1978, Tract C was created as part of the Juneau International Airport Subdivision **(Attachment G)**.

The lot was heavily vegetated, containing high-value wetlands, until 1999, when development of the existing hotel structure began.

Condition: None.



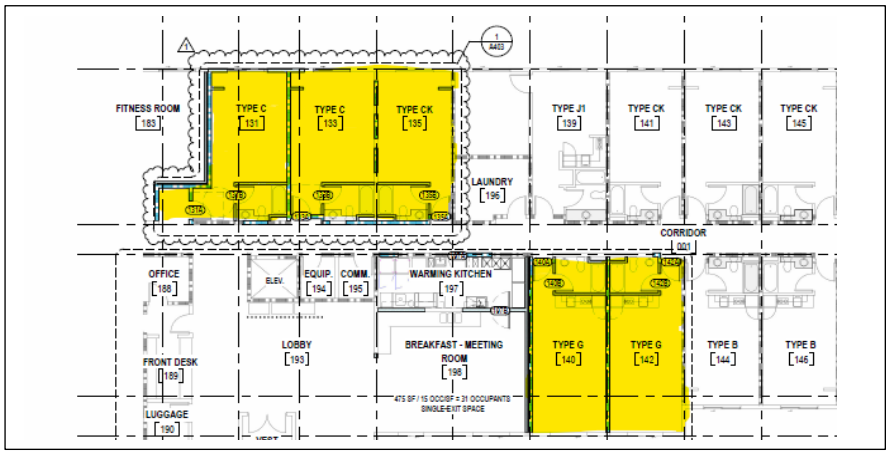
Project Design – The proposed project involves converting the existing 1,065 square foot pool area and 1,500 square foot meeting room spaces into five (5) new guest rooms, a restaurant with a bar, and a small-scale retail space to be added to the lobby area **(Attachment X)**. Additional cosmetic renovations and replacements in public areas, guest rooms, and the exterior will be carried out under BLD2025 00733 **(Attachment B)**.

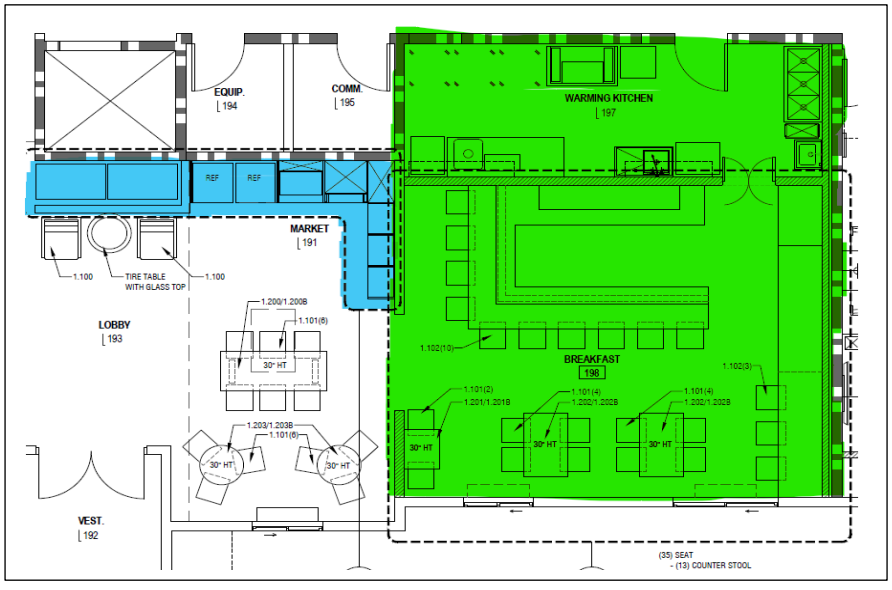
Guest Rooms – Five (5) guest rooms will be added to the first floor, highlighted in yellow.

Restaurant, Bar – The 490 square foot restaurant, bar will feature a bar top, table seating, buffet, and an associated 215 square foot warming kitchen. Highlighted in green.

Small-scale Retail – The countertop market will be added to the lobby, providing goods commonly found in hotel markets. Highlighted in blue.

Condition: None.





Traffic – The Community Development Department Director has determined that a Traffic Impact Analysis (TIA) is not required for the proposed amendment, based on 490 average daily trips (ADT) for an All-Suites Hotel with 100 rooms [CBJ 49.40.330(a)(3)].

Use	Total Rooms	Trips Generated	Total Trips
All Suites Hotel[A]	100	4.90	490
Total ADTs:			**490**

Institute of Traffic Engineers' (ITE) Trip Generation Manual, 9th Edition, Volume 2, A: pages 631, 638

The existing location is within walking distance of Juneau International Airport (JIA) and multiple Capital Transit routes. The applicant has not proposed future expansions. The location has served as a hotel for more than two (2) decades, with an existing condition of 466 ADT.

Condition: None.

Vehicle Parking & Circulation – According to CBJ 49.40.210, twenty-seven (27) off-street parking spaces are required for the hotel, restaurant, and alcoholic beverage dispensary uses, including two (2) ADA-accessible spaces and one (1) off-street loading space. According to a 2024 field survey, seventy-seven (77) off-street parking spaces and four (4) ADA-accessible spaces were provided on site, but the previously provided off-street loading space was converted to off-street parking **(Attachment V)**.

Use	Unit/Total Sq. Ft.	Spaces Required	Total Spaces
Hotel	100 Units	One (1) per four (4) units	25
Restaurant and alcoholic beverage dispensary	475 sq. ft.	One (1) per 200 square feet of gross floor area	2
Total Parking Requirement: **Off-Street Loading Spaces Required:** **ADA Accessible Spaces Required:**			**27** **1** **2**

Condition: Prior to issuance of a Certificate of Occupancy for BLD2025 00733, the applicant must submit a revised site plan showing off-street parking spaces, ADA accessible spaces, and off-street loading space that comply with the requirements of CBJ 49.40.

Noise – Noise associated with the proposed amended use is consistent with the character of the existing general commercial area and adjacent airport.

Condition: None.

Lighting – The parking area has existing exterior lighting **(Attachment Y)**. No changes are proposed.

Condition: None.

Vegetative Cover & Landscaping – Minimum vegetative cover in the GC zoning district is 10%, or 10,620 square feet. The existing landscaping plan indicates that ~36,200 square feet, or ~35% of the lot, would be vegetated **(Attachment Z).**

Condition: None.

Habitat – No known habitat regulated by Title 49 will be affected by this proposal. Jordan Creek, an anadromous stream (111-50-10620) and associated stream corridor designated in the comprehensive plan of the City and Borough of Juneau, 2013 Update, is located on the adjacent lot (USS 381 GLACIER MALL TR GB); no development or disturbance is proposed within 50 feet of the ordinary high watermark [CBJ 49.70.330].

Condition: None.

Drainage and Snow Storage – No modifications to existing on-site drainage are proposed at this time. The original USE case did not address snow storage, and the current applicant has not identified an area on their site plan for snow storage.

Condition: Prior to the issuance of a Certificate of Occupancy for BLD2025 00733, the applicant must submit a snow storage/removal plan to CDD for approval.

Historic District – The proposed development is not within the Downtown Juneau Historic District.

Condition: None.

Hazard Zones – The lot is outside mapped Special Flood Hazard Areas.

Condition: None.

Public Health, Safety, and Welfare – A sidewalk is not provided on the hotel side of Shell Simmons Dr. The nearest crosswalk is in the opposite direction at the intersection of Shell Simmons Dr. and Glacier Hwy. The lack of a conveniently located crossing has led pedestrians to cross Shell Simmons midblock or at the Shell Simmons-Yandukin intersection. The pedestrian pathway on the southern portion of the lot has existed since at least 2006, and no known pedestrian fatalities have occurred from traffic crashes.

Of the 7,215 traffic crashes resulting in one or more pedestrian fatalities in the United States in 2023, 1,894 (26%) involved a pedestrian with a Blood Alcohol Content (BAC) = .01-0.8+ and a driver BAC = 0.0 **(Attachment AA).**



The addition of a bar may increase the risk of pedestrians traveling between the hotel and JIA; however, the lack of pedestrian infrastructure is an existing situation that will not be impacted by the proposed development.

The draft JIA Master Plan Update, 2026, Section 6.3.3, recommends a *comprehensive traffic study which should analyze both peak and off-season traffic volumes, assess the level of service, and review pedestrian circulation patterns. Additionally, the study should include a detailed evaluation of potential improvements at the intersection of Shell Simmons Drive and Yandukin Drive.*

Condition: None.

Property Value or Neighborhood Harmony – Staff finds the proposed amendment in harmony with the area's zoning and is not anticipated to decrease property values. For more than two (2) decades, a hotel has operated on-site; the addition of four (4) guest rooms, a restaurant, bar, and small-scale retail are not anticipated to affect neighborhood harmony.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between May 8, 2026, and May 27, 2026. No comments were received at the time of writing this staff report.

Agency	Summary
Building Division	No comment received.
General Engineering	No comment received.
Capital City Fire Rescue	No comment received.
Juneau International Airport	No comment received.
Parks and Recreation	No comment received.
ADOT&PF	No comment received.
Juneau Police Department	No comment received.
Capital Transit	No comment received.
Streets and Fleets	No comment received.
Lands and Resources	No comment received.

PUBLIC COMMENTS

CDD conducted a public comment period between May 13, 2026 and June 5, 2026. Public notice was mailed to property owners within 500 feet of the proposed development **(Attachment AB)**. A public notice sign was also posted on-site two weeks prior to the scheduled hearing **(Attachment AC)**. No public comments were submitted at the time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
Comprehensive Plan, 2013 Update	5	45	5.2 – IA4	Seek ways and means to encourage housing for legislative personnel, including lodging around the airport, which does not result in loss of year-round rental housing.
	10	136	10.8 – IA1	Facilitate regional trade by allowing hotels near aviation transportation hubs.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested Conditional Use Permit complete?***

   Analysis: No further analysis needed.

   Finding: Yes. The application contains the information necessary to conduct a full review of the proposed amendment**.** The applicant's submittal, including appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses?***

   Analysis: The application is for an amendment to a previously approved hotel to include four (4) additional guest rooms, restaurant, bar, and small-scale retail. The uses are listed at CBJ 49.25.300, Sections 1.620, 2.120, and 8.100 for the general commercial zoning district.

   Finding: Yes. The requested conditional use permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: No further analysis needed.

   Finding: Yes. With the recommended conditions, the proposed amendment will comply with Title 49, including parking, lighting, vegetative cover, and noise.

4. ***Will the proposed development materially endanger the public health, safety, or welfare?***

   Analysis: The hotel side of Shell Simmons Dr. has lacked pedestrian infrastructure since the existing hotel began operation. The non-designated pathway from the hotel property to JIA, which crosses through CBJ property, has been in place since at least 2006, with no known pedestrian-vehicle crashes.

Finding: No. There is no evidence to suggest that the requested amendment of the existing hotel to include four (4) additional guest rooms, restaurant, bar, and small-scale retail in a GC zoning district will materially endanger the public health, safety, or welfare.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: The site is an established hotel, and the proposed project includes interior and exterior renovations.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested amendment of the existing hotel to include four (4) additional guest rooms, restaurant, bar, and small-scale retail in a GC zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: The Comprehensive Plan supports hotels near Juneau International Airport to support Juneau's role as a hub for Southeast Alaska and to support legislative personnel without impacting available long-term housing rentals.

Finding: Yes. The proposed amendment of the existing hotel to include four (4) additional guest rooms, restaurant, bar, and small-scale retail with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the amendment of existing hotel USE1999 0050, to include four (4) additional guest rooms, restaurant, bar, and small-scale retail.

The approval is subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy for BLD2025 00733, the applicant must submit a revised site plan showing off-street parking spaces, ADA accessible spaces, and off-street loading space that comply with the requirements of CBJ 49.40.
2. Prior to the issuance of a Certificate of Occupancy for BLD2025 00733, the applicant must submit a snow storage/removal plan to CDD for approval.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	USE2026 0005 Application
Attachment B	BLD2025 00733 Plans
Attachment C	USE99-50 Notice of Decision
Attachment D	USE99-50 Staff Memo
Attachment E	BLD99-551
Attachment F	BLD99-551 Certificate of Occupancy
Attachment G	Plat 78-40
Attachment H	BLD99-551 As Constructed Drawings
Attachment I	Plat2003-09
Attachment J	BLD2006-00349
Attachment K	2006 Land Title Survey
Attachment L	Electrical Easement Vacation
Attachment M	INQ2006 00048
Attachment N	INQ2007 00022
Attachment O	BLD2009-00458 Site Plan
Attachment P	BLD2009-00458 Certificate of Occupancy
Attachment Q	LZC2010 0001
Attachment R	LZC2012 0003
Attachment S	LZC2021 0001 Without Attachments
Attachment T	LZC2024 0004 Without Attachments
Attachment U	DOWL Review of 2006 Survey
Attachment V	BLD25-733 Permit Modified
Attachment W	PAC2026 0008 Without Attachments
Attachment X	BLD2025 0077 Details
Attachment Y	USE99-50 Lighting Plan
Attachment Z	USE99-50 Landscaping Plan
Attachment AA	2023 Pedestrian Traffic Safety Facts
Attachment AB	USE2026 0005 Abutters Notice
Attachment AC	USE2026 0005 Public Notice Sign

City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: ***USE20260005***
Plan Type: **PL - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **Submitted - Online**
Apply Date: **04/09/2026**
Expiration: **[None Listed]**

Location Address

1800 SHELL SIMMONS DR, JUNEAU, AK 99801

Parcel Number

5B1601000040

Contacts

Anton Villacorta, JL Properties, Inc. **Applicant** , Anchorage, AK 99520 (907)279-8090 [redacted]@jlproperties.com	LaQuita Chmielowski, DOWL **Applicant** 5015 Business Park Boulevard Suite 4000 Suite 4000, Anchorage, AK 99503 (907) 562-2000 [redacted]@dowl.com
1800 SHELL JUNEAU LLC **Owner** POB 202845, ANCHORAGE, AK 99520	Anton Villacorta, JL Properties, Inc. **Owner** , Anchorage, AK 99520 (907)279-8090 [redacted]@jlproperties.com

Description: Minor amendment to an approved de facto CUP for 96 hotel rooms to increase the number of hotel rooms to 100 rooms. Building additions or modifications to the footprint are not planned.

Fees	Amount
Public Notice Sign Deposit	100.00
Public Notice Sign Fee	50.00
Class V Use Fee	1600.00
Total:	**$1,750.00**

Payments	Amt Paid
Total Fees	**$1,750.00**
Credit Card	$1,750.00
Amount Due:	**$0.00**

Additional Information:

Note: *Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:*

https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/456d1197-f69a-43c5-b021-bd047846fd50?tab=moreinfo

Pre-Application Case Number: PAC2026 0008
Describe the Project: 1800 Shell Juneau, LLC, owners of the former Extended Stay Hotel, located at 1800 Shell Simmons Drive in Juneau propose the modifications to the property which include: • Converting an approximately 1,500 square foot (SF) conference/meeting room and kitchen area into: o Two (2) additional guest rooms, and o Convert the existing pool room (approximately 1,065 SF) into three (3) additional guest rooms. • Other changes can be characterized as repairs or maintenance upgrades to the building including roofing, siding and painting. Cosmetic improvements to interior finishes of hotel rooms and common areas within the building are also planned. • No expansions of the building footprint or total square footage are proposed. The existing hotel was authorized through the issuance of an Allowable Use Permit (AUP) in 1999, filed under USE99-00050. The permit authorized the construction of a 96-room hotel with a 900 square foot (SF) conference room available for community use, and 81 parking spaces. After that decision, the developers received building permit approval to construct a 95-room hotel and a 1,500 SF conference room. Since construction of the hotel, the development code was amended and now requires that new hotels obtain a conditional use permit (CUP) in the General Commercial (GC) zone. It has been confirmed through a zoning verification process, filed under case LZC2024 0004, that the property has a de facto conditional use permit for hotel use at the site.
Describe the Project Purpose: The purpose of the project is to provide four additional hotel rooms to accommodate guest. In 1999, the existing hotel was authorized through the issuance of an allowable use permit (USE99-00050). The permit authorized construction of 96-rooms and this request is to increase the room count to 100 rooms.
Describe the Project Site Circulation: The site is accessed vis an existing driveway from Shell Simmon Drive. This driveway serves the existing 81 parking spaces. The applicant intends to retain the existing parking lot with no modifications or changes in parking capacity. At the time of the AUP approval, the project was required to provide 39 parking spaces based upon the following standards: • One parking space for every four hotel rooms. • One parking space for every four occupants in the conference room. Using the same parking ratios for the proposed changes, on-site parking requirements will decrease following completion of the proposed updates. See below for a breakdown of parking requirements and parking capacity. While on-site parking requirements will decrease (from 39 to 25), overall parking capacity will be maintained. Required Guest Parking (1 per 4 rooms) APU Approval: 24 parking spaces (96 rooms) Existing Condition: 24 parking spaces (95 rooms) Proposed Condition: 25 parking spaces (100 room) Required Conference Room Parking (1 per 4 occupants) AUP approval: 15 parking spaces (60 occupants) Existing Condition: 15 parking spaces (60 occupants) Proposed condition: 0 parking spaces (conference room will be renovated for other uses) Minimum Total Parking AUP approval: 39 parking spaces Existing Condition: 39 parking spaces Proposed Condition: 25 parking spaces Parking Provided: 81 parking spaces
Describe the Project Traffic: The current edition of the Institute of Transportation Engineers Trip Generation Manual (ITE) defines a hotel (Land

Use Code 310) as: "[…] a place of lodging that provides overnight accommodation and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room." This definition encompasses the existing and proposed programming for the site as summarized, and as such confirms that the underlying land use is unchanged. The ITE assigns a PM peak hour trip generation of 0.47 vehicles per guest bedroom. Below provides a vehicle trip comparison for the project in the existing and future condition compared with the AUP approval. As reflected below, PM peak hour trip generation will go up following completion of this project, however, the increase is minor, representing just a 4.1 percent increase above what was approved under the AUP. AUP Approval (96 rooms): 45.12 trips Existing Conditions (95 rooms): 44.65 trips Proposed Condition (100 rooms): 47 trips Net change of 2.35 additional trips Traffic analysis is required when the AM or PM peak trips generated are above 100 trips. Although there will be a nominal increase in trips with the addition of five hotel rooms (four more than the original AUP approval), the number of trips in the peak hour is well below the threshold to require a traffic impact analysis.

Describe the Project Site Drainage: Not applicable. No modifications to the existing parking area are planned and drainage patterns will remain unchanged.

Describe the Project Site Snow Storage: Not applicable. The existing parking area will not be modified.

Describe the Project Site Vegetation: Not applicable. No changes are planned to the site landscaping or parking. Existing vegetation and landscaping will remain.

Describe Any Other Project Details: Interior renovations will result in a change in programming for some of the existing square footage, however, the resulting combination of guest rooms and a breakfast/bar is consistent with the definition for a hotel pursuant to CBJ 49.80 which states: "Hotel means a building offering transient lodging accommodations to the general public and which may provide additional services such as restaurants, meeting rooms or recreation facilities". A summary of proposed changes to building programming are summarized below. While the proposed changes will result in an increase in the number of guest rooms (four more than the AUP approval), there is a corresponding reduction in specific amenities within the building, including the pool and conference/meeting room supporting the conclusion that expansions and intensification of programming are not proposed. Programming Elements: Guest Rooms Existing Condition: 95 rooms (96 were approved) Proposed Condition: 100 rooms Conference/Meeting Rooms Existing Condition: 1500 square feet Proposed Condition: Removed (will be converted to 2 guest rooms) Pool Room Existing Condition: 1065 square feet Proposed Condition: Removed (will be converted to 3 guest rooms) Breakfast/Bar area Existing Condition: 288 square feet (breakfast only) Proposed Condition: 705 square feet for breakfast and bar (includes 490 square feet for eating and 215 square feet warming kitchen)

Comprehensive Plan: The comprehensive land use map identifies the area is commercial. As defined in the comprehensive plan, commercial is lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community centers, such as shopping centers and malls, office complexes or other large employment centers. Hotels are a commercial use that aligns with this designation.

Accessory Apartment?: No

Previous Approval Case Number: USE99-00050

Total Area of Lot (Sq. Ft): 106199

Total Area of Existing Structures(s) (Sq.Ft): 43134

Total Area of Proposed Structure(s) (Sq. Ft.): 0

Total Lot Coverage Existing Structure(s) (Sq. Ft.): 20

Total Lot Coverage Proposed Structure(s) (Sq. Ft.): same as existing

Current use of land or building(s): Hotel

Proposed use of land or building(s): Hotel

Project includes proposed lighting?: No

Existing lighting to remain?: Yes

CBJ Water Available?: Public

CBJ Sewer Available?: Public

Class I

April 9, 2026

City and Borough of Juneau
Community Development
155 Heritage Way
Juneau, Alaska 99801

Subject : Letter of Authorization

1800 Shell Simmons Drive (Tax ID 5B1601000040)

Dear Community Development Department:

1800 Shell Juneau, LLC owns property located at 1800 Shell Simmons Drive (Tax ID 5B1601000040). , I id: 016-061-53-000) in Anchorage, Alaska. The property is located on the east side of Shell Simmons Drive and just to the north of the intersection of Yandukin Drive and Shell Simmons Drive.

In the capacity of Project Manager and Owner's Representative of 1800 Shell Juneau, LLC, I authorize DOWL to proceed with land use and planning actions for the above-referenced land. If you have any questions, please contact me at your convenience.

Sincerely,

Anton Villacorta

Project Manager

e: [redacted]@jlproperties.com
t: 907.279.8090
m: 907.717.7919

NOTES:
WALKING PATHS, FISH PASS, AND STRIP DRAINS WILL BE LOCATED TO AVOID EXISTING TREES.
PREVIOUSLY DEVELOPED LAND WILL BE RESTORED TO MATCH EXISTING MARSH LAND.
SILT FENCE WITH STRAW BAILS WILL BE PLACED ALONG ENTIRE EAST, SOUTH, AND SOUTHWEST PROPERTY LINES. WITH ADDITIONAL ROWS OF SILT FENCING ACROSS EASTERLY SIDE OF PROJECT AREA.
CLEARING WILL BE RESTRICTED TO LIMITS OF CONSTRUCTION.

AIRPORT SHOPPING CENTER

NORTH

Received on JUN 28 2000 CBJ Permit Center

BLD 1999-551

Received on JUN 28 2000 CBJ Permit Center

MANHOLE

HOTEL ELECTRICAL AND CABLE SERVICE

EXISTING WATER VALVE

FIRE HYDRATE

VAULT

EXISTING CAP

8" WATER LINE

430.21'

STRIP DRAIN

29.8'

22.5'

14.9'

DRAINAGE DIFFUSER FOR STRIP DRAIN

74.20'

117.91'

36.7'

95.53'

9.9'

HOTEL SERVICE WATER

FILL LIMITS

EXISTING MANHOLE

6" SEWER LINE

CLEAN OUT

33.8'

39.4'

DUMPSTER PAD ENCLOSURE

SIDEWALK

HANDICAP TRUCK SPACE

9'

8'-6"

26'-3"

LIGHT STAND

MOVE-IN SPACE

231.93'

SHELL SIMONS DR.

5' Wide Path

(ABND RESERVOIR) POND

150.00'

131.92'

STRIP DRAIN

320.00'

FILL LIMITS

YANDUKIN DRIVE

STATE OF ALASKA 49TH STATE
Thomas M. Kirchner
LS-5713
REGISTERED PROFESSIONAL LAND SURVEYOR

ALS
ALASKA LAND SURVEYING CO.

KA-SEE-YAN DRIVE
JUNEAU, ALASKA 99801
907-789-0000 Office
907-789-4224 Fax

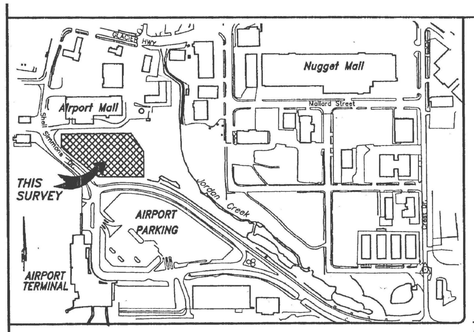
WESTERN STEEL GUEST HOUSE
JUNEAU, ALASKA

AS CONSTRUCTED DRAWING

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ALASKA LAND SURVEYING COMPANY AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ALASKA LAND SURVEYING CO.

DATE: 22 JUNE 2000
JOB NO.: 9605.01/
SCALE: 1" = 20'
SHEET NUMBER: 1. OF 1.

C:\ALS-PROJ_FILES\372-DAVE HANNA CONST\p9605011\dwg\As-Built.dwg ALS-JUNEAU 907-789-0000

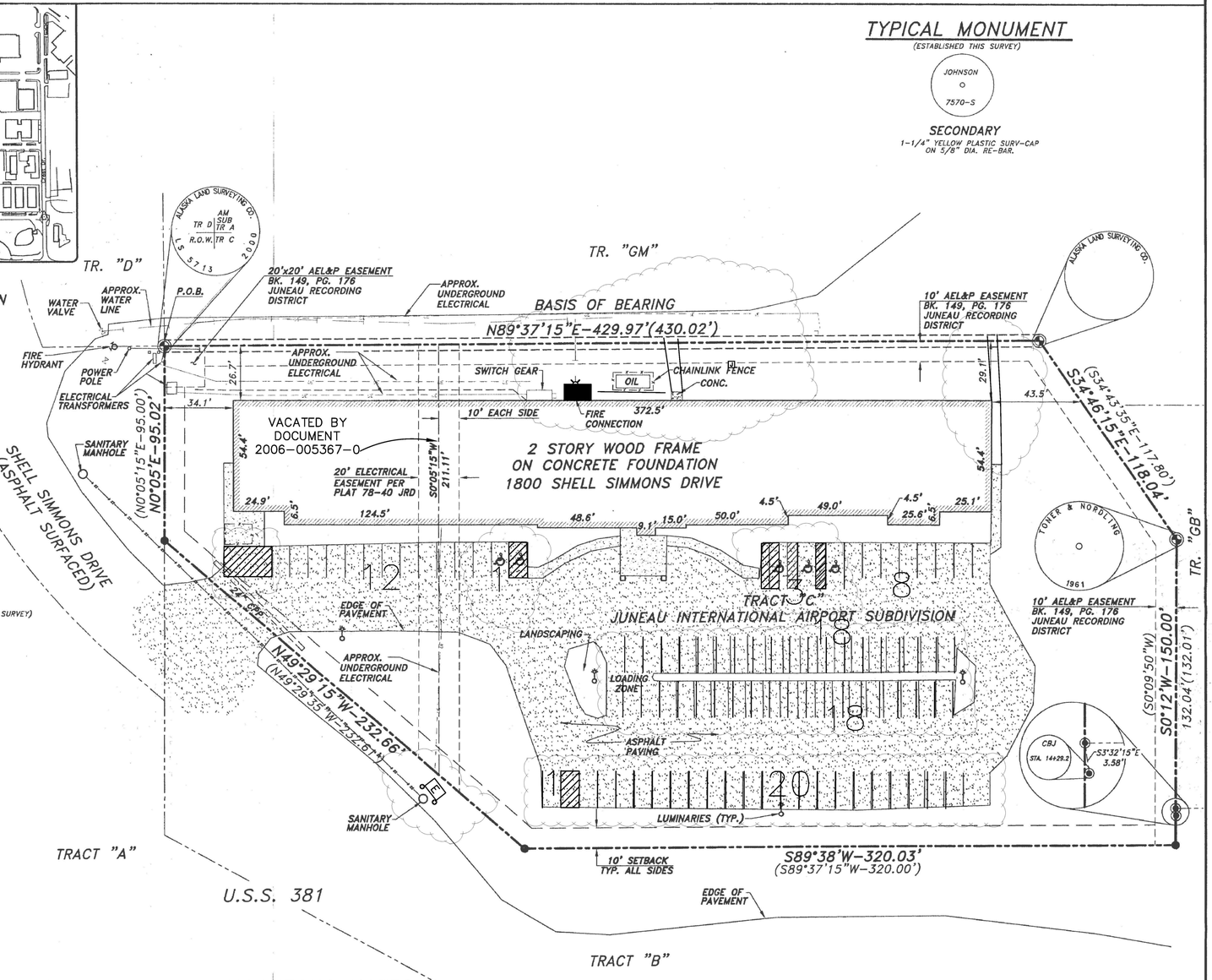


TRACT "C"
JUNEAU INTERNATIONAL AIRPORT SUBDIVISION
APPROXIMATE SCALE: 1" = 500'
0 100' 250' 500'

TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)

JOHNSON
7570-S

SECONDARY
1-1/4" YELLOW PLASTIC SURV-CAP ON 5/8" DIA. RE-BAR.



SYMBOLS

- PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- SECONDARY MONUMENT (RECOVERED THIS SURVEY)
- 7570-S SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- PROPERTY / BOUNDARY LINE
- 10' SETBACK LINE
- EASEMENT LINE
- CENTERLINE
- EDGE OF PAVEMENT
- UNDERGROUND ELETRICAL
- SANITARY SEWER LINE
- WATERLINE
- UNDERGROUND PHONE
- CHAINLINK FENCE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- LIGHT POLE
- BUILDING
- CONCRETE
- ASPHALT PAVING

STATEMENT OF ENCROACHMENTS

(A) EXISTING ELECTRICAL TRANSFORMER ENCROACHES 3.4' INTO TRACT C, 16 SQUARE FEET (MORE OR LESS).

FLOOD NOTE

BY GRAPHIC PLOTTING , THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.020009 0885 C, EFFECTIVE DATE FEBRUARY 4, 1981.

ACCESS NOTE

INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SHELL SIMMONS DRIVE AND THE JUNEAU INTERNATIONAL AIRPORT ACCESS ROAD, (ASPHALT SURFACED ROADWAY), WITH DEDICATED RIGHT-OF-WAY MAINTAINED BY THE CITY & BOROUGH OF JUNEAU, ALASKA.

PARKING

STRIPPING AND AREA EXIST. FOR 1 LOADING ZONE, 78 STANDARD AND 5 ACCESSIBLE VEHICLE PARKING STALLS WITHIN TRACT "C".

MISCELLANEOUS NOTES

1. BEARINGS REFER TO THE SUBDIVISION PLAT OF JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, FILED AS PLAT NO. 78-40 IN THE JUNEAU RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF AK.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
3. ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.
4. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS REQUIRED BY A.S. 40.1 90(2).
5. EXISTING UNDERGROUND UTILITIES DEPICTED HEREON WERE DERIVED FROM A COMBINATION OF FIELD LOCATES AND CITY AND BOROUGH OF JUNEAU, ENGINEERING DEPT. AS-BUILT RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES AND ARE APPROXIMATE ONLY.
6. TRACT "C", JUNEAU INTERNATIONAL AIRPORT SUBDIVISION IS LOCATED IN C.B.J. "GC" (GENERAL COMMERCIAL) ZONING DISTRICT. STRUCTURE HEIGHT RESTRICTION IS 45 FEET PER C.B.J. ORDINANCE SERIAL NO. 86-54AM DATED SEPT. 9, 1986. THE STRUCTURE MEASURES 30.2' IN HEIGHT.

GRAPHIC SCALE:
0' 15' 30' 60' 120'

LEGAL DESCRIPTION

TRACT "C"
JUNEAU INTERNATIONAL AIRPORT SUBDIVISION

THAT PORTION OF U.S. SURVEY 381, WITHIN THE FIRST JUDICIAL DISTRICT, STATE OF ALASKA, IN THE CITY AND BOROUGH OF JUNEAU, JUNEAU RECORDING DISTRICT, BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT AN ALUMINUM CAP MONUMENT, DATED 2000, LOCATED AT THE SOUTHWEST CORNER OF TRACT I OF A SUBDIVISION OF U.S. SURVEY 381, RECORDED AS PLAT 284; SAID POINT ALSO BEING 1222.69 FEET, NORTH 35°22'57" WEST FROM CORNER NO. 1 OF SAID U.S. SURVEY 381; THENCE NORTH 89°37'15" EAST, ALONG THE SOUTH LINE OF SAID TRACT I, A DISTANCE OF 429.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 34°46'15" EAST, ALONG THE WESTERLY SIDE OF TRACT II OF SAID PLAT 284, 118.04 FEET TO AN ANGLE POINT ON THE WESTERLY SIDE OF SAID TRACT III; THENCE SOUTH 00°12' WEST, ALONG THE WESTERLY SIDE OF SAID TRACT II, 150.00 FEET; THENCE SOUTH 89°38' WEST, PARALLEL WITH THE SOUTH SIDE OF SAID TRACT I, 320.03 FEET; THENCE NORTH 49°29'15" WEST, 232.66 FEET; THENCE NORTH 00°05' EAST 95.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,243 SQUARE FEET (2.44 ACRES) MORE OR LESS.

THE AFORE DESCRIBED TRACT IS ALSO KNOWN AS TRACT C OF THE JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, PLAT FILE NO. 78-40, DATED OCTOBER 17, 1978, DRAWN BY THE ENGINEERING DIVISION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, AND RECORDED IN THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ON NOVEMBER 20, 1978.

THE ABOVE DESCRIBES THE SAME AS NOTED AS EXHIBIT "A" IN THE FIDELITY TITLE AGENCY, COMMITMENT FOR TITLE INSURANCE, ORDER NO. 34711, ESCROW NO. F-10289, DATED JANUARY 3, 2006.

ALTA/ACSM LAND TITLE SURVEY
SURVEYOR'S CERTIFICATION

TO GUEST HOUSE JUNEAU LLC, BRE/ESA ALASKA LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION AND FIDELITY NATIONAL TITLE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1 THROUGH 4, 6 THROUGH 11 AND 13 THROUGH 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THIS SURVEY WHICH WAS ESTABLISHED BY A TRANSIT-TAPE FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE LOCATION AND NUMBER OF PARKING SPACES, SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON (IF ANY), AND AS TO THE OTHER MATTERS SHOWN HEREON, IT SHOWS THE LOCATION OF ALL IMPROVEMENTS, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS AFFECTING THE SUBJECT PROPERTY;

THERE ARE NO PARTY WALLS OR ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY AND THERE ARE NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY AND SET FORTH AS A FIELD NOTE;

ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SHELL SIMMONS DRIVE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHT(S)-OF-WAY MAINTAINED BY CITY AND BOROUGH OF JUNEAU;

THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE EXCEPT AS SHOWN ON THE SURVEY AND SET FORTH AS A FIELD NOTE; AND

ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE INSURANCE COMMITMENT NO. 34711, ISSUED BY FIDELITY TITLE INSURANCE COMPANY, AND OF EACH INSTRUMENT LISTED THEREIN; THE LOCATION OF EACH SUCH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER AFFECTING TITLE, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITH APPROPRIATE RECORDING REFERENCE; AND ALL MATTERS THAT CANNOT BE LOCATED HAVE BEEN LISTED HEREON AS A FIELD NOTE;

I HAVE CONSULTED THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. COMMUNITY NUMBER 020009, SHEET NUMBER 0885C REVISED FEBRUARY 4, 1981, AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (A) THIS CERTIFICATE IS MADE TO INDUCE WELLS FARGO BANK, NATIONAL ASSOCIATION ("LENDER") TO EXTEND CREDIT SECURED BY A DEED OF TRUST LIEN COVERING THE PROPERTY AND TO INDUCE FIDELITY NATIONAL TITLE COMPANY ("TITLE COMPANY") TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH DEED OF TRUST LIEN; (B) BOTH LENDER AND TITLE COMPANY ARE ENTITLED TO RELY UPON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (C) THE CONSIDERATION PAID TO THE SURVEY FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION OF THEIR RELIANCE HEREON.

9859

Signature of Surveyor
7570-S

STATE OF ALASKA
49TH
MARK A. JOHNSON
LS 7570
REGISTERED PROFESSIONAL LAND SURVEYOR

3-7-06

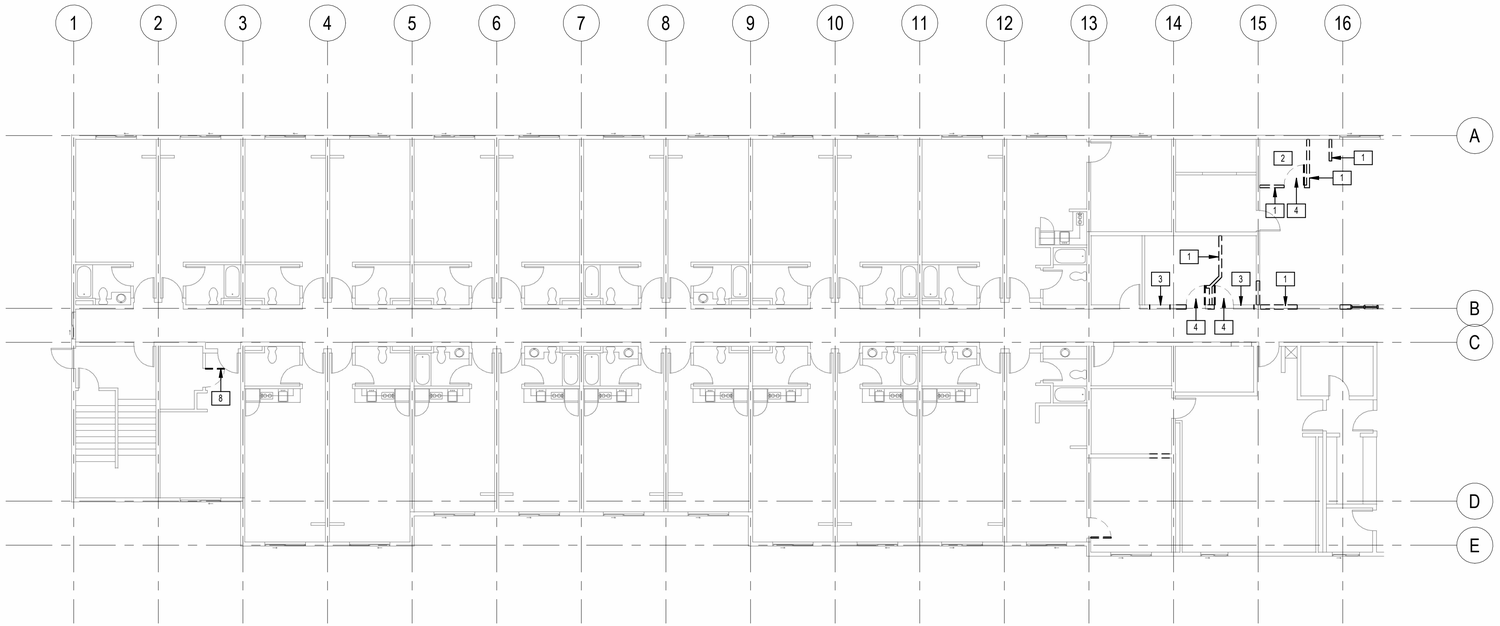
REVISION	DATE	DESCRIPTION	BY
2	2/24/06	REVISED CERTIFICATE	CRC
1	2/3/06	REVISED CERTIFICATE	CRC

F.B. 1 OF
SURVEY DATE: JAN. 12, 2006
CADD: 0617017.DWG
R&M PROJ. NO.: 061701

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

SCALE: 1"=30'
DATE: 1-18-06
R&M DWG. NO. L-925

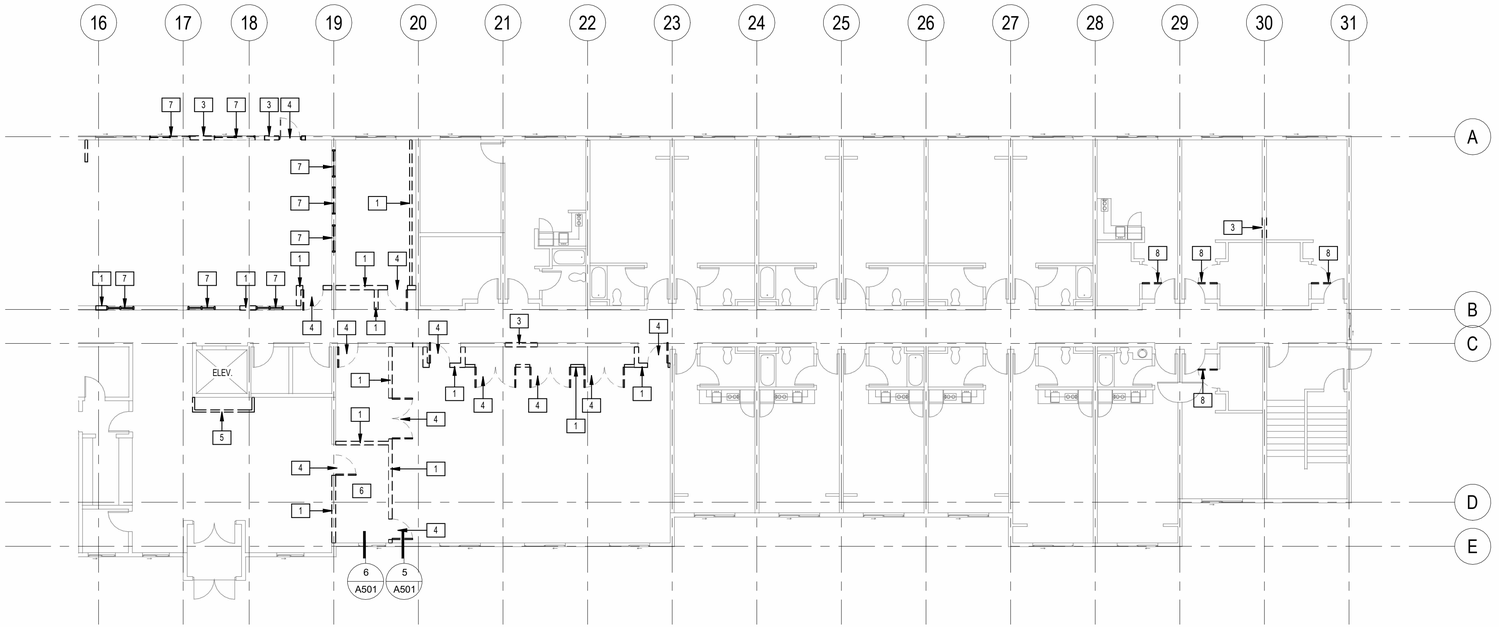
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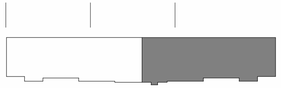
2 FIRST FLOOR DEMO PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



1 FIRST FLOOR DEMO PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

GENERAL DEMOLITION NOTES

1. COORDINATE ALL DEMOLITION WITH NEW WORK ON INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

LEGEND

- EXISTING 1-HOUR WALL ASSEMBLY
- EXISTING 2-HOUR WALL ASSEMBLY
- EXISTING WALL
- DEMOLISHED WALL

DEMOLITION KEY NOTES

1. REMOVE DASHED WALL.
2. DEMO DASHED BATHROOM, FIXTURES AND FINISHES.
3. DEMO DASHED OPENING FOR NEW DOOR OR WINDOW (SEE PLAN FOR NEW WORK)
4. REMOVE DASHED DOOR AND FRAME.
5. REMOVE FIREPLACE, STONE FINISH AND SUPPORT WALLS (ELEVATOR WALL TO REMAIN).
6. REMOVE DASHED CASEWORK (WALL AND BASE).
7. REMOVE DASHED CASEWORK (WALL AND BASE).
8. DEMO/SALVAGE DOOR FOR REUSE

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES
2	12.23.2025	OWNER CHANGES & ROOF VENTILATION
3	1.12.2026	A501 ELEVATIONS
4	1.16.2026	PLUMBING REVISIONS
5	1.20.2026	PLUMBING REVISIONS

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

FIRST FLOOR DEMO PLAN
A201

DATE: 11.25.2025
PHASE II PERMIT SET



2 FIRST FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



1 FIRST FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

GENERAL NEW WORK NOTES

1. COORDINATE ALL NEW WORK WITH INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

3. MODIFY SPRINKLERS AS REQUIRED AND PROVIDE NEW SMOKE DETECTORS IN UNIT.

4. PROVIDE NEW FLOORING AND BASE THROUGHOUT UNIT.

LEGEND

- EXISTING 1-HOUR WALL ASSEMBLY
- EXISTING 2-HOUR WALL ASSEMBLY
- EXISTING WALL
- NEW WALL
- NEW 1-HOUR WALL ASSEMBLY
- F1 F2 FLOOR FINISH CHANGE

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA 49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES
2	12.23.2025	OWNER CHANGES & ROOF VENTILATION
3	1.12.2026	A501 ELEVATIONS
4	1.16.2026	PLUMBING REVISIONS
5	1.20.2026	PLUMBING REVISIONS

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

FIRST FLOOR PLAN
A301

DATE: 11.25.2025
PHASE II PERMIT SET

From: LaQuita Chmielowski
To: NoReplyEPL; avillacorta
Cc: Forrest Courtney; Kathryn Oberlin
Subject: RE: [EXT] [ALERT] Plan USE20260005 - Traffic Impacts?
Date: Tuesday, May 19, 2026 4:41:47 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello, Forest.

The following is information related to the TIA. Please let me know if you have any questions or concerns.

Thank you,
LaQuita

The current edition of the Institute of Transportation Engineers Trip Generation Manual (ITE) defines an all-suites hotel (Land Use Code 311) as:

> *"[...] a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and a separate bedroom and in-room kitchen is often provided."*

This definition encompasses the existing and proposed programming for the site, with amenities that support longer stays. The ITE assigns an average daily trip rate of 4.9 trips per room. The table below summarizes the trips of the originally approved AUP Approval from the 1990s, the existing rooms trip generation based on current ITE rates, and the proposed trip generation with the addition of four rooms.

Average Daily Trips Trip Generation

AUP Approval (96 Rooms)[1]	Existing Condition (95 Rooms)	Proposed Condition (100 Rooms)
200 trips	466 trips	490 trips

[1] AUP approval noted 200 average daily trips.

Given the 200 trips vested as part of the original approval and already accounted for in the existing infrastructure, the change in rooms results in no more than 290 new trips that were not originally vested. Of these, only 24 trips are from the proposed rooms. The rest represent a natural increase in driver behavior for an existing land use since the original traffic studies were completed. The net new trips account for an approximate 5 percent increase. Per CBJC 49.40.300.a.3, a development projected to generate more than 250 ADT but fewer than 500 ADT a traffic impact analysis is required if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the direction.

CBJC 49.40.305 indicates that a TIA must identify and assess the impacts of the proposed development on all affected transportation systems. In addition, CJBC 49.40.305.c outlines the items that are typically addressed in a TIA, include traffic generated on opening day. The proposed development (four additional rooms) and traffic generated from this

development on opening day is the 24 additional trips. For this reason, we request that a TIA not be required.

LaQuita Chmielowski, PE, LEED AP
Senior Land Use Planning Manager

DOWL

(907) 562-2000 | office
(907) 865-1266 | direct
(907) 232-1720 | cell

dowl.com

From: NoReplyEPL
Sent: Monday, May 18, 2026 3:20 PM
To: LaQuita Chmielowski, avillacorta
Cc: Forrest Courtney ; Kathryn Oberlin
Subject: [EXT] [ALERT] Plan USE20260005 - Traffic Impacts?

You don't often get email from noreplyepl@juneau.gov. Learn why this is important

WARNING: *External Sender - use caution when clicking links and opening attachments.*

ALERT: This message originates from an organization involved in a recent security breach. Practice extreme caution when opening email messages from this sender.

Good afternoon LaQuita,

Following up on our conversation from last Friday concerning traffic impacts.

Has your team prepared a revised analysis based on Average Daily Traffic, or how you'd like traffic analysis addressed, as you noted during your callback?

Best,

Forrest Courtney

This is a no-reply e-mail address. To contact us, please send an e-mail to

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

JUNEAU EXTENDED STAY - REFRESH

PROJECT DESCRIPTION

THE BUILDING IS A 2-STORY HOTEL THAT WAS BUILT IN 1999. THE ADOPTED CODE AT THAT TIME WAS THE 1997 UBC. THE BUILDING IS A WOOD-FRAMED BUILDING, TYPE VA (1-HOUR, 1997 UBC) AND SPRINKLERED. THE FIRST FLOOR HAS COMMON LOBBY, POOL, FITNESS, MEETING, GUEST ROOMS AND STAFF ROOMS. THE BUILDING SF AND GUEST ROOMS ARE AS FOLLOWS:

FLOOR	SQUARE FOOTAGE	GUEST ROOM #'S
FIRST FLOOR	21,788 SF	40 ROOMS
SECOND FLOOR	21,346 SF	55 ROOMS
TOTAL	43,134 SF	95 ROOMS

THE SCOPE OF THIS PROJECT IS TO REFRESH THE FINISHES AND FURNITURE IN ALL OF THE GUEST ROOMS--AND REPLACE SOME FINISH WORK IN THE COMMON SPACE (CORRIDORS, AND LOBBY).

OTHER WORK ON THE BUILDING:
ADD INSULATION AND VENTILATION TO THE ATTIC AND REPAIR SIDING.
ADD A WARMING-STYLE KITCHEN AND BAR SPACE IN THE COMMON SPACE.

ADDITIONAL WORK IN THE COMMON SPACE IS TO BE PERFORMED IN PHASE II.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 IBC, LOCAL AMENDMENTS AND GOOD STANDARD PRACTICE. CONTRACTOR TO COORDINATE ALL DIMENSIONS, SIZING AND OPENINGS WITH ALL TRADES. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO ENSURE PROPER FIT.

2. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

3. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

4. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND GRID LINES UNLESS OTHERWISE NOTED.

5. CONTRACTOR TO PROVIDE SPRINKLER AND FIRE ALARM SHOPS TO MUNI OF ANCHORAGE FIRE MARSHALS OFFICE AS A DEFERRED SUBMITTAL.

CODE ANALYSIS

CURRENTLY ADOPTED (MUNI OF ANCHORAGE) BUILDING CODE STANDARDS
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2012 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL FUEL GAS CODE

2012 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
- VA, SPRINKLERED (NFPA 13 AS PER 903.3.1.1)

OCCUPANCY:
- GROUP R-1, HOTELS (TRANSIENT)

SECTION 420
IBC 420.2 SEPARATION WALLS.
- FIRE PARTITIONS PER SECTION 708 (BELOW).

IBC 420.3 HORIZONTAL SEPARATION.
- SEE 711 (BELOW).

IBC 420.4 AUTOMATIC SPRINKLER SYSTEM.
- SEE IBC 903.2.8 (BELOW).

IBC 420.5 FIRE ALARM SYSTEMS AND SMOKE DETECTION.
- SEE 907.2.8 (BELOW).

SECTION 504 BUILDING HEIGHT
IBC TABLE 503 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
- R-1: (TYPE VA, S) = 3 FLOORS, 12,000 SF ALLOWED

SECTION 506 BUILDING AREA MODIFICATIONS
IBC TABLE 506.2 ALLOWABLE AREA DETERMINATION.

EQUATION 5-2 (FROM IBC 506.2 AMOUNT OF INCREASE)
I = [F/P-0.25]W/30
I = [X/X- 25]30/30
I = .75

EQUATION 5-1
Aa = (AT +[NSXIf])
Aa = [12000 +[12000X.75]]
Aa = 12000 + 9000
Aa = 21,000 ALLOWABLE SQUARE FEET

ACTUAL SF = 21,788 SF (FIRST FLOOR FOOTPRINT)

IBC TABLE 509 INCIDENTAL USES
FURNACE ROOMS WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTUs.
- FURNACE ROOM IS SPRINKLED SO THE ROOM IS REQUIRED TO LIMIT THE PASSAGE OF SMOKE.

LAUNDRY ROOMS OVER 100 SQUARE FEET.
- LAUNDRY ROOMS ARE SPRINKLED SO THE ROOM IS REQUIRED TO LIMIT THE PASSAGE OF SMOKE.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

TYPE **VA** CONSTRUCTION	
PRIMARY STRUCTURAL FRAME	1 HOUR
BEARING WALLS	
EXTERIOR	1 HOUR
INTERIOR	1 HOUR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	PER TABLE 602
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0 HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HOUR

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

TYPE **VA** CONSTRUCTION (FIRE SEPARATION DISTANCE)	
LESS THAN 5'	1 HOUR
MORE THAN 5' AND LESS THAN 10'	1 HOUR
MORE THAN 10' AND LESS THAN 30'	0 HOUR
MORE THAN 30'	0 HOUR

SECTION 708 FIRE PARTITIONS
- BETWEEN DWELLING UNITS SEPARATION
  - 1 HOUR REQUIRED BASED ON VA CONSTRUCTION TYPE REQUIREMENTS.
- CORRIDOR WALLS
  - 1/2 HOUR RATED ALLOWED AS PER TABLE 1020.2.
  - EXCEPT BEARING WALLS, 1 HOUR REQUIRED BASED ON VA CONSTRUCTION TYPE REQUIREMENTS.

SECTION 711 HORIZONTAL ASSEMBLIES
- PER 711.2.4.3, DWELLING UNIT SEPARATION
  - 1 HOUR REQUIRED BASED ON VA CONSTRUCTION TYPE REQUIREMENTS.

SECTION 718 CONCEALED SPACES
IBC 718.4 DRAFTSTOPPING IN ATTICS

IBC 718.4.2 GROUPS R-1 AND R-2.
- EXCEPTION 1: ONLY REQUIRED OVER ONE CORRIDOR WALL.
- EXCEPTION 4: DRAFTSTOPPING NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN NFPA13R SPRINKLER SYSTEM AND THE SPRINKLER IS INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS OMITTED.

TABLE 803.9, INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP (SPRINKLERED)	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
R-1	B	C	C

SECTION 804 INTERIOR FLOOR FINISHES.
IBC 804.4 (804.4.2) MINIMUM CRITICAL RADIANT FLUX.
- CLASS II REQUIRED FOR FLOOR COVERINGS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS.

IBC 903.2.8 GROUP R.
- PER IBC 903.3.1.2 NFPA 13R SPRINKLER SYSTEM REQUIRED.

SECTION 906 PORTABLE FIRE EXTINGUISHERS
TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS
- LIGHT (LOW) HAZARD:
  - 2-A; 10-B.C.
  - MAX TRAVEL DISTANCE 75' (TABLE 906.3(1)).

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
IBC 907.2.8 GROUP R-1.
- IBC 907.2.8.1 MANUAL FIRE ALARM SYSTEM.
  - MANUAL FIRE ALARM IS REQUIRED.
  - EXCEPTION 2 IS ALLOWED IF:
    2.1 SPRINKLER IS INSTALLED PER 903.3.1.2.
    2.2 THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER WATER FLOW; AND,
    2.3 AL LEAST ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.

SECTION 1004 OCCUPANT LOAD.

USE	SF	/OCC	OCCUPANT LOAD
(PHASE II PLANS WILL SHOW OCCUPANT LOADS BASED ON COMMON SPACE USES)			
FIRST FLOOR	*21,788*	*200*	*109*
SECOND FLOOR	*X*	*200*	*X*

SECTION 1006, NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY.
- R-1, 10 MAX OCCUPANTS WITHIN THE INDIVIDUAL UNIT AND 75 ' TRAVEL DISTANCE TO CORRIDOR.

TABLE 1006.3.4(2) STORIES WITH ONE EXIT OR ACCESS TO ON EXIT FOR OTHER OCCUPANCIES.
- SECOND STORY IS REQUIRED TO HAVE TWO EXITS PER THIS TABLE.

SECTION 1020 CORRIDORS
TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING.
- 1/2 HOUR RATED (PER FOOTNOTE c).
  - EXCEPT BEARING WALLS, 1 HOUR REQUIRED BASED ON VA CONSTRUCTION TYPE REQUIREMENTS.

CHAPTER 11 ACCESSIBILITY
SECTION 1107 DWELLING AND SLEEPING UNITS
1107.3 ACCESSIBLE SPACES
- Rooms and spaces available to the general public or available for use by residents and serving *Accessible units…*

1107.4 ACCESSIBLE ROUTE
- ALL COMMON SPACES AND EVERY ROOM IN THE BUILDING ARE CONNECTED WITH AN ACCESSIBLE ROUTE

TABLE 1107.6.1.1 ACCESSIBLE DWELLING AND SLEEPING UNITS
- 95 GUEST ROOMS IN BUILDING: 5 REQUIRED ACCESSIBLE UNITS WITH 1 HAVING A ROLL-IN SHOWER UNIT.
  - ACCESSIBLE UNIT REQUIREMENTS AS PER ICC/ANSI A117.1
  - ALL OTHER GUEST ROOMS ARE TYPE B UNITS.
    - SEE IEBC 305.8.8.
      - WE ARE REPLACING FIXTURES AND FINISHES AND CONSIDER ADDITIONAL WORK TO BE TECHNICALLY INFEASIBLE.

SECTION 1203 VENTILATION
IBC 1203.2 ATTIC SPACES.
- 1/150 OF THE AREA BEING VENTILATED.
- EXCEPTION 1 ALLOWS THE VENTILATION TO BE REDUCED TO 1/300 IF 50-80 PERCENT OF THE VENTILATION IS PROVIDED AT THE UPPER 3' OF THE VENTILATED AREA**.

**ROOF VENTILATION CALCULATION: 21,788 SF X 144 (IN PER FT) = 3,137,472 / 300 = 10,458 SI.
50 % MIN AT RIDGE = 5,229 SI MIN. REQUIRED
BUILDING IS 371 LF X 12" PER FT =
4,452 SI AT RIDGE IF RIDGE VENT IS 1" WIDE.
8,904 SI AT EAVES IF PERFORATED SOFFIT ALLOWS FOR AN EQUAL OF 1" PER FT OF EAVE. (VERIFY SOFFIT PANEL VENT.)

IBC 1207.2 AIR-BORNE SOUND.
- WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER AND FROM PUBLIC OR SERVICE AREAS – 50 STC.

IBC 1206.3 STRUCTURE-BORNE SOUND.
- FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE - 50 IMPACT INSULATION CLASS (IIC) RATING
- (EXISTING, NO CHANGE)

IBC 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION
- CLASS B ROOF COVERING REQUIRED PER TABLE 1505.1.

TABLE 1604.5
- RISK CATEGORY II.

2012 INTERNATIONAL FIRE CODE

IFC APPENDIX D
IFC SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS
- NOT REQUIRED (HIGHEST PORTION OF ROOF UNDER 30'.

2012 INTERNATIONAL EXISTING BUILDINGS CODE

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS
301.3 …SHALL COMPLY WITH ONE OF THE METHODS LISTED IN SECTION 301.3.1, 301.3.2 OR 301.3.3 AS SELECTED BY THE APPLICANT.
301.1.1 PRESCRIPTIVE COMPLIANCE METHOD. (CHAPTER 4)
301.1.2 WORK AREA COMPLIANCE METHOD.
301.1.3 PERFORMANCE COMPLIANCE METHOD.

CHAPTER 4 PRESCRIPTIVE COMPLIANCE METHOD

SECTION 401 GENERAL
401.2.1 EXISTING MATERIALS.
- EXISTING MATERIALS IN USE ARE ACCEPTABLE TO REMAIN.

401.2.2 NEW AND REPLACEMENT MATERIALS
- NEW MATERIALS SHALL MEET THE CURRENT CODES.

SECTION 403 ALTERATIONS
SECTION 403 ALTERATIONS
403.1 GENERAL
- ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATIONS.

403.2-403.6 (VARIOUS STRUCTURAL SECTIONS)
- ALTERATIONS DO NOT INCREASE THE LOADS OF THE BUILDING.

SHEET SCHEDULE

GENERAL

A100 COVER; CODE ANALYSIS; GENERAL NOTES

ARCHITECTURAL

A101 GENERAL INFORMATION
A102 ACCESSIBILITY
A201 FIRST FLOOR DEMO PLAN
A202 SECOND FLOOR DEMO PLAN
A203 ROOF PLAN
A301 FIRST FLOOR PLAN
A302 SECOND FLOOR PLAN

All Electrical work must comply with the requirements in the NEC 2023 Code as modified by CBJ Title 19
Plans subject to inspections
12-16-25 TR

Reviewed For Code Compliance

Inspections will not be performed without CBJ approved plans on site.
JS 9/29/2025

All Plumbing work shall comply with the requirements of the ***2018 UPC*** code as modified by CBJ Title 19.

All Mechanical work shall comply with the requirements of the **2021 IMC** Code as modified by CBJ Title 19.

Plans subject to inspections.
9-30-2025 STW

Approved
TAR
10/08/2025

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

DATE: 9.8.2025
PERMIT SET

JUNEAU EXTENDED STAY

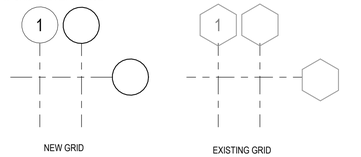
COVER
A100

ABBREVIATIONS

@	AT
℄	CENTERLINE
ℙ	PROPERTY LINE
Ø	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACS	ACCESS PANEL
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	AMERICANS with DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF...
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET; CARPETED
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN FLR	FINISH FLOOR
FF	FINISH TO FINISH
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FT	FOOR OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE, LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
	OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER CUBIC FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
RELO	RELOCATED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION; REVISIONS; REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLASS
SHV	SHELF; SHELVING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STONE
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
TO	TOP OF...
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYLT TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT

SYMBOLS LEGEND

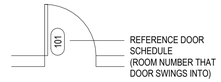
1. GRID LINE REFERENCE



2. ROOM REFERENCE



3. DOOR REFERENCE



4. WINDOW / SKYLIGHT REFERENCE



5. ELEVATION / DATUM REFERENCE



6. EXTERIOR ELEVATION



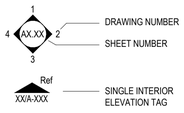
7. BUILDING SECTION



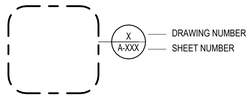
8. WALL SECTION



9. INTERIOR ELEVATION



10. DETAIL REFERENCE



11. ASSEMBLY REFERENCE



12. NORTH SYMBOL



13. REVISION REFERENCE



REFERENCE CONSTRUCTION MEMO ISSUING REVISION.
ONLY MOST RECENT REVISION SHOWN CLOUDED.
REFERENCE FOR PREVIOUS REVISIONS REMAIN.
DATE OF REVISIONS INDICATED AT RIGHT MARGINS.

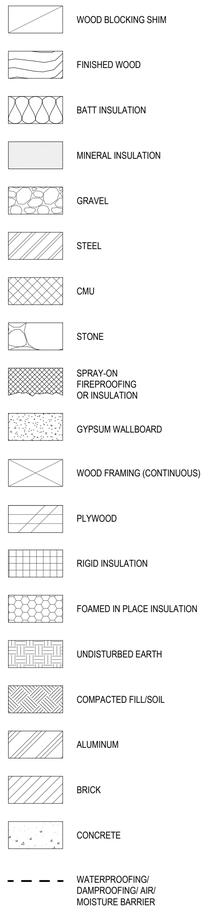
14. WALL SYMBOLS



15. FIRE EXTINGUISHER



MATERIALS LEGEND



61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446



JUNEAU EXTENDED STAY

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

GENERAL INFORMATION
A101

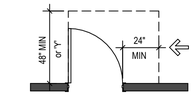
DATE: 9.8.2025
PERMIT SET

ICC A117.1-2009 : ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

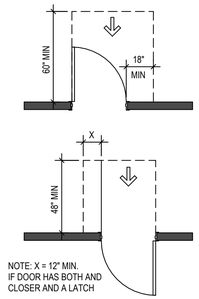
ALL INTERIOR CONSTRUCTION WITHIN THE SCOPE OF THIS PROJECT IS REQUIRED TO BE ACCESSIBLE AS SET FORTH IN THE ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

DOORS

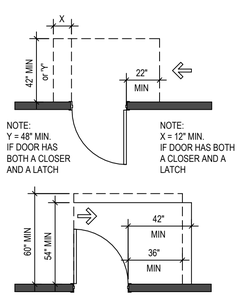
1. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 404.
2. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES, UNLESS THE OPENING IS MORE THAN 24 INCHES DEEP, IN WHICH CASE THE CLEAR WIDTH OF THE OPENING SHALL BE 36 FOR SWINGING DOORS, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING LOWER THAN 34 INCHES. PROJECTIONS INTO THE CLEAR OPENING BETWEEN 34 INCHES AND 80 INCHES SHALL NOT EXCEED 4 INCHES.
4. MINIMUM MANEUVERING CLEARANCES AT SWINGING DOORS SHALL COMPLY WITH ICC A117.1-2009 SECTION 404.2.3, TABLE 404.2.3.2 AND FIGURE 404.2.3.2.
5. FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
6. HINGED DOORS OTHER THAN FIRE DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM.
7. SLIDING DOORS SHALL HAVE AN OPENING FORCE OF 5 POUNDS MAXIMUM.
8. DOOR SURFACE SHALL COMPLY WITH 404.2.9.
9. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES, PER 304.4.
10. TWO DOORS IN A SERIES SHALL COMPLY WITH ICC A117.1-2009 SECTION 404.2.5 AND FIGURE 404.2.5.



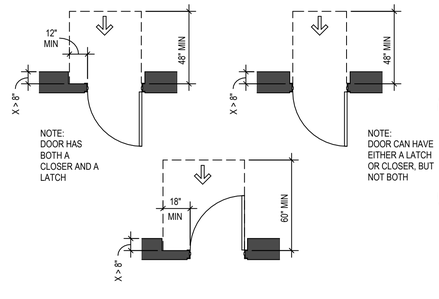
LATCH-SIDE APPROACHES - SWINGING DOORS



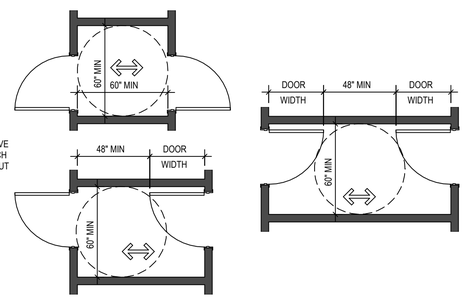
FRONT APPROAPCHES - SWINGING DOORS



HINGE-SIDE APPROACHES - SWINGING DOORS



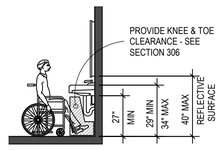
RECESSED DOORS AND GATES



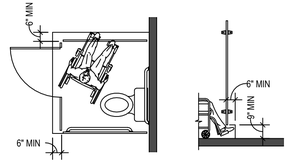
DOORS IN SERIES AND GATES IN SERIES

RESTROOMS & DRINKING FOUNTAINS

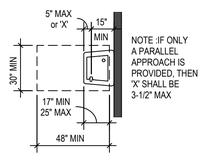
1. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 603
2. WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH 604.9.1. IN ADDITION TO THE COMPARTMENT REQUIRED TO COMPLY WITH 604.9.1, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH 604.10 WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES.
3. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
4. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
5. WATER CLOSETS SHALL COMPLY WITH 604.2 THROUGH 604.8.
6. TOILET PAPER DISPENSERS SHALL COMPLY WITH ICC A117.1-2009, CHAPTER 6, SECTION 604.7 AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
7. GRAB BARS SHALL BE PROVIDED AT WATER CLOSETS AND SHALL COMPLY WITH ICC A117.1-2009, CHAPTER 6, FIGURE 604.5. PROVIDE SOLID BLOCKING BEHIND ALL GRAB BARS.
8. URINALS SHALL COMPLY WITH 605 AND SHALL BE EITHER WALL-HUNG OR STALL TYPE URINALS.
9. LAVATORIES SHALL COMPLY WITH 606. FAUCETS FOR LAVATORIES SHALL COMPLY WITH 606.4. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT AGAINST CONTACT.
10. DRINKING FOUNTAINS SHALL COMPLY WITH ICC A117.1-2009, CHAPTER 6, SECTION 602.



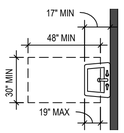
CLEARANCES & HEIGHTS AT LAVATORY



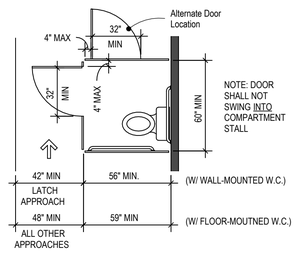
STALL COMPARTMENT TOE CLEARANCE



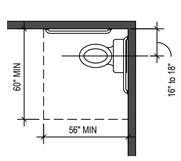
DRINKING FOUNTAIN CLEARANCE AND SPOUT LOCATION



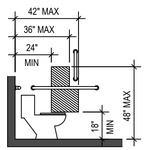
LAVATORY CLEARANCE



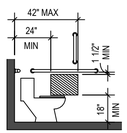
STANDARD STALL



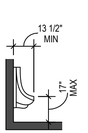
CLEAR FLOOR SPACE AND WATER CLOSET LOCATION



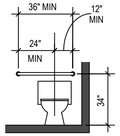
RECESSED TOILET PAPER DISPENSER LOCATION

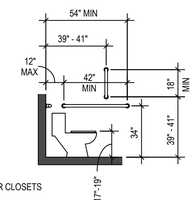


PROTRUDING TOILET PAPER DISPENSER LOCATION



HEIGHT AND DEPTH OF URINAL

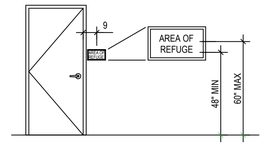


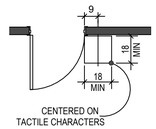


GRAB BARS AT WATER CLOSETS

SIGNAGE

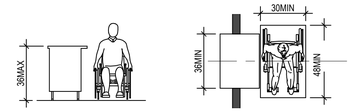
1. SIGNS SHALL BE PROVIDED AND SHALL COMPLY WITH 703.
2. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 703.1, 703.2, AND 703.5. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 703.6 AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH 703.2 AND 703.5.
3. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT SPACES AND FACILITIES SHALL COMPLY WITH 703.5.
4. WHERE MORE THAN ONE CHECK-OUT AISLE IS PROVIDED, CHECK-OUT AISLES COMPLYING WITH 904.4 SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.6. WHERE CHECK-OUT AISLES ARE IDENTIFIED BY NUMBERS, LETTERS, OR FUNCTIONS, SIGNS IDENTIFYING CHECK-OUT AISLES COMPLYING WITH 904.4 SHALL BE LOCATED IN THE SAME LOCATION AS THE CHECK-OUT AISLE IDENTIFICATION.





FOODSERVICE LINES, TABLEWARE AREAS & CHECKOUT AISLES

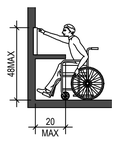
1. WHERE CHECK-OUT AISLES ARE PROVIDED, CHECK-OUT AISLES COMPLYING WITH 904.4 SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC TABLE 1109.12.2.
2. WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF SALES COUNTER AND SERVICE COUNTER SHALL COMPLY WITH 904.4. WHERE COUNTERS ARE DISPERSED THROUGHOUT THE BUILDING OR FACILITY, COUNTERS COMPLYING WITH 904.4 ALSO SHALL BE DISPERSED.
3. FOOD SERVICE LINES SHALL COMPLY WITH 904.5. WHERE SELF-SERVICE SHELVES ARE PROVIDED, AT LEAST 50 PERCENT, BUT NO FEWER THAN ONE, OF EACH TYPE PROVIDED SHALL COMPLY WITH 308.
4. ALL POINTS OF COUNTERS REQUIRED TO COMPLY WITH 904 SHALL BE LOCATED ADJACENT TO A WALKING SURFACE COMPLYING WITH 403.

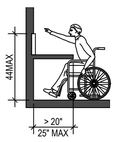


PARALLEL APPROACH AT SALES & SERVICE COUNTERS

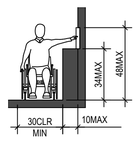
REACH RANGES, CONTROLS, & OPERATING MECHANISMS

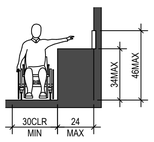
1. REACH RANGES SHALL COMPLY WITH 308.
2. OPERABLE PARTS SHALL COMPLY WITH 309 AND SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308
3. IN ACCORDANCE WITH 309.4, OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



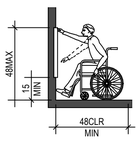


OBSTRUCTED FORWARD REACH

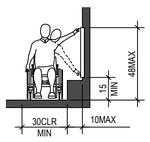




OBSTRUCTED SIDE REACH



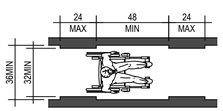
UNOBSTRUCTED FORWARD REACH



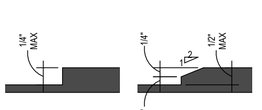
UNOBSTRUCTED SIDE REACH

PATH OF TRAVEL

1. IN ACCORDANCE WITH 2018 IBC SECTION 1104, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXCEPTIONS APPLY
2. THE RUNNING SLOPES OF WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.3. SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE THAT IS NOT STEEPER THAN 1:48.
3. CHANGES IN LEVEL SHALL COMPLY WITH 303.
4. THE CLEAR WIDTH OF WALKING SURFACES ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.
5. THE CLEAR WIDTH AT TURNS ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.5.1.
6. IN ACCORDANCE WITH 403.5.2, AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET.
7. CLEARANCES AT COMMON-USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH 307.

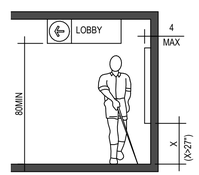


CLEAR WIDTH OF AN ACCESSIBLE ROUTE



VERTICAL

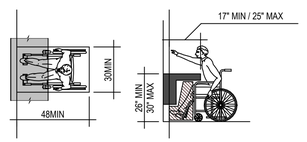
CHANGES IN LEVEL



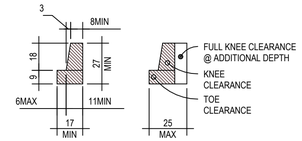
WALKING PARALLEL TO A WALL

SEATING AT TABLES, COUNTERS & WORK SURFACES

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD AND DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 2018 IBC 1109.11. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH 2018 IBC 1109.11.
2. DINING SURFACES AND WORK SURFACES REQUIRED TO COMPLY WITH 2018 IBC 1109.11.1 SHALL BE DISPERSED THROUGHOUT THE SPACE OR FACILITY CONTAINING DINING SURFACES AND WORK SURFACES.



TOE AND KNEE CLEARANCES



61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA 49TH
CHRISTOPHER S. COLE
A-10145
REGISTERED ARCHITECT

JUNEAU EXTENDED STAY

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

ACCESSIBILITY
A102

DATE: 9.8.2025
PERMIT SET

DOOR SCHEDULE

NUMBER	SIZE	DOOR TYPE	DOOR MAT'L.	DOOR FINISH	FRAME TYPE	FRAME MAT'L.	FRAME FINISH	GLASS GLAZ'G.	GLASS LABEL	FIRE RATING	HDWR. GROUP	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
102	2'-10" x 6'-8"	A	SC	FF	-	-	-	-	-	-	-	-	-	-	RELOCATED DOOR AND HARDWARE
131A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	1	-	-	-	-
131B	2'-10" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	2	-	-	-	-
133A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	1	-	-	-	-
133B	2'-10" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	2	-	-	-	-
135A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	1	-	-	-	-
135B	2'-10" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	2	-	-	-	-
140A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	1	-	-	-	-
140B	2'-10" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	2	-	-	-	-
142A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	1	-	-	-	-
142B	2'-10" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	2	-	-	-	-
153	2'-10" x 6'-8"	A	-	-	-	-	-	-	-	-	-	-	-	-	RELOCATED DOOR AND HARDWARE
155A	2'-10" x 6'-8"	A	-	-	-	-	-	-	-	-	-	-	-	-	RELOCATED DOOR AND HARDWARE
155B	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	-	3	-	-	-	ADJOINING ROOM DOOR
156	2'-10" x 6'-8"	A	-	-	-	-	-	-	-	-	-	-	-	-	RELOCATED DOOR AND HARDWARE
157A	2'-10" x 6'-8"	A	-	-	-	-	-	-	-	-	-	-	-	-	RELOCATED DOOR AND HARDWARE
157B	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	45 MIN.	3	-	-	-	ADJOINING ROOM DOOR
180	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	6	-	-	-	-
181	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	6	-	-	-	-
183	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	4	-	-	-	-
186	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	5	-	-	-	-
197A	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	4	-	-	-	-
197B	3'-0" x 6'-8"	F	SS	FF	F1	-	FF	-	-	-	7	-	-	-	-
297	3'-0" x 6'-8"	A	SC	FF	F1	KD	FF	-	-	20 MIN.	4	-	-	-	-

NOTE: VERIFY EXISTING DOOR HEIGHTS ARE 6'-8". NEW DOOR HEIGHTS TO MATCH EXISTING.

DOOR SCHEDULE ABBREVIATIONS

AL = ALUMINUM
ALT = ALUMINUM THERMALLY BROKEN
FF = FACTORY FINISH
FI = FIBERGLASS INSULATED
GL = GLASS
HM = HOLLOW METAL
HMI = HOLLOW METAL INSULATED
HW = HOLLOW CORE WOOD

IC = INSULATED CORE
IMP = INSULATED METAL PANEL
IG = INSULATED GLASS
KD = KNOCKED DOWN FRAMES
MTL = METAL
P = PAINT
PL = PLASTIC
PLI = PLASTIC INSULATED

S = STAIN
SC = SOLID CORE WOOD
SG = SAFETY GLASS
SS = STAINLESS STEEL
ST = STEEL
STI = STEEL INSULATED
T = TEMPERED
WD = WOOD

HARDWARE GROUPS

HARDWARE GROUP 1:
(GUEST ROOM ENTRY DOOR)

HARDWARE GROUP 2:
(GUEST ROOM BATHROOM / BEDROOM DOOR)
HINGES
LEVER LOCKSET (PRIVACY FUNCTION)
WALL/FLOOR STOP
SILENCERS

HARDWARE GROUP 3:
(ADJOINING ROOM DOOR)
HINGES
LEVER LOCKSET (PROVIDE TYPICAL FUNCTION HARDWARE FOR ADJOINING ROOM DOORS)
WALL/FLOOR STOP
SMOKE SEALS
DOOR BOTTOM

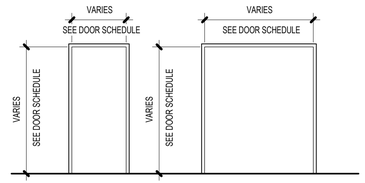
HARDWARE GROUP 4:
HINGES
LEVER LOCKSET (CARD KEY ACCESS FUNCTION)
CLOSER
WALL/FLOOR STOP
SMOKE SEALS
AUTOMATIC DOOR BOTTOM

HARDWARE GROUP 5:
HINGES
LEVER LOCKSET (OFFICE FUNCTION)
WALL/FLOOR STOP
SILENCERS

HARDWARE GROUP 6:
HINGES
LEVER LOCKSET (PRIVACY FUNCTION) W/ OCCUPANCY INDICATOR
WALL/FLOOR STOP
SILENCERS

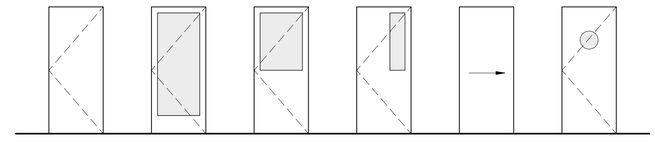
HARDWARE GROUP 7:
SPRING LOADED HINGES
LOCKING DEVICE

FRAME TYPES



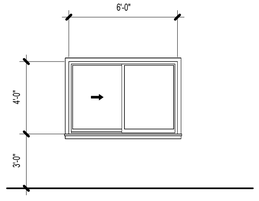
F1 SINGLE UNIT FRAME
F2 DOUBLE UNIT FRAME

DOOR TYPES



A FLUSH
B FULL GLASS
C HALF LITE
D VISION LITE
E POCKET
F DOUBLE-ACTING KITCHEN

WINDOW TYPES



W1

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STATE OF ALASKA
49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

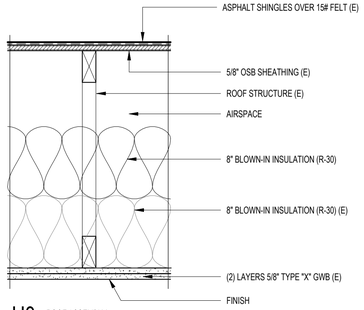
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

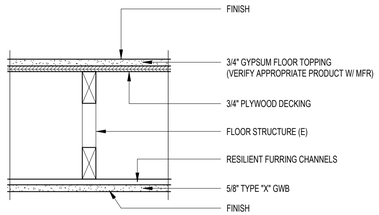
PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

DOOR AND WINDOW SCHEDULE
A103

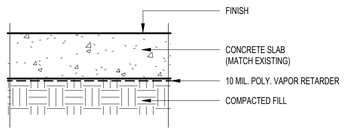
DATE: 11.25.2025
PHASE II PERMIT SET



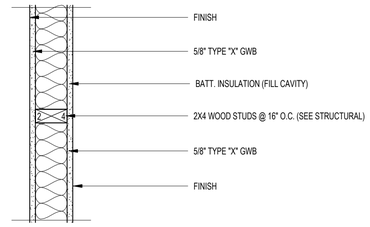
H3 ROOF ASSEMBLY
1-HOUR RATED (EXISTING PRESCRIPTIVE FIRE RESISTANCE)



H2 FLOOR ASSEMBLY
1-HOUR RATED PER UL DESIGN NO. L528

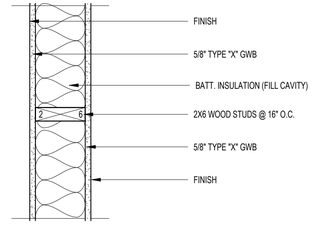


H1 FLOOR ASSEMBLY



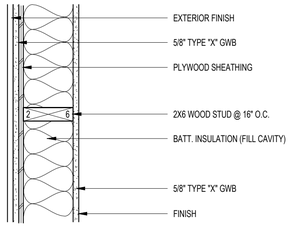
D

D.1 SAME AS WALL ASSEMBLY "D" EXCEPT: 1-HOUR RATED AS PER UL DESIGN NO. U305



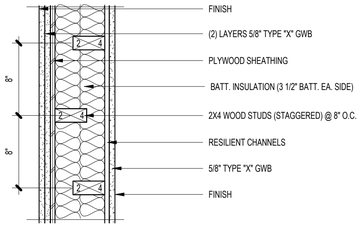
C

C.1 SAME AS WALL ASSEMBLY "C" EXCEPT: 1-HOUR RATED AS PER UL DESIGN NO. U305



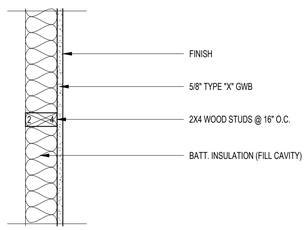
F

F.1 SAME AS WALL ASSEMBLY "F" EXCEPT:
1-HOUR RATED PER UL DESIGN NO. U344 AND WITH VINYL SIDING.

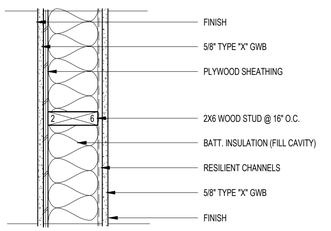


B

B.1 SAME AS WALL ASSEMBLY "B" EXCEPT:
1-HOUR RATED PER UL DESIGN NO. U340. STC 59 (ESTIMATED).



E



A

A.1 SAME AS WALL ASSEMBLY "A" EXCEPT:
1-HOUR RATED PER UL DESIGN NO. U344 AND WITH RESILIENT CHANNELS. STC 50 AS PER GA FILE NO. WP 3240.

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49TH
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A-10145
11-25-2025

REVISIONS

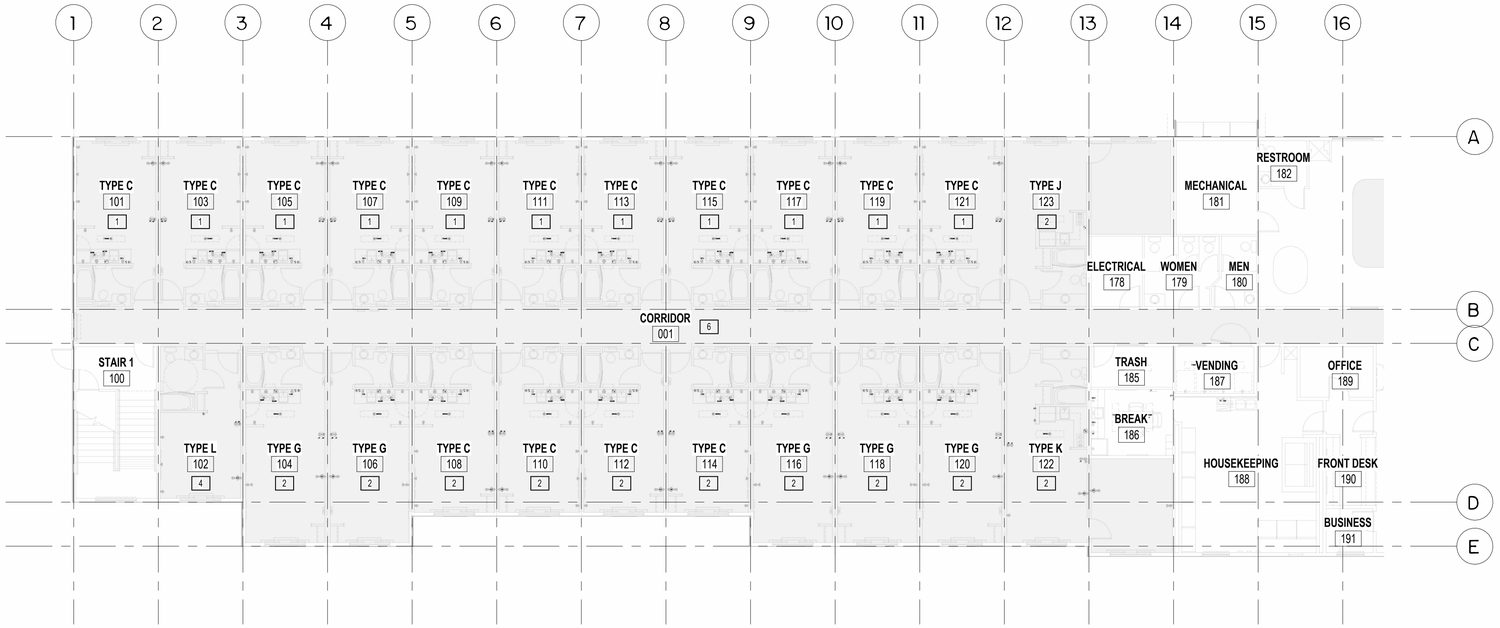
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

ASSEMBLIES
A104

DATE: 11.25.2025
PHASE II PERMIT SET

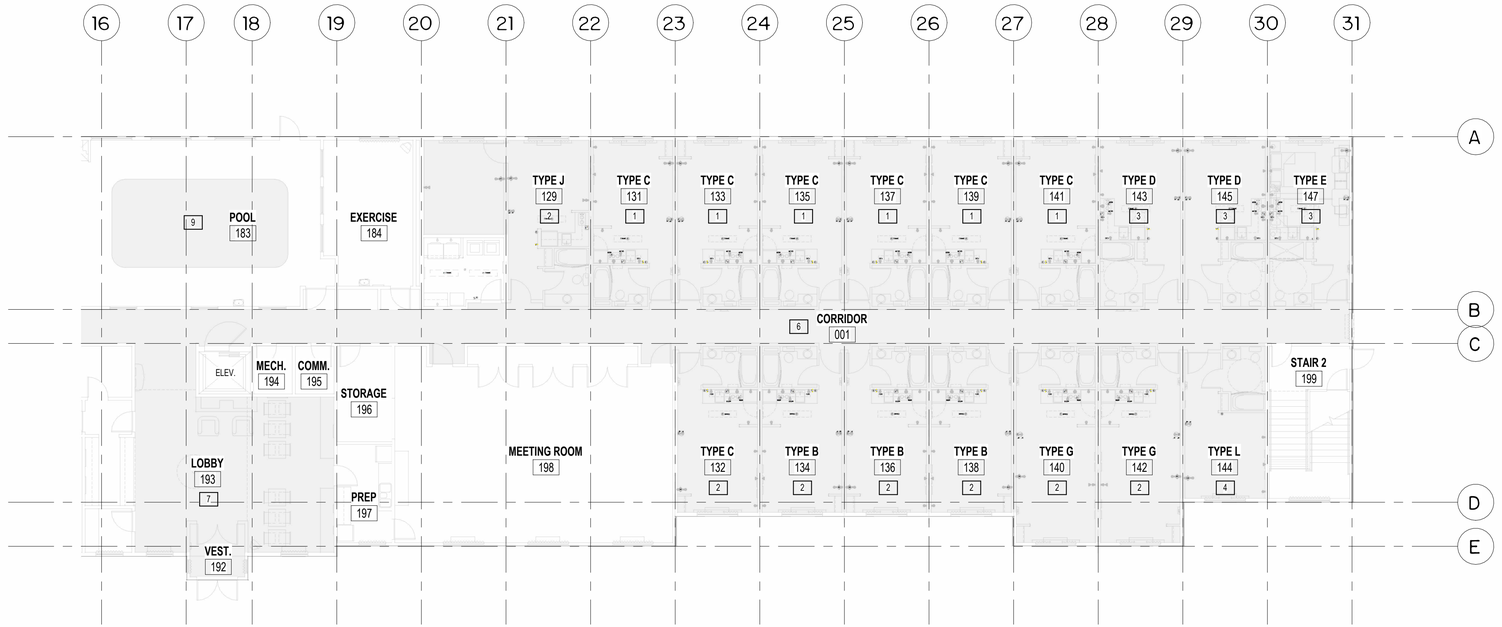


FIRST FLOOR DEMO PLAN - WEST

2 SCALE: 3/32" = 1'-0"



KEY PLAN



FIRST FLOOR DEMO PLAN - EAST

1 SCALE: 3/32" = 1'-0"



KEY PLAN

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

GENERAL DEMOLITION NOTES

1. COORDINATE ALL DEMOLITION WITH NEW WORK ON INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

LEGEND

EXISTING WALLS - 1 HOUR RATED AT CORRIDORS, STAIR ENCLOSURES AND UNIT SEPARATIONS.

DEMOLISHED WALL

PHASE I WORK AREA

DEMOLITION KEY NOTES

1 GUESTROOM DEMO SCOPE 1:
- SERVICE AC UNIT.
- REMOVE THERMOSTATS/EXCHANGE PTAC CONTROLS AS NECESSARY.
- DEMO ENTRY DOOR LOCK HARDWARE.
- REPAIR HARDWARE TO REMAIN.
- REMOVE FFE.
- PREP FOR CONCEALING OF FIRE ALARM SURFACE MOUNTED DEVICES AND CONDUIT.
- DEMO EXISTING CARPET, PAD BASE AND LVT THROUGHOUT ENTIRE UNIT.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- (LIGHT FIXTURE?).
- **REMOVE KITCHEN CABINETS.**
- DEMO BATH DOOR HARDWARE.
- DEMO SHOWER ROD AND CURTAIN.
- DEMO DAMAGED DOORS AS NECESSARY.
- DEMO LIGHT FIXTURE.

2 GUESTROOM DEMO SCOPE 2:
- SERVICE AC UNIT.
- REMOVE THERMOSTATS/EXCHANGE PTAC CONTROLS AS NECESSARY.
- DEMO ENTRY DOOR LOCK HARDWARE.
- REPAIR HARDWARE TO REMAIN.
- REMOVE FFE.
- PREP FOR CONCEALING OF FIRE ALARM SURFACE MOUNTED DEVICES AND CONDUIT.
- DEMO EXISTING CARPET, PAD BASE AND LVT THROUGHOUT ENTIRE UNIT.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- (LIGHT FIXTURE?).
- **KEEP KITCHEN CABINETS.**
- DEMO CABINET DOORS.
- REMOVE APPLIANCES.
- DEMO KITCHEN COUNTERTOPS.
- DEMO RECIRC. HOODS (VERIFY VENTING).
- DEMO BATH DOOR HARDWARE.
- DEMO SHOWER ROD AND CURTAIN.
- DEMO DAMAGED DOORS AS NECESSARY.
- DEMO LIGHT FIXTURE.

3 GUESTROOM DEMO SCOPE 3: (SAME AS SCOPE #1 EXCEPT):
- PREPARE BATHROOM FOR A WET CONVERSION.
- REMOVE BATHROOM TUB, VANITY AND TOILET.

4 GUESTROOM DEMO SCOPE 4: (SAME AS SCOPE #1 EXCEPT ROOMS CURRENTLY HAVE NO KITCHENS):
- PREPARE BATHROOM FOR A WET CONVERSION.
- REMOVE BATHROOM TUB, VANITY AND TOILET.

5 ADDITIONAL GUESTROOM DEMO SCOPE:
- REMOVE MIRACLE METHOD COATED FIXTURES:.
- REMOVE BATHROOM TUB AND VANITY.

6 CORRIDOR DEMO SCOPE:
- DEMO EXISTING CARPET, PAD AND BASE.
- DEMO CORNER GUARDS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- DEMO ALL LIGHTING.

7 LOBBY DEMO SCOPE:
- DEMO EXISTING CARPET, PAD AND BASE.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- DEMO CORRIDOR LIGHTING.
- EVALUATE ENTRY DOORS FOR REPAIR INTO WORKING ORDER.
- REPLACE HARDWARE AS NECESSARY.
- PREP ENTRY DOOR FINISH (STRIP PAINT).
- REMOVE FINISHES ON FIREPLACE.
- REMOVE FINISHES IN EMPLOYEE BATHROOMS.
- REMOVE CABINET DOORS AND COUNTER AT BUFFET CASEWORK.

8 DEMO GUARD AND PREPARE FOR NEW WALLS AT EXISTING GALLERY.

9 DEMO POOL AND ASSOCIATED MECHANICAL AND INFILL FLOOR.

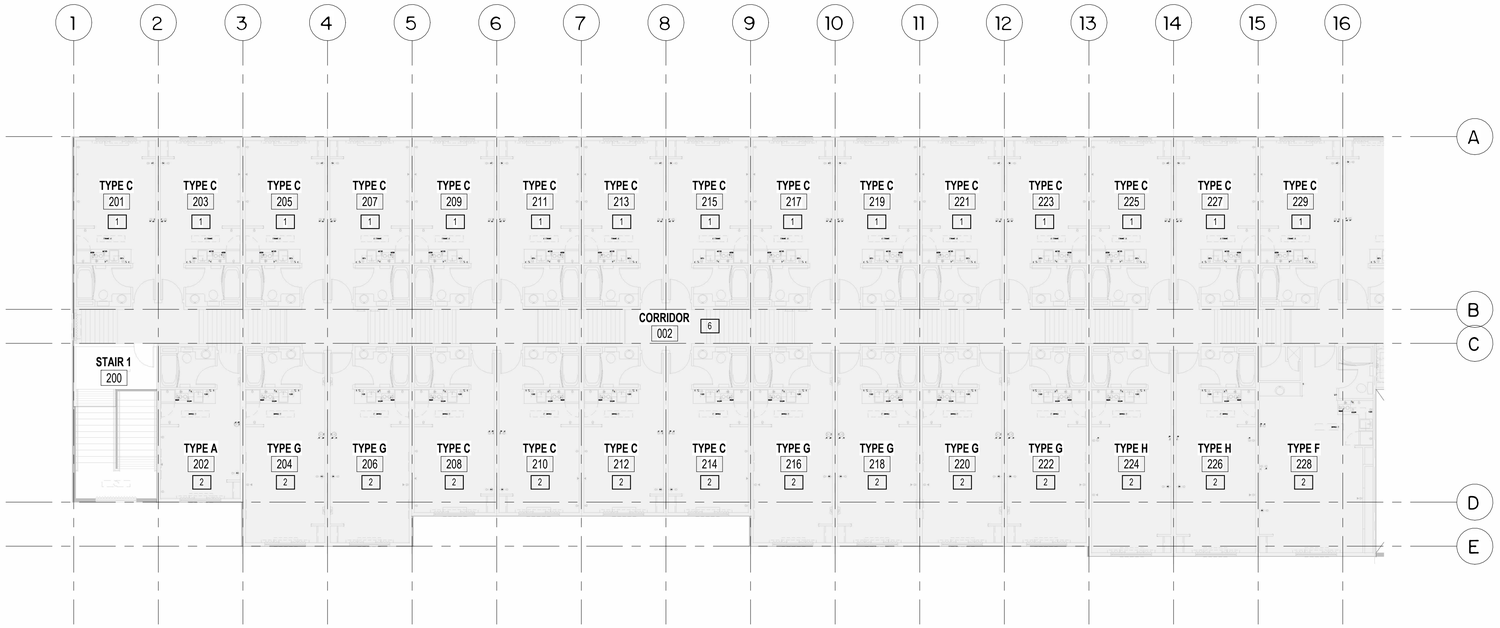
STATE OF ALASKA 49TH
CHRISTOPHER S. COLE
A-10148
REGISTERED ARCHITECT

JUNEAU EXTENDED STAY

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

FIRST FLOOR DEMO PLAN
A201

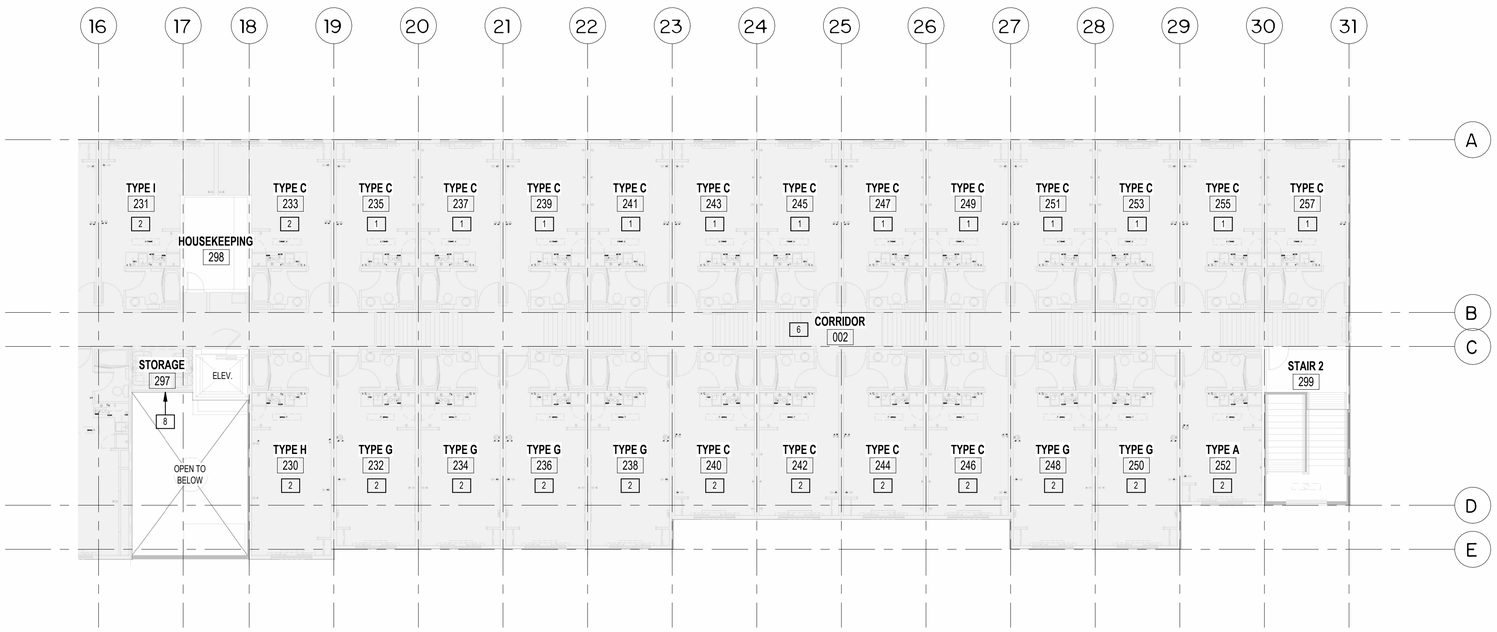
DATE: 9.8.2025
PERMIT SET



2 SECOND FLOOR DEMO PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



1 SECOND FLOOR DEMO PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

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PH. 907-274-4446

GENERAL DEMOLITION NOTES

1. COORDINATE ALL DEMOLITION WITH NEW WORK ON INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

LEGEND

EXISTING WALLS - 1 HOUR RATED AT CORRIDORS, STAIR ENCLOSURES AND UNIT SEPARATIONS.

DEMOLISHED WALL

PHASE I WORK AREA

DEMOLITION KEY NOTES

1 GUESTROOM DEMO SCOPE 1:
- SERVICE AC UNIT.
- REMOVE THERMOSTATS/EXCHANGE PTAC CONTROLS AS NECESSARY.
- DEMO ENTRY DOOR LOCK HARDWARE.
  - REPAIR HARDWARE TO REMAIN.
- REMOVE FFE.
- PREP FOR CONCEALING OF FIRE ALARM SURFACE MOUNTED DEVICES AND CONDUIT.
- DEMO EXISTING CARPET, PAD BASE AND LVT THROUGHOUT ENTIRE UNIT.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- (LIGHT FIXTURE?).
- **REMOVE KITCHEN CABINETS.**
- DEMO BATH DOOR HARDWARE.
- DEMO SHOWER ROD AND CURTAIN.
- DEMO DAMAGED DOORS AS NECESSARY.
- DEMO LIGHT FIXTURE.

2 GUESTROOM DEMO SCOPE 2:
- SERVICE AC UNIT.
- REMOVE THERMOSTATS/EXCHANGE PTAC CONTROLS AS NECESSARY.
- DEMO ENTRY DOOR LOCK HARDWARE.
  - REPAIR HARDWARE TO REMAIN.
- REMOVE FFE.
- PREP FOR CONCEALING OF FIRE ALARM SURFACE MOUNTED DEVICES AND CONDUIT.
- DEMO EXISTING CARPET, PAD BASE AND LVT THROUGHOUT ENTIRE UNIT.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- (LIGHT FIXTURE?).
- **KEEP KITCHEN CABINETS.**
  - DEMO CABINET DOORS.
  - REMOVE APPLIANCES.
  - DEMO KITCHEN COUNTERTOPS.
  - DEMO RECIRC. HOODS (VERIFY VENTING).
- DEMO BATH DOOR HARDWARE.
- DEMO SHOWER ROD AND CURTAIN.
- DEMO DAMAGED DOORS AS NECESSARY.
- DEMO LIGHT FIXTURE.

3 GUESTROOM DEMO SCOPE 3: (SAME AS SCOPE #1 EXCEPT):
- PREPARE BATHROOM FOR A WET CONVERSION.
- REMOVE BATHROOM TUB, VANITY AND TOILET.

4 GUESTROOM DEMO SCOPE 4: (SAME AS SCOPE #1 EXCEPT ROOMS CURRENTLY HAVE NO KITCHENS):
- PREPARE BATHROOM FOR A WET CONVERSION.
- REMOVE BATHROOM TUB, VANITY AND TOILET.

5 ADDITIONAL GUESTROOM DEMO SCOPE:
- REMOVE MIRACLE METHOD COATED FIXTURES:.
- REMOVE BATHROOM TUB AND VANITY.

6 CORRIDOR DEMO SCOPE:
- DEMO EXISTING CARPET, PAD AND BASE.
- DEMO CORNER GUARDS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- DEMO ALL LIGHTING.

7 LOBBY DEMO SCOPE:
- DEMO EXISTING CARPET, PAD AND BASE.
- DEMO CORNER GUARDS.
- DEMO WINDOW TREATMENTS.
- PREP WALLS AND CEILING FOR NEW PAINT.
- DEMO CORRIDOR LIGHTING.
- EVALUATE ENTRY DOORS FOR REPAIR INTO WORKING ORDER.
  - REPLACE HARDWARE AS NECESSARY.
  - PREP ENTRY DOOR FINISH (STRIP PAINT).
- REMOVE FINISHES ON FIREPLACE.
- REMOVE FINISHES IN EMPLOYEE BATHROOMS.
- REMOVE CABINET DOORS AND COUNTER AT BUFFET CASEWORK.

8 DEMO GUARD AND PREPARE FOR NEW WALLS AT EXISTING GALLERY.

9 DEMO POOL AND ASSOCIATED MECHANICAL AND INFILL FLOOR.

JUNEAU EXTENDED STAY

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

SECOND FLOOR DEMO PLAN
A202

DATE: 9.8.2025
PERMIT SET

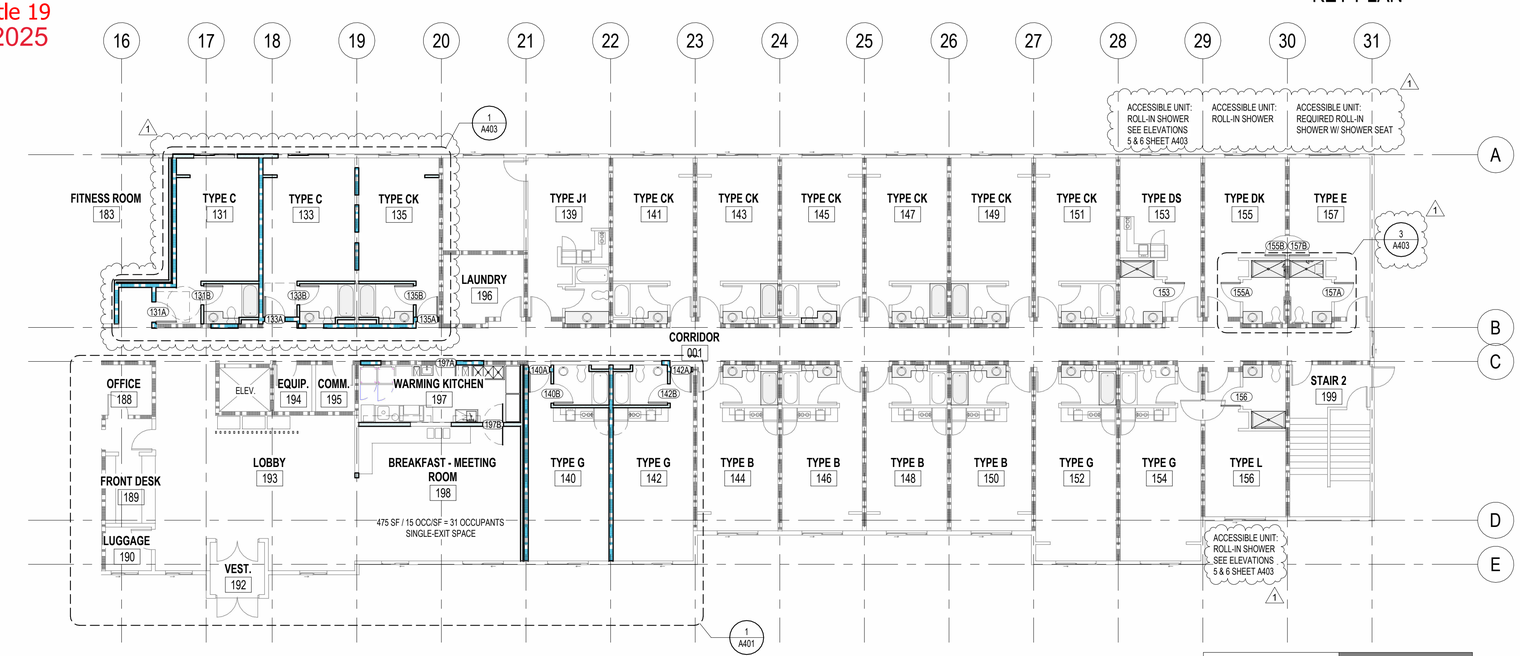


2 FIRST FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN

All Electrical work must comply with the requirements of the ***2020 NEC*** Code as modified by CBJ Title 19
JH 9/29/2025



1 FIRST FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

GENERAL NEW WORK NOTES

1. COORDINATE ALL NEW WORK WITH INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

3. MODIFY SPRINKLERS AS REQUIRED AND PROVIDE NEW SMOKE DETECTORS IN UNIT.

4. PROVIDE NEW FLOORING AND BASE THROUGHOUT UNIT.

LEGEND

- EXISTING 1-HOUR WALL ASSEMBLY
- EXISTING 2-HOUR WALL ASSEMBLY
- EXISTING WALL
- NEW WALL
- NEW 1-HOUR WALL ASSEMBLY
- F1 F2 FLOOR FINISH CHANGE

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA 49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

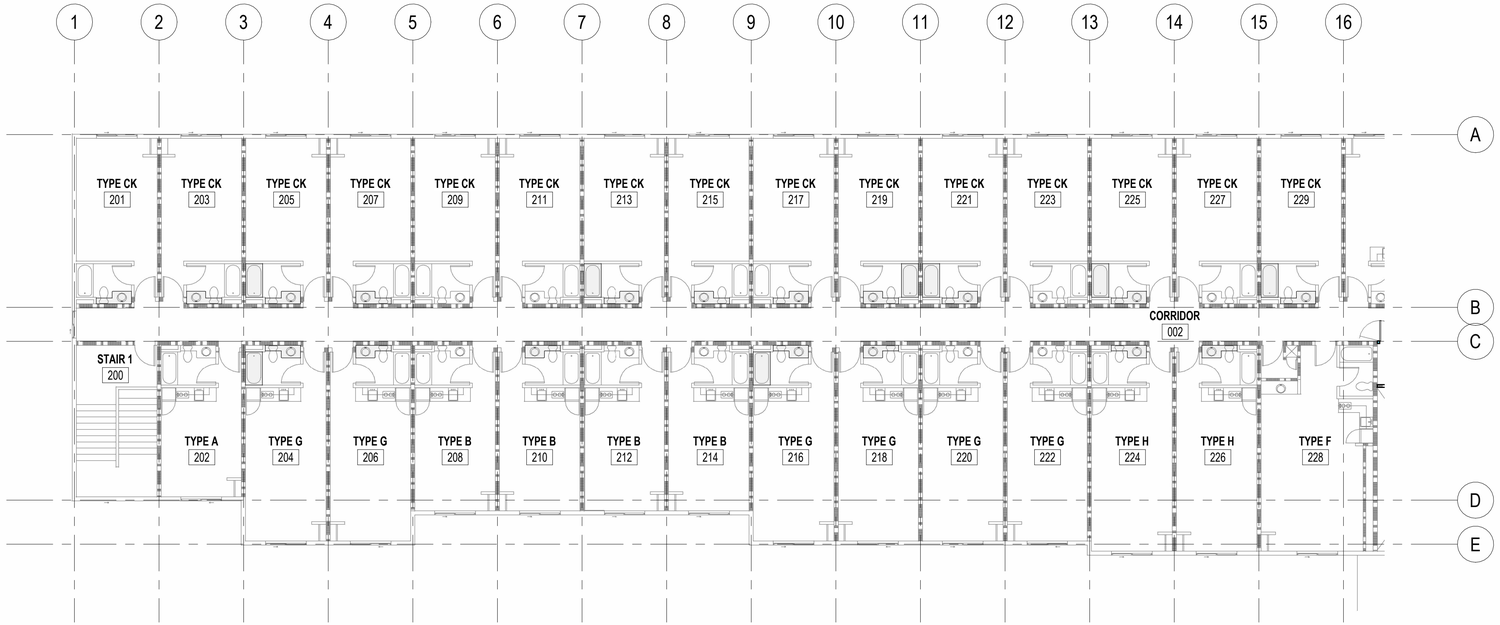
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

FIRST FLOOR PLAN
A301

DATE: 11.25.2025
PHASE II PERMIT SET



2 SECOND FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



1 SECOND FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

GENERAL NEW WORK NOTES

1. COORDINATE ALL NEW WORK WITH INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.

2. VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

3. MODIFY SPRINKLERS AS REQUIRED AND PROVIDE NEW SMOKE DETECTORS IN UNIT.

4. PROVIDE NEW FLOORING AND BASE THROUGHOUT UNIT.

LEGEND

- EXISTING 1-HOUR WALL ASSEMBLY
- EXISTING 2-HOUR WALL ASSEMBLY
- EXISTING WALL
- NEW WALL
- NEW 1-HOUR WALL ASSEMBLY
- F1 F2 FLOOR FINISH CHANGE

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA
49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

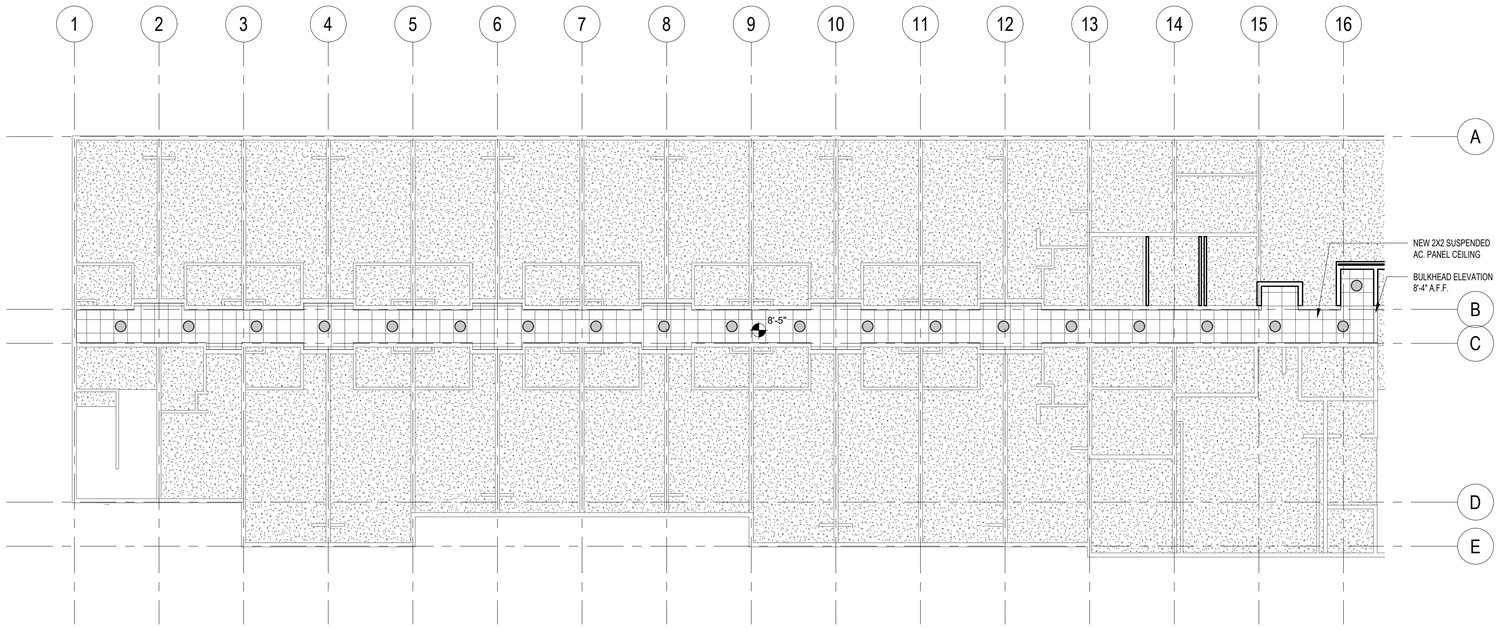
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

SECOND FLOOR PLAN
A302

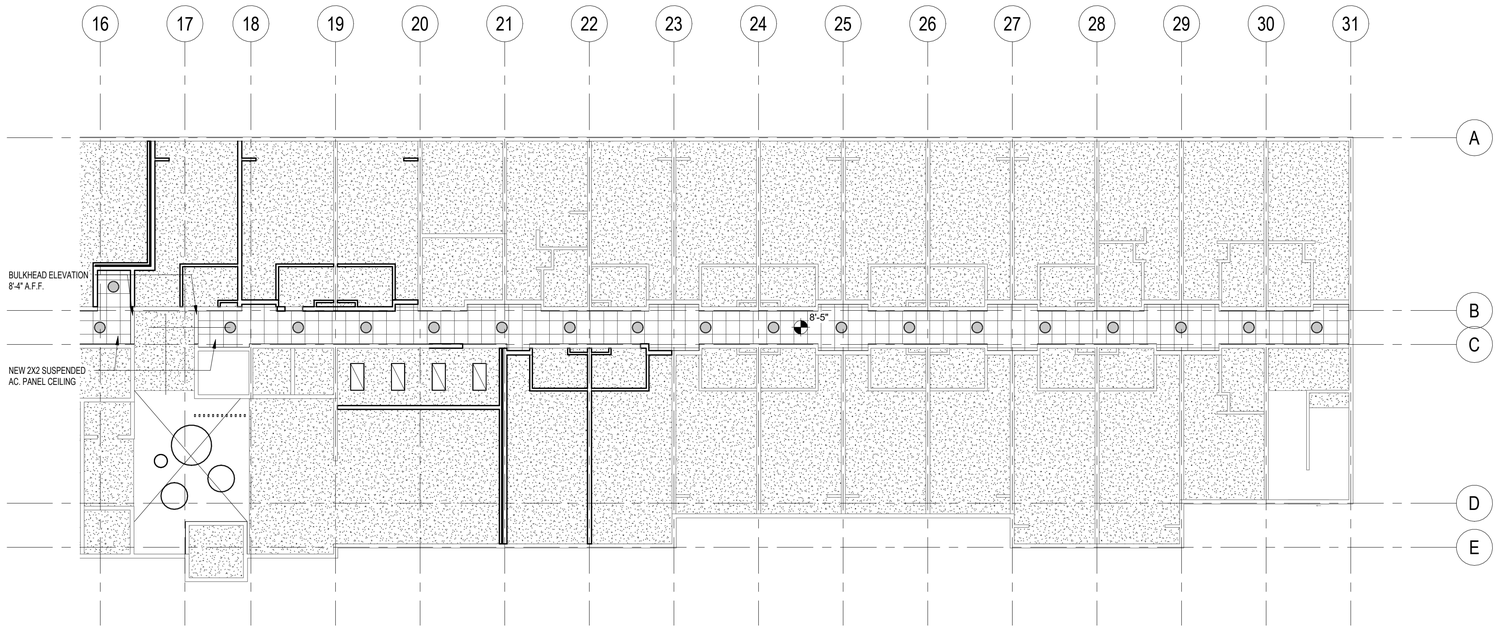
DATE: 11.25.2025
PHASE II PERMIT SET



2 FIRST FLOOR REFLECTED CEILING PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



1 FIRST FLOOR REFLECTED CEILING PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446



REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

LEGEND

- 2X2 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- 2X4 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- GWB CEILING
- 20" DIA. SURFACE MOUNT LED LIGHT
- 20" DIA. SURFACE MOUNT LED LIGHT
- WALL MOUNT EMERGENCY LED LIGHT
- EXIT CEILING MOUNT LED EXIT SIGN
- EXIT WALL MOUNT LED EXIT SIGN

GENERAL NOTES

1. LIGHT FIXTURES ARE REPRESENTATIONAL
(SEE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION).

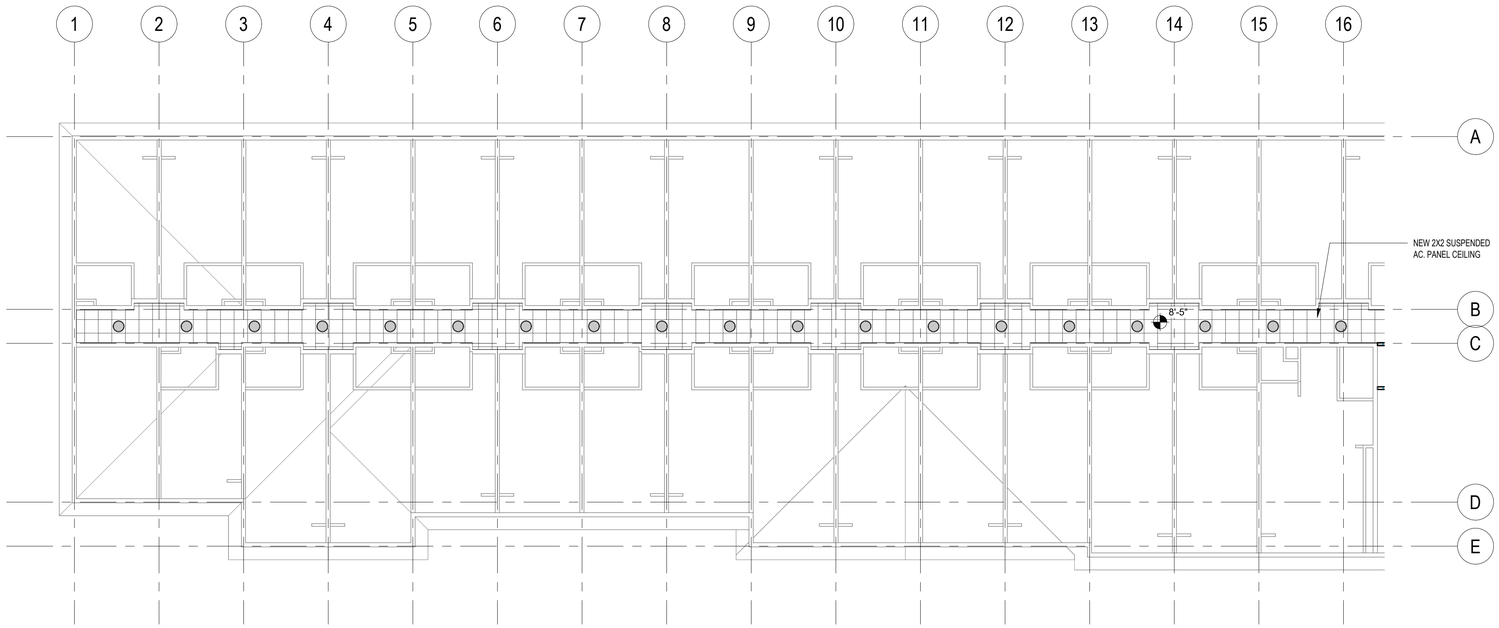
2. PAINT ALL GWB CEILINGS IN ROOMS AND IN COMMONS SPACES.

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

FIRST FLOOR REFLECTED CEILING PLAN
A303

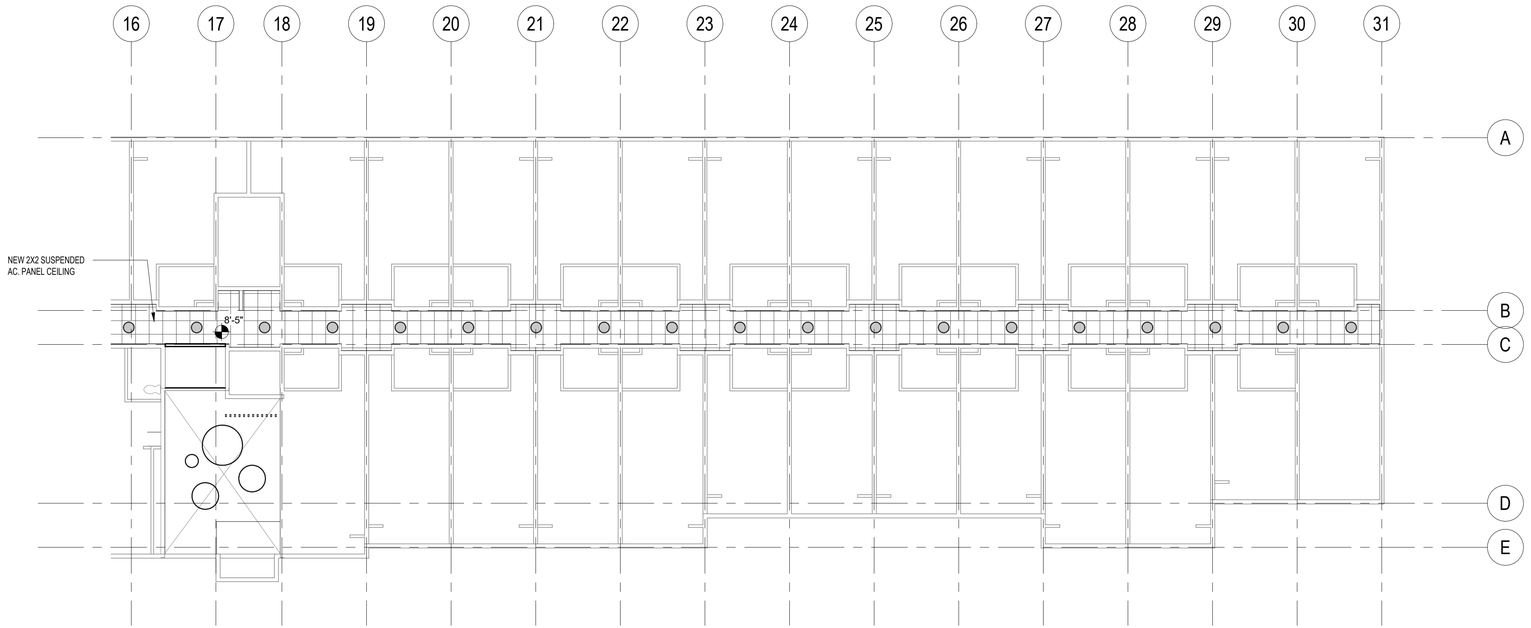
DATE: 11.25.2025
PHASE II PERMIT SET



② SECOND FLOOR REFLECTED CEILING PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



① SECOND FLOOR REFLECTED CEILING PLAN - EAST
SCALE: 3/32" = 1'-0"



KEY PLAN

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
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PH. 907-274-4446

STATE OF ALASKA
49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

LEGEND

- 2X2 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- 2X4 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- GWB CEILING
- 20" DIA. SURFACE MOUNT LED LIGHT
- 20" DIA. SURFACE MOUNT LED LIGHT
- WALL MOUNT EMERGENCY LED LIGHT
- EXIT CEILING MOUNT LED EXIT SIGN
- EXIT WALL MOUNT LED EXIT SIGN

GENERAL NOTES

1. LIGHT FIXTURES ARE REPRESENTATIONAL
(SEE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION).

2. PAINT ALL GWB CEILINGS IN ROOMS AND IN COMMONS SPACES.

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

SECOND FLOOR REFLECTED CEILING PLAN
A304

DATE: 11.25.2025
PHASE II PERMIT SET

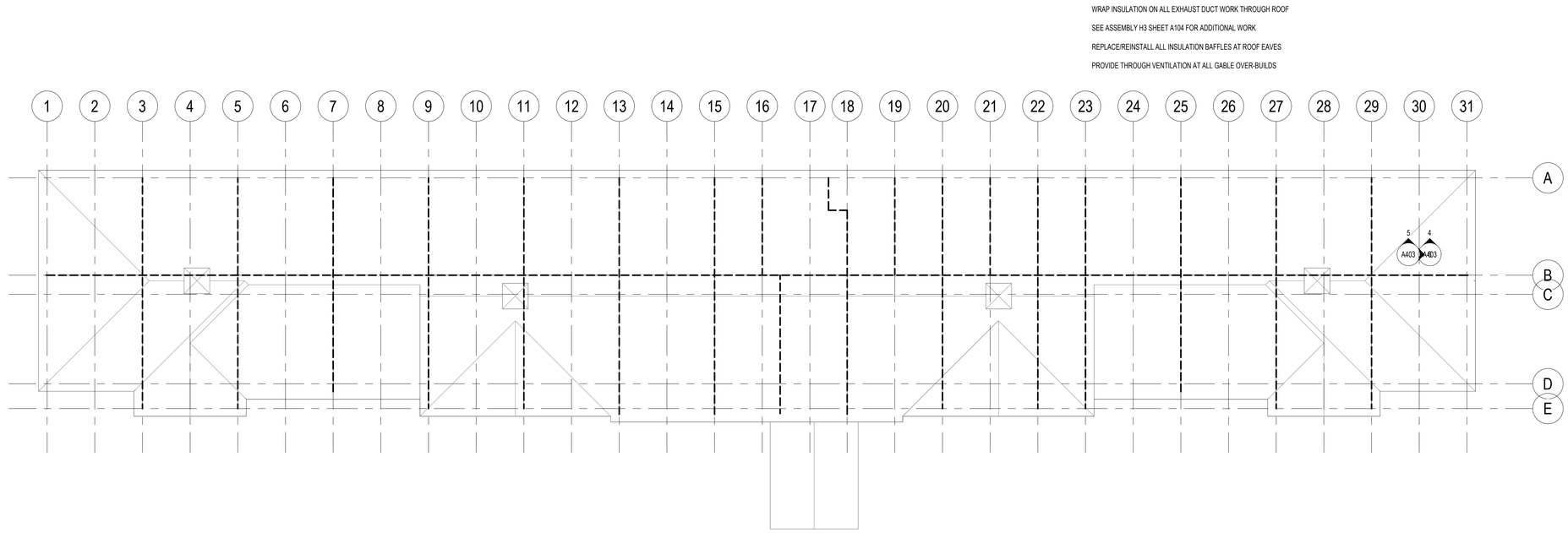
FINAL ROOF VENTILATION SOLUTION TO BE RESOLVED IN PHASE III (VENTILATION)

WRAP INSULATION ON ALL EXHAUST DUCT WORK THROUGH ROOF

SEE ASSEMBLY H3 SHEET A104 FOR ADDITIONAL WORK

REPLACE/REINSTALL ALL INSULATION BAFFLES AT ROOF EAVES

PROVIDE THROUGH VENTILATION AT ALL GABLE OVER-BUILDS



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

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3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA
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11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

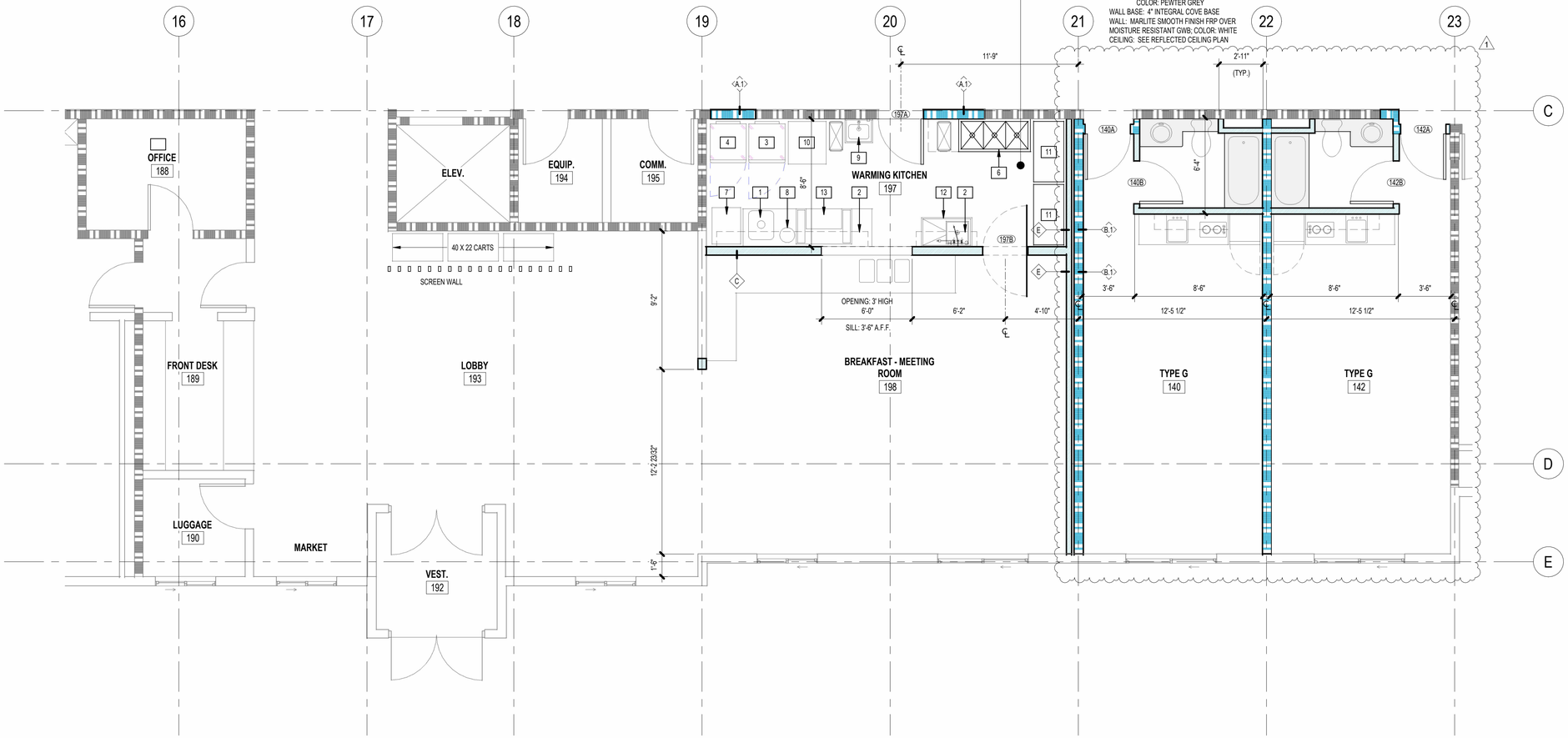
ROOF PLAN
A305

DATE: 11.25.2025
PHASE II PERMIT SET

FOOD SERVICE EQUIPMENT LIST

CODE	ITEM	MANUFACTURER	MODEL NUMBER	COMMENTS
1	WORKTABLE WITH PREP SINK	ADVANCE TABCO	TVKS-306	PROVIDE SINK
2	OVERHEAD WALL SHELF	-	-	-
3	REACH-IN REFRIGERATOR	TURBO AIR	M3R24-1-N	-
4	REACH-IN FREEZER	TURBO AIR	M3F24-1-N	-
5	WORKTABLE	-	-	-
6	3 COMPARTMENT SINK	-	-	-
7	MICROWAVE / CONVECTION OVEN	MERRYCHEF USA	EIKON E4	PROVIDE 2 STACKING W/ SHELF, CASTERS AND SPACER
8	SOUP WARMER	VOLLRATH	74110110	-
9	HAND SINK	ADVANCE TABCO	7-PS-EC-SPNF-1X	-
10	ICE MACHINE WITH BIN	MANITOWOC	IDT0750A	-
11	MOBILE STORAGE SHELF	METRO	-	-
12	PREP SINK	-	-	-
13	OMELET / PASTA STATION BASE	AVANTCO	424OMS2844	COUNTERTOP INSTALLATION

PRODUCTS SELECTED ARE BASIS OF DESIGN



1 ENLARGED LOBBY PLAN
SCALE: 1/4" = 1'-0"

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA 49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

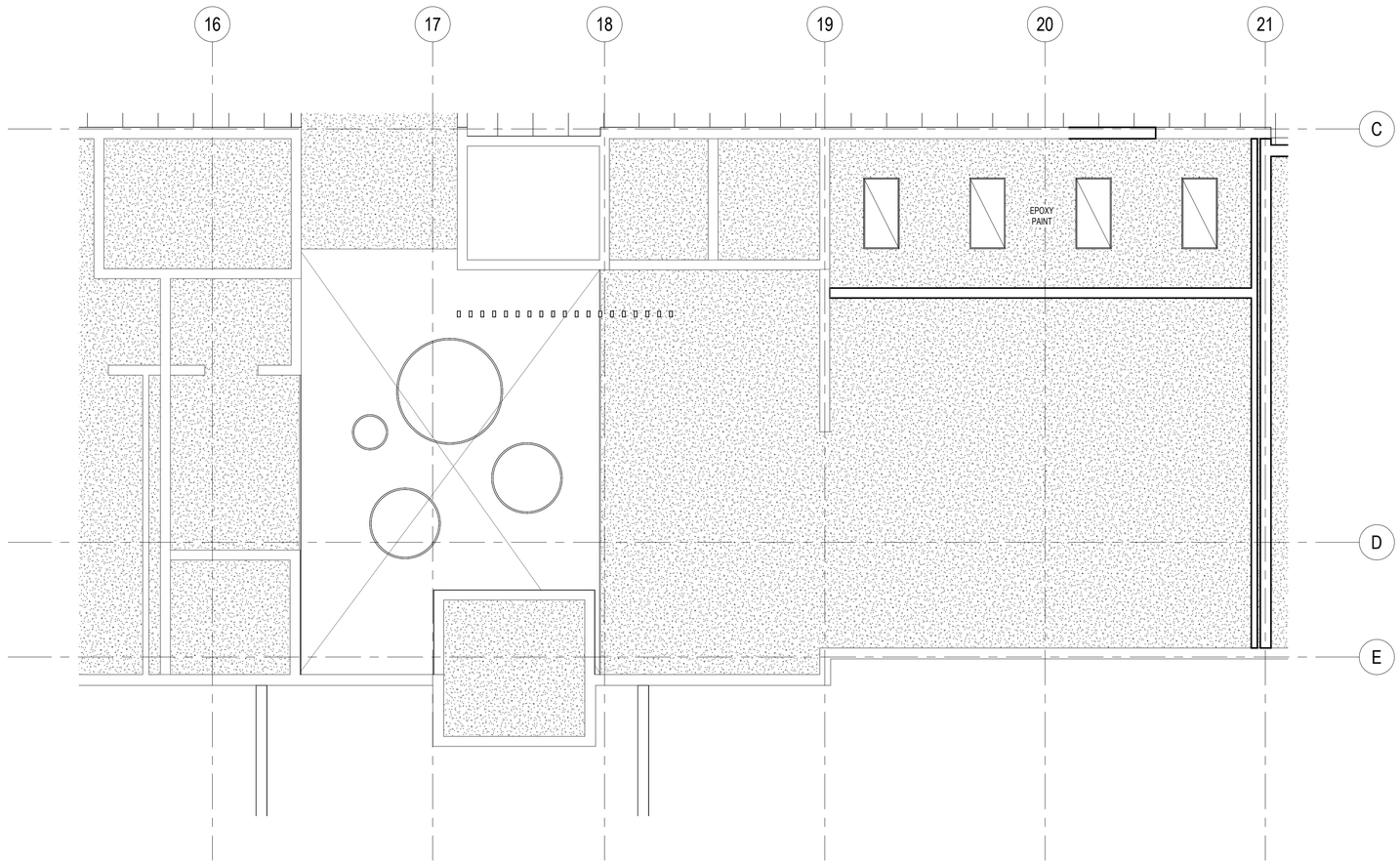
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

ENLARGED LOBBY PLAN
A401

DATE: 11.25.2025
PHASE II PERMIT SET



1 ENLARGED LOBBY REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- 2X2 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- 2X4 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- GWB CEILING
- 20" DIA. SURFACE MOUNT LED LIGHT
- 20" DIA. SURFACE MOUNT LED LIGHT
- WALL MOUNT EMERGENCY LED LIGHT
- EXIT — CEILING MOUNT LED EXIT SIGN
- EXIT — WALL MOUNT LED EXIT SIGN

GENERAL NOTES

1. LIGHT FIXTURES ARE REPRESENTATIONAL
(SEE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION).

2. PAINT ALL GWB CEILINGS IN ROOMS AND IN COMMONS SPACES.

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA
49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

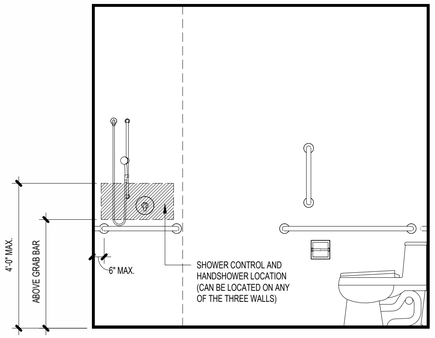
1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

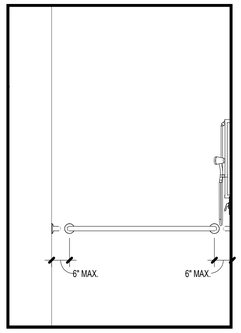
ENLARGED LOBBY REFLECTED CEILING PLAN
A402

DATE: 11.25.2025
PHASE II PERMIT SET



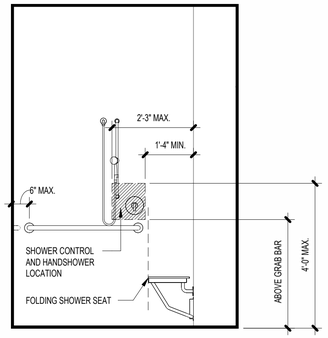
TYP. ADA UNIT SHOWER SIDE WALL

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



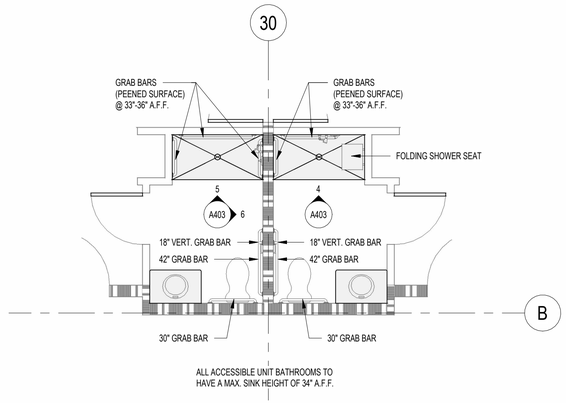
TYP. ADA UNIT SHOWER BACK WALL

5 SCALE: 1/2" = 1'-0"



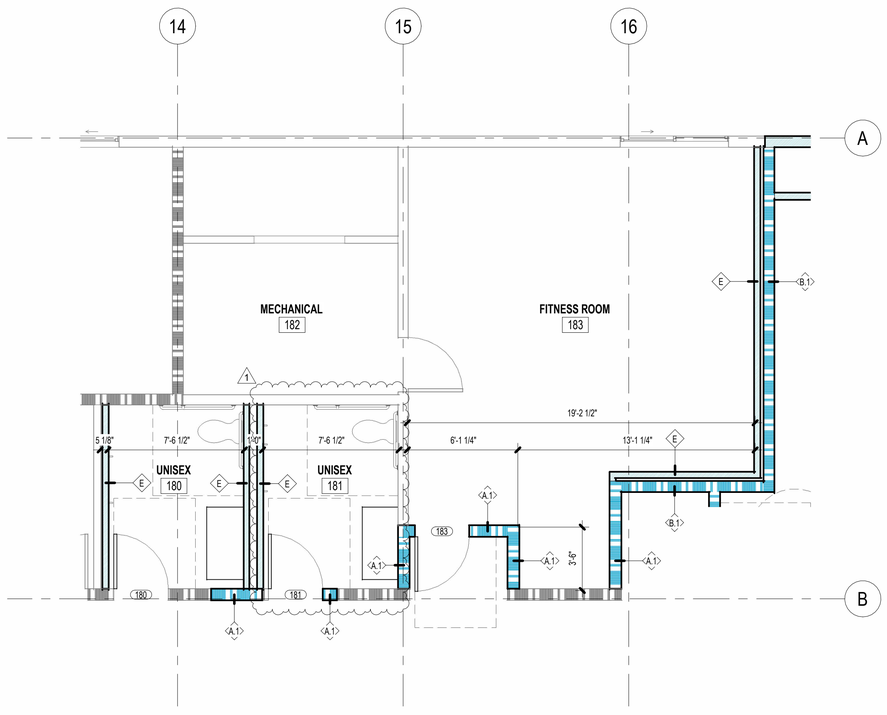
UNIT 157 ADA SHOWER

4 SCALE: 1/2" = 1'-0"



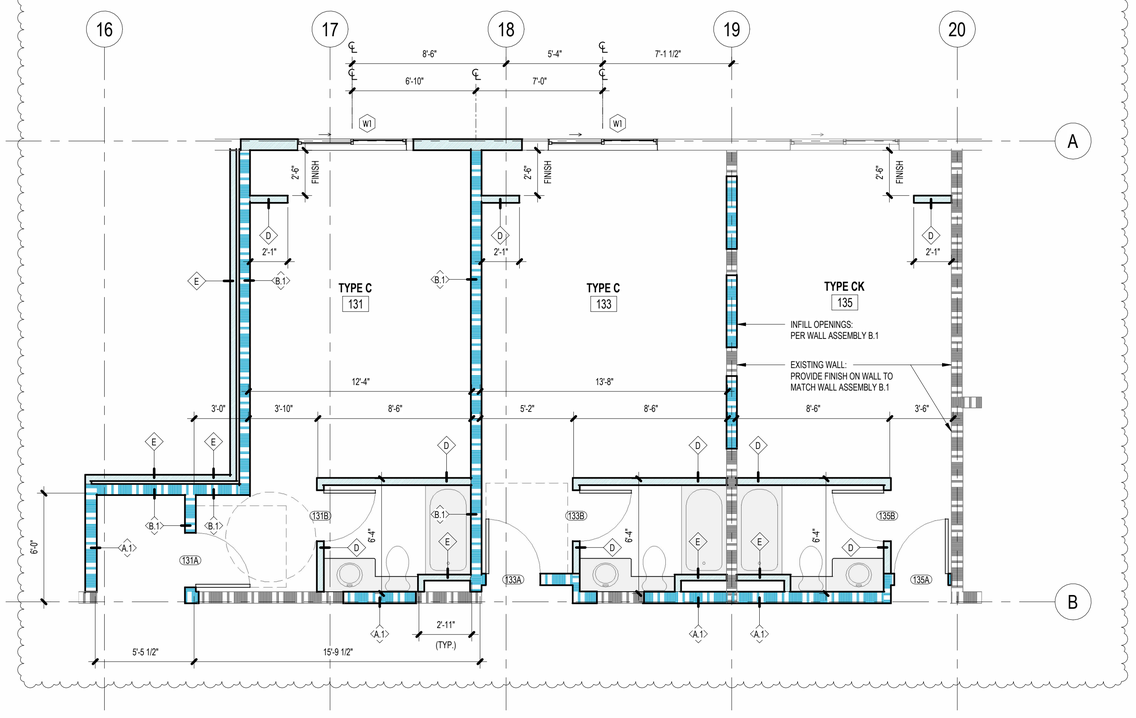
ENLARGED UNIT ADA BATHROOMS

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



ENLARGED FITNESS PLAN

2 SCALE: 1/4" = 1'-0"



ENLARGED TYPE C UNIT PLAN

1 SCALE: 1/4" = 1'-0"

61 NORTHARCHITECTS
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PH. 907-274-4446

STATE OF ALASKA 49TH CHRISTOPHER S. COLE A-10145 11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

ENLARGED PLANS
A403

DATE: 11.25.2025
PHASE II PERMIT SET

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

STATE OF ALASKA
49TH
CHRISTOPHER S. COLE
A-10145
11-25-2025

REVISIONS

1	12.15.2025	PERMIT COMMENTS & OWNER CHANGES

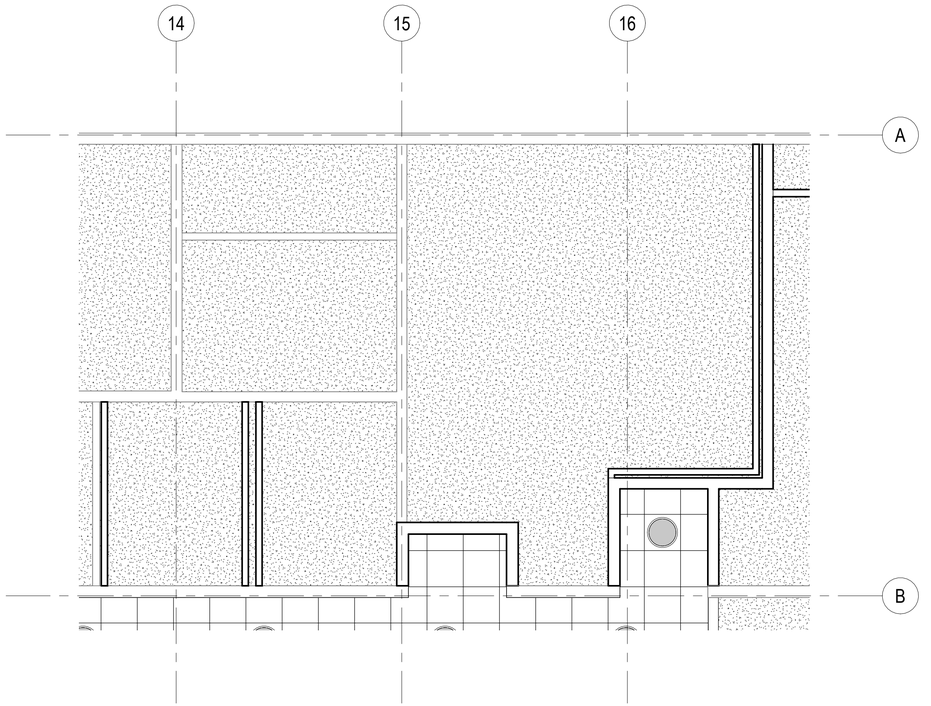
LEGEND

- 2X2 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- 2X4 SUSPENDED CEILING ACOUSTICAL PANELS AND GRID
- GWB CEILING
- 20" DIA. SURFACE MOUNT LED LIGHT
- 20" DIA. SURFACE MOUNT LED LIGHT
- WALL MOUNT EMERGENCY LED LIGHT
- EXIT CEILING MOUNT LED EXIT SIGN
- EXIT WALL MOUNT LED EXIT SIGN

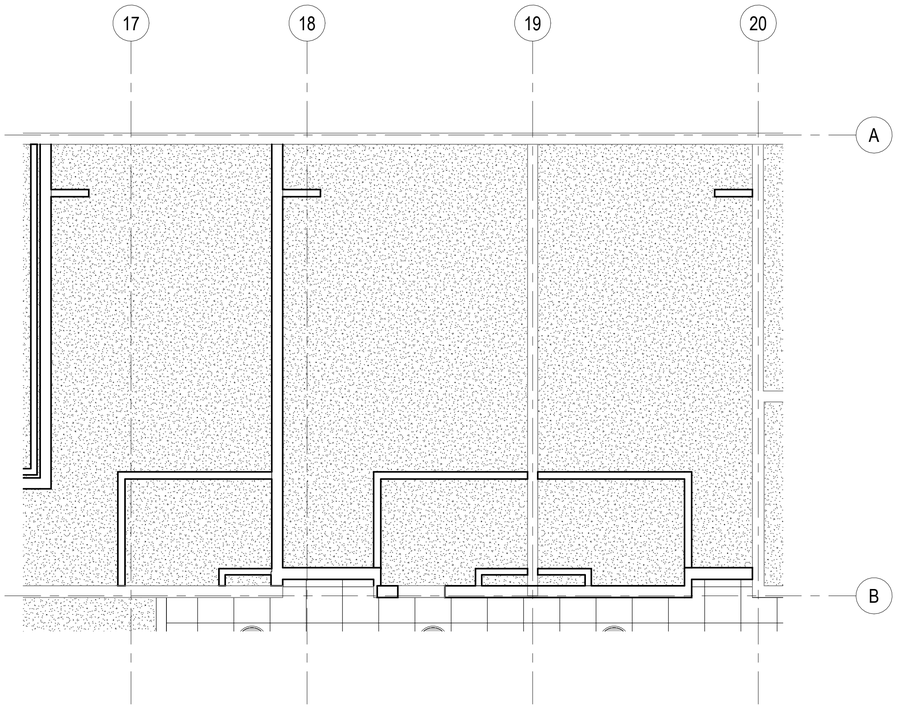
GENERAL NOTES

1. LIGHT FIXTURES ARE REPRESENTATIONAL (SEE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION).

2. PAINT ALL GWB CEILINGS IN ROOMS AND IN COMMONS SPACES.



2 ENLARGED FITNESS REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 ENLARGED TYPE C UNIT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:
1800 Shell Simmons Drive
JUNEAU, ALASKA 99801
61 PROJECT NO. 2K25019

ENLARGED REFLECTED CEILING PLANS
A404

DATE: 11.25.2025
PHASE II PERMIT SET

CITY/BOROUGH OF JUNEAU
ALASKAS CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 25, 1999

File No.: USE99-00050

George Swift, President
Western Steel, Inc.
1044 Industry Drive
Tukwila, WA 98188

Application For: An Allowable Use permit to construct a 96 room two-story hotel with associated parking and landscaping.

Legal Description: Tract C, Juneau International Airport Subdivision

Parcel Code No.: 5-B16-0-100-004-0

Hearing Date: August 24, 1999

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 18, 1999 and approved the Allowable Use permit to construct a 96 room two-story hotel with associated parking and landscaping to be conducted as described in the project description and project drawings submitted with the application.

Attachment: August 18, 1999, memorandum from Gary Gillette, Community Development to the CBJ Planning Commission regarding USE99-00050.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission. (August 24, 1999)

Expiration Date: The permit will expire 18 months after the effective date or February 24, 2001, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: _____
Gary Gillette, Planner

_____
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk
_____
08/25/99

cc: Dave Hanna
Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

MEMORANDUM

CITY & BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 18, 1999

TO: Planning Commission

FROM: Gary Gillette, Planner
Community Development Department

FILE NO.: USE99-00050- Allowable Use

PROPOSAL: An Allowable Use permit to construct a 96 room two-story hotel with associated parking and landscaping.

GENERAL INFORMATION

Applicant:	George Swift and Dave Hanna
Property Owner:	George Swift and Jim & Pam Schmitz
Property Address:	Shell Simmons Drive
Legal Description:	Tract C, Juneau International Airport Subdivision
Parcel Code Number:	5-B16-0-100-004-0
Site Size:	106,199 Square Feet
Zoning:	GC, General Commercial
Utilities:	CBJ Water and Sewer
Access:	Shell Simmons Drive
Existing Land Use:	Vacant
Surrounding Land Use:	North - Retail South - Airport East - Vacant West - Airport

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROJECT DESCRIPTION

The applicant proposes to develop a new two-story hotel building containing 96 rooms, swimming pool, spa, meeting room, and business center. The project also includes associated parking and landscaping required for mitigation to disturbance of wetlands (see Attachment A). The development would be located directly across from the Juneau International Airport at the corner of Shell Simmons Drive and Yandukin Drive.

BACKGROUND

The CBJ Land Use Code lists a hotel use to be operated in a General Commercial zoning district as needing an Allowable Use permit approved by the Planning Commission. The applicant has obtained an Army Corps of Engineers (COE) 404 wetlands permit (Attachment B), an Alaska Department of Environmental Conservation (ADEC) Certificate of Reasonable Assurance (Attachment C), an Alaska Department of Fish and Game (ADF&G) Fish Habitat Permit (Attachment D), and an Alaska Department of Governmental Coordination (ADGC) Coastal Consistency Determination (Attachment E). The ADF&G permit has since expired. However, Ben Kirkpatrick of ADF&G has indicated that the permit could be reissued upon a shortened review of the project which would consider any changes from the original application. He also indicated the permit would not be required until such time that the pond actually connected to Jordon Creek.

The COE permit requires a number of mitigative measures for the project including, but not limited to, restoration of wetlands areas adjacent to Jordon Creek, providing $50,000 to Trout Unlimited for off-site habitat restoration projects, and improved public access to the adjacent site.

ANALYSIS

Project Site - The proposed project would be located on a parcel of land at the corner of Yandukin Drive and Shell Simmons Drive directly across from the airport and behind the Airport Shopping Center. The site is currently heavily vegetated and contains high value wetlands. The applicant has worked with the COE, ADEC, ADF&G, and ADGC to provide mitigation for the loss of wetlands as identified above.

Project Design - The proposed project features a linear two story building with the approximate dimensions of 60 feet wide by 370 feet long (see Attachment F). The site plan indicates landscaped areas which are required for mitigation for loss of high value wetlands. Also,

included is a surfaced area for 81 parking spaces, two loading zones, trash receptacle, and drop-off zone (see Attachment A).

Traffic - It is anticipated that the proposed hotel project would generate approximately 200 trips per day based on discussions with Rick Purves of ADOT/PF. He did not foresee any serious traffic impacts as a result of the project.

The recently completed Airport Master Plan recognized the likelihood of this hotel project in its investigation of uses surrounding the airport. One aspect of the airport plan is to re-route through traffic away from the terminal entrance. Two alternatives are considered; 1) convert Yandukin to a two-way street and 2) close Shell Simmons to through traffic. The master plan recommends a full traffic study of the vicinity prior to choosing an alternative. Given there is no preferred alternative at this time the hotel traffic would become a factor in selecting the best route to serve the airport and surrounding uses.

ADOT/PF is in the design stage of improvements at the corner of Shell Simmons Drive and Old Glacier Highway. Plans call for a traffic signal at this location. This will help relieve potential impacts from the hotel on this intersection, especially involving a left turn maneuver from Shell Simmons onto Glacier Highway.

In consideration of the input from ADOT/PF, the Airport Master Plan recommendations, and the planned improvements to the Shell Simmons Drive and Old Glacier Highway intersection, it appears that the impact to traffic as a result of this project would be minimized.

Parking and Circulation - The proposed project meets the definition of a hotel in the CBJ Land Use Code. The code requires parking at the rate of one space per four rooms. Additionally, there is a conference room which would be available for community use. This room is 900 square feet in area with an occupancy of 60 persons. Parking for the conference room would be at the rate of one space per four users. The parking required for this facility is as follows:

96 rooms / 4 rooms per space = 24 parking spaces + 60 person room / 4 persons per space = 15 parking spaces; Thus, the total required is 39 spaces.

The site plan indicates a total of 81 parking spaces. While this amount of parking greatly exceeds the code requirement, the applicant maintains that the parking is necessary to operate a successful business. The CBJ Land Use Code classifies this facility as a hotel, however, the applicant indicates it functions as a motel. The difference, according to the applicant, is that there is no restaurant or shopping amenities which would normally be found at a hotel. Users of the proposed facility would arrive by rental or personal vehicle and leave the site for meals or

shopping. If this facility were classified as a motel by the CBJ Land Use Code, the parking requirement would be one space per room or 96 spaces.

The firm of Jinneman, Kennedy, & Associates, Hospitality Consultants & Appraisers, prepared the feasibility study for the proposed project for the applicant. Citing the manual Hotel Planning and Design by Walter Routes, FAIA, the consultant projects that an airport hotel or motel with moderate rental car use should have between .6 and 1 parking space per room (see Attachment G). The parking as proposed by the applicant equates to .8 parking space per room. The applicant maintains that any less parking would curtail the success of the project. Given this information the amount of parking seems reasonable for the proposed project.

Vegetative Cover - The required amount of vegetative cover in the General Commercial zoning district is 10%. The proposed project sits on a parcel of land containing 106,199 square feet of area. The vegetative cover requirement is 10,619 square feet. The site plan indicates approximately 36,575 square feet will be retained in vegetative cover thereby meeting the code provision.

Exterior Lighting - The proposed project indicates four pole mounted luminaires to illuminate the parking area and entrance driveway. There will also be down lights under the entry canopy of the building. As is typical in this stage of development of a project the specific luminaires have not been selected. These would be reviewed at the time of plan review for compliance with zoning regulations regarding glare onto adjacent properties and roadways.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The proposed project has gone through extensive review by various state and federal agencies as well as the CBJ for compliance with wetland disturbance, impact to fish habitat, water quality, and associated issues.

Former CBJ planner, Bill Smith, was involved in the review of this project in 1997. The result of the review by Mr. Smith is that the project is consistent with the JCMP provided that certain stipulations and advisories were included in the coastal consistency determination (see Attachment H). It appears that the recommendations by Mr. Smith were incorporated into the state consistency determination. For these reasons it is determined that the proposed project is consistent with the Juneau Coastal Management Program.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;

2. Whether the requested permit is appropriate according to the Table of Permissible Uses;

3. Whether the development as proposed will comply with the other requirements of this chapter; and,

4. Whether conditions are necessary for approval[1].

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the director makes the following findings on the criteria for granting the requested allowable use approval:

1. Is the application for the requested Allowable Use permit complete?

Yes. The application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15.

2. Is the requested permit appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The use is listed at CBJ §49.25.300 section 1.620 for the General Commercial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

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[1]CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Yes. The proposed development complies with the other requirements of this chapter including, but not limited to, submission of appropriate permit application materials, adequate public notice given, and required permit fees.

*4. **Are conditions necessary for approval of the requested Allowable Use permit?***

No. Based on the preceding staff analysis, it is found that conditions are not necessary for approval of the requested permit.

Per CBJ §49.70.900 (b)(3), General Provisions, the director makes the following Juneau Coastal Management Program consistency determination:

*5. **Will the proposed development comply with the Juneau Coastal Management Program?***

Yes. Based upon the preceding staff analysis, it is found that the proposed development will comply with provisions of the Juneau Coastal Management Program for development in wetlands in light of mitigative measures including minimizing wetland disturbance, enhancement to fish habitat, control of erosion for water quality, and associated public amenities that have been incorporated into the project.

RECOMMENDATION

It is recommended that the Planning Commission adopt the director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the development of a 96 room two-story hotel with associated parking and landscaping.

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD1999-00551
Proj #: PRJ1999-00156

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification. Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: 1800 SHELL SIMMONS DR — Issued Date: 02/14/2000
Permit Number: BLD1999-00551 GUEST INN — Parcel No: 5B1601000040
Project Description: Construction of new 96 room 2-story hotel with parking and landscaping amenities.

Parcel Identification: Subdivision: JUNEAU INTERNATIONAL AIRPORT Lot #: C Block #: USS 381

Setbacks: Zone: GC — Firm Zone: C
Front: 10 Ft. Side 1: 10 Ft.
Rear: 10 Ft. Side 2: 10 Ft.
Comments: Ten foot setback required from all property lines. No development allowed within 50 feet of anadromous streams or lakes per CBJ 49.70.310.

Owner: WESTERN STEEL INC
Address: GEORGE SWIFT 1044 INDUSTRY DR
City: TUKWILLA, WA 98188

Applicant: GEORGE A SWIFT
Address: 1044 INDUSTY DR
City: TUKWILLA, WA 98188

Fee Type	Date	Receipt	Amount Paid
Commercial Plan Review	7/27/1999	3739	7,017.18
Grading Plan Review	9/23/1999	4072	73.75
Grading Permit Fee	9/23/1999	4072	391.00
Fast Track Authorization	0/28/1999	4234	5,553.30
Permit Fee	0/29/1999	4240	1,106.60
Adjustment Fee	0/29/1999	4240	202.11
Inspection Fee	1/30/1999	4366	50.00
		Total Fees Paid	4,393.94

Valuation for Permit Fee Calculations:

BUILDING PERMIT	SPRINKLER	129,287.00
BUILDING PERMIT	OPEN CARPORTS	11,457.00
BUILDING PERMIT	HTL/MTL V-N	3,716,989.00
	Total Valuation:	3,857,733.00

Project Conditions and Holds:

1 A separate sign permit is required to be submitted and approved before erecting any exterior signs.
2 Foundation Setback Verification (yellow form) must be on site when pour inspection occurs.
3 Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.
4 Minimum 6 ft wide sidewalk in front of building along parking lot is required or 4 ft is allowed if wheel stops are provided.
5 special expedited requested for grading & foundation.
6 Special Expedited Authorization for grading only approved 9/23/99.
7 specia inspection prop requ'rd.
8 Special inspection by R&M required for soils that bear the building. And special inspection for concrete, bolts in concrete, rebar, holdowns & straps, & to provide a letter approving all structural elements before CBJ approves cover. Provide inspection reports, concrete breaks, and final letter(s) of approval.
9 1-HR occupancy separations & 1-HR doors required per approved plans: A-3 to other uses, public-use laundry, employee laundry, mechanical room, storage rooms, elevator shaft, etc -- see approved plans.
10 All stair exit enclosure doors to be labelled for 450-degree rate-of-rise & 1-HR (per UBC 1005.3.3.5).
11 Protruding objects (such as fire extinguishers, et) max 4" into paths of travel per ANSI 307 or ADA 4.4.
12 Operable parts max 48" high & min 15" high -- switches, plugs, thermostats, controls, etc in common-use rooms & in accessible units.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-5230 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@mail.ci.juneau.ak.us

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

13 All public-use doors lever hardware -- max opening forces 8.5# exter & 5# interior.
14 ADA signage to be raised letters & braille -- at public-use restrooms, and at every stair exit door. Mount per handout (on wall by latch side, 5' high).
15 DRAFTSTOPS: in line with units, separating them from each other & from other spaces -- in floor & in attic. Draftstops to extend to roof ply and to soffit ends -- see approved plans.
16 STC-50 & 1-HR walls all sides & corridor wall too of every unit -- and floor-ceiling assembly. REMINDER:The single-stud STC-50 walls (between units and corridors, etc) require RC channels.
17 Don't begin sprinkler work until plans are submitted & approved.
18 Provide Fire alarm installation report before Temporary Occupancy.
19 Provide NFPA sprinkler installation report before final CO.
20 Provide test reports for backflow preventers before CO.
21 Min 4 blue accessible parking spaces with adjacent aisles: min one of the four to be Van-accessible.
22 Verify 1hr fire dampered bathroom exhaust units.
23 VI hour sprinklered special inspecor of Engineer of record to verify roof braced per plans and floor strong back per design and shear walls and hold downs.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

100	Insp - Setbacks	110	Insp - Excavation/Footing	120	Insp - Forms and Rebar
140	Insp - Framing	160	Insp - Rated Walls/Assem	170	Insp - Smoke Detectors/Alarms
180	Insp - Underground Plumbing	190	Insp - Water Piping Test	210	Insp - DWV Test
220	Insp - Plumbing Fixtures Final	250	Insp - Cross Connections	255	Insp - Meter Yoke with Meter
270	Insp - Plenums and Ducts	300	Insp - Furn/Stove Clearance	310	Insp - Combustion Air
400	Insp - Ventilation	410	Insp - Fire Dampers/Sprinklers	430	Insp - Temporary Power
440	Insp - Service/Panel	450	Insp - Conduits raceways	460	Insp - Bonding/Grounding
470	Insp - Grading/Drainage	800	Insp - Commercial Final		

Certificate of Occupancy

City & Borough of Juneau, Alaska

GUEST INN

This Certificate issued pursuant to the requirements of Section 306 of the Uniform Building Code, as amended, certifying that at the time of issuance this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following:

Construction of new 96 room 2-story hotel with parking and landscaping amenities. 3/1/00 also includes exterior internally illuminated signs.

Use Classification BUILDING INCLUDING 5+ UNIT RESIDENTIAL Bldg. Permit No. BLD1999-00551

Occupancy Group R-1 Construction Type V1HR

Owner of Building GUEST HOUSE JUNEAU LLC Owner Address 1044 INDUSTRY DR TUKWILLA WA 98188

Building Address 1800 SHELL SIMMONS DR

Legal Description of Building Lot

JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, LOT CUSS 381

Christian T. Roust, CBO

Building Official

File No. 5-B16-0-100-004-0 Date January 26, 2001

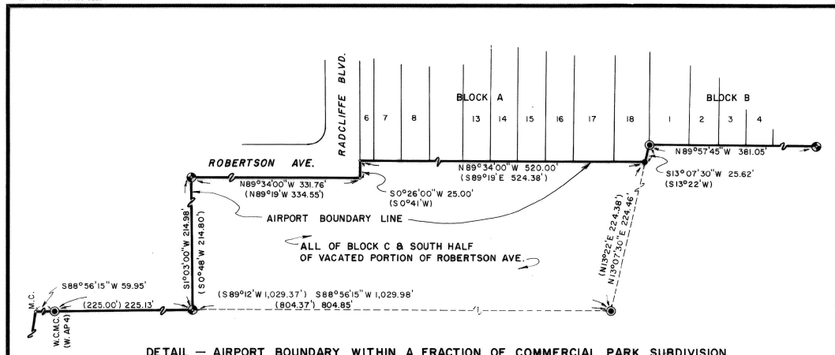
Post this Certificate and all identified attachments in a conspicuous place.

© GOES 746

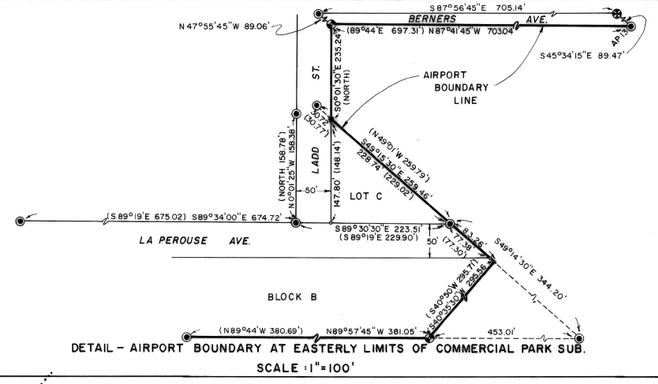
LITHO IN U.S.A.

Attachment F – BLD99-551 Certificate of Occupancy

K&E 19 1153 9-75 MC 3986-

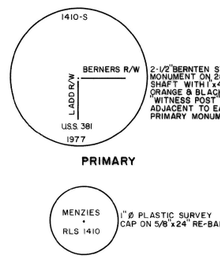


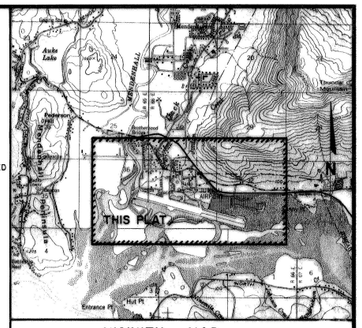
DETAIL — AIRPORT BOUNDARY WITHIN A FRACTION OF COMMERCIAL PARK SUBDIVISION
SCALE : 1"=100'



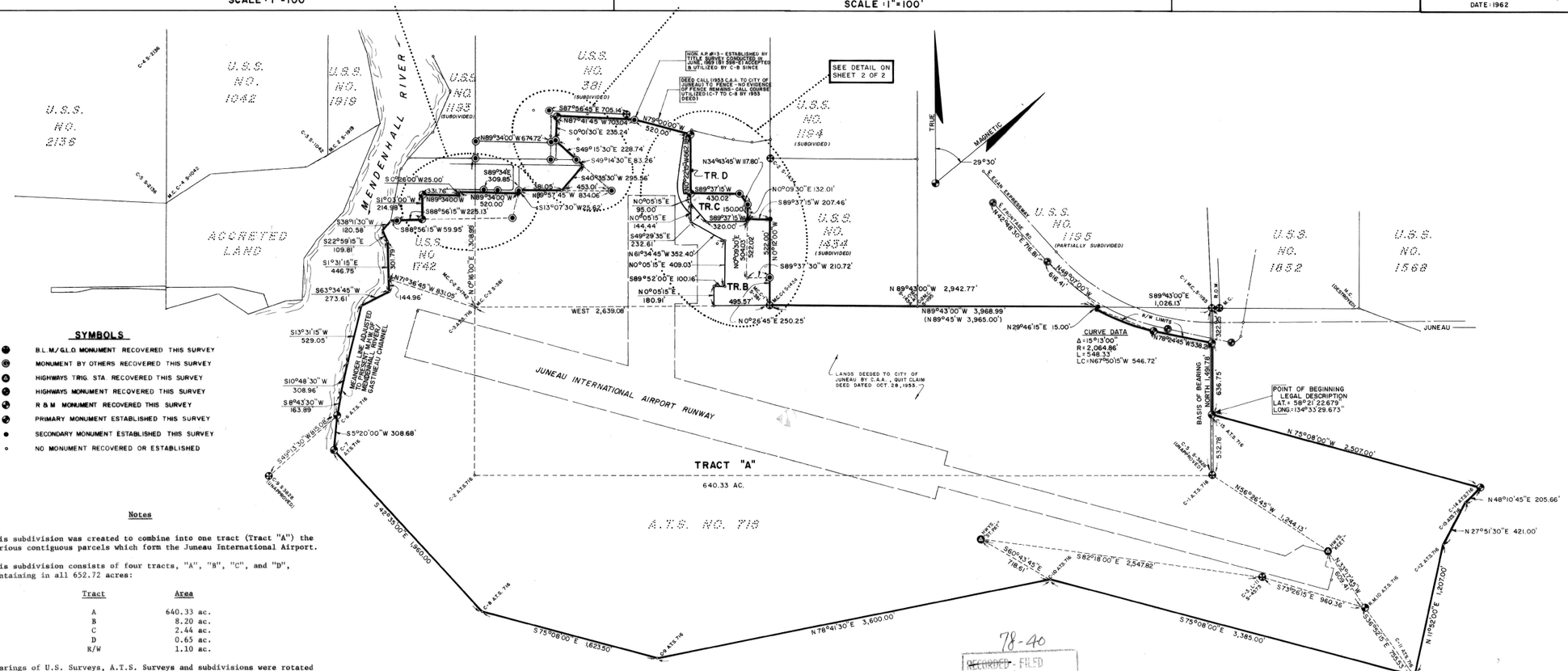
DETAIL — AIRPORT BOUNDARY AT EASTERLY LIMITS OF COMMERCIAL PARK SUB.
SCALE : 1"=100'

TYPICAL MONUMENTS ESTABLISHED THIS SURVEY



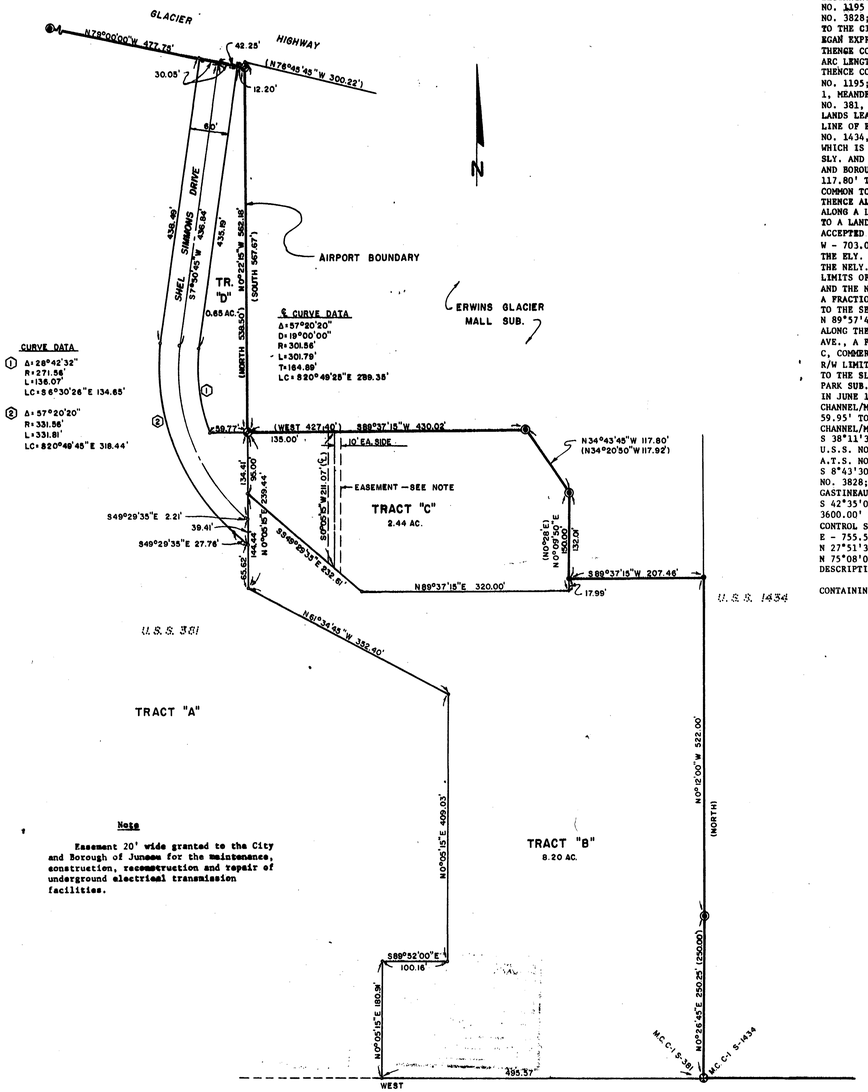


VICINITY MAP
SOURCE: U.S.G.S. QUADRANGLE JUNEAU (B-2)
JUNEAU, ALASKA
SCALE : 1 : 63,360
DATE: 1962 REV.: 1966, 1974


U.S.S. NO. 2135
U.S.S. NO. 1042
U.S.S. NO. 1919
U.S.S. NO. 1193 (SUBDIVIDED)
U.S.S. NO. 381 (SUBDIVIDED)
U.S.S. NO. 1164 (SUBDIVIDED)
U.S.S. NO. 1195 (PARTIALLY SUBDIVIDED)
U.S.S. NO. 1652
U.S.S. NO. 1568
U.S.S. NO. 1834 (SUBDIVIDED)
U.S.S. NO. 1742
ACCRETED LAND
MENDENHALL RIVER
SEE DETAIL ON SHEET 2 OF 2
NON A.P. #13 - ESTABLISHED BY TITLE SURVEY CONDUCTED IN JUNE, 1969 BY C-B ACCEPTED & UTILIZED BY C-B SINCE
DEED C.A.L. 1953 C.A.A. TO CITY OF JUNEAU TO FENCE AS EXISTING (APPROX. 20' WIDE) (C-B BASE UTILIZED (C-7 TO C-B BY 1953 DEED)
TR. D
TR. C
TR. B
TRACT "A"
640.33 AC.
A.T.S. NO. 716
JUNEAU INTERNATIONAL AIRPORT RUNWAY
LANDS DEEDED TO CITY OF JUNEAU BY C.A.A., QUIT CLAIM DEED DATED OCT. 28, 1953
JUNEAU
TRUE
MAGNETIC
29°30'
S. EAGAN EXPRESSWAY
CURVE DATA
Δ=15°13'00"
R=2,064.86'
L=548.33'
LC=N67°50'15"W 546.72'
POINT OF BEGINNING
LEGAL DESCRIPTION
LAT.= 58°21'22.679"
LONG.=134°33'29.673"
BASIS OF BEARING
NORTH
N 2,469.78'
636.75'
532.78'
N 75°08'00"W 2,507.00'
N 48°10'45"E 205.66'
N 27°51'30"E 421.00'
N 19°52'00"E 1,207.00'
S 75°08'00"E 3,385.00'
N 78°41'30"E 3,600.00'
S 75°08'00"E 1,623.50'
S 42°33'00"E 1,960.00'
S 62°18'00"E 2,547.82'
S 73°26'15"E 960.36'
S 36°52'00"E 765.57'
N 89°43'00"W 2,942.77'
N 89°43'00"W 3,968.99'
(N 89°45'W 3,965.00')
WEST 2,639.08
N 29°46'15"E 15.00'
S 89°43'00"E 1,026.13'
N 76°24'45"W 538.28'
S 13°31'15"W 529.05'
S 10°48'30"W 308.96'
S 8°43'30"W 183.89'
S 55°20'00"W 308.68'
S 49°13'30"W 89.58'
S 38°11'30"W 120.58'
S 22°59'15"E 109.81'
S 1°31'15"E 446.75'
S 63°34'45"W 273.61'
N 47°36'45"W 931.05'
(144.96')
N 0°26'45"E 250.25'
N 6°34'45"W 352.40'
N 0°05'15"E 409.03'
S 89°52'00"E 100.16'
N 0°05'15"E 180.91'
S 89°37'30"W 210.72'
N 0°09'30"E 132.01'
S 89°37'15"W 207.46'
N 34°43'45"W 117.80'
S 87°56'45"E 705.14'
N 87°41'45"W 703.04'
N 79°00'00"W 520.00'
S 0°01'30"E 235.24'
S 49°15'30"E 228.74'
S 49°14'30"E 83.26'
S 40°35'30"W 295.56'
N 89°57'45"W 834.06'
S 13°07'30"W 22.62'
N 89°34'00"W 674.72'
S 0°26'00"W 25.00'
S 89°34'E 309.85'
453.01'
181.05'
N 89°34'00"W 520.00'
S 1°03'00"W 214.98'
S 88°56'15"W 225.13'
S 89°56'15"W 59.95'
N 0°05'15"E 95.00'
N 0°05'15"E 144.44'
S 49°29'35"E 232.61'
N 0°05'15"E 495.57'
N 0°09'30"E 522.00'
N 0°12'00"E 522.00'
N 0°05'15"E 320.00'
N 89°37'15"W 430.02'
N 89°37'15"W 150.00'
S 89°37'30"W 320.00'
S 89°37'30"W 210.72'
S 89°52'00"E 100.16'
N 0°05'15"E 180.91'
N 0°26'45"E 250.25'
S 13°07'30"W 25.62'
S 0°26'00"W 25.00'
S 0°41'W
S 0°48'W 214.80'
S 0°48'W 224.38'
S 0°41'W
S 0°48'W 224.46'
S 0°48'W 224.38'
S 0°48'W 224.46'
S 0°48'W 224.38'
S 0°48'W 224.46'
S 0°48'W 224.38'

1978---000-B 006291-B

KAE 10 1155 5-75 MC 3000-



Note

Easement 20' wide granted to the City and Borough of Juneau for the maintenance, construction, reconstruction and repair of underground electrical transmission facilities.

DETAIL OF TRACTS "B","C", AND "D"
SCALE: 1"=100'

LEGAL DESCRIPTION — JUNEAU INTERNATIONAL AIRPORT SUBDIVISION

CERTAIN TRACTS AND PARCELS OF LAND LYING AND BEING SITUATE WITHIN ALASKA TIDELAND SURVEY NO. 716; FRACTIONS OF U.S. SURVEY NOS. 381 AND 1742; LANDS DEEDED TO THE CITY OF JUNEAU BY C.A.A. DEED DATED OCTOBER 28, 1953; AND ACCRETED LANDS TO U.S. SURVEY NOS. 1195 AND 1434; BEING SITUATE WITHIN THE FIRST JUDICIAL DISTRICT (PROTRACTED SECS. 31, 32, T.40S., R.65E. AND SEC. 36, T.40S., R.65E., AND SECS. 1, 2 AND 3, T.41S., R.65E., C.R.M.) CITY AND BOROUGH OF JUNEAU, ALASKA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT COR. MON. 15, A.T.S. NO. 716, SAID MON. BEING LOCATED SOUTH - 959.00' FROM COR. 1, MEANDER COR. U.S.S. NO. 1195 AND ALSO BEING LOCATED NORTH - 532.78' FROM COR. 1, A.T.S. NO. 716 WHICH IS COMMON TO COR. 5, UNAPPROVED U.S.S. NO. 3828; THENCE ALONG A LINE COMMON TO THE ELY., BDY. LINE OF ACCRETED LANDS TO U.S.S. NO. 1195 AND THOSE LANDS DEEDED TO THE CITY AND BOROUGH OF JUNEAU BY C.A.A. DEED DATED OCTOBER 28, 1953, NORTH - 636.75' TO THE SLY, R/W LIMITS OF EGAN EXPRESSWAY; THENCE ALONG SAID SLY, R/W LIMITS OF EGAN EXPRESSWAY, N 78°24'45" W - 538.21' TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID R/W ALONG A 2°46'30" CURVE TO THE RIGHT (R = 2064.86') THROUGH AN ARC OF 15°13'00", AN ARC LENGTH OF 548.33' (CHORD = N 67°50'15" W - 546.72') TO AN ANGLE POINT WITHIN THE SLY. R/W LIMITS OF EGAN EXPRESSWAY; THENCE CONTINUING ALONG SAID SWLY. R/W LIMITS OF EGAN EXPRESSWAY, N 29°46'15" E - 15.00' TO THE SLY. BDY. LINE OF U.S.S. NO. 1195; THENCE ALONG THE MEANDER BOUNDARIES OF U.S.S. NO. 1195 AND U.S.S. NO. 1434, N 89°43'00" W - 2942.77' TO COR. 1, MEANDER COR., U.S.S. NO. 1434; THENCE ALONG THE WLY. BDY. LINE OF U.S.S. NO. 1434 AND THE ELY. BDY. LINE OF U.S.S. NO. 381, N 0°26'45" E - 250.25' TO THE SELY. COR. OF ERWIN'S GLACIER MALL SUB. WHICH IS COMMON TO THE ELY. COR. OF LANDS LEASED BY THE CITY AND BOROUGH OF JUNEAU FROM THE FEDERAL AVIATION AGENCY UNTIL 1994; THENCE ALONG THE ELY. BDY. LINE OF ERWIN'S GLACIER MALL SUBDIVISION, COMMON TO THE ELY. BDY. LINE OF U.S.S. NO. 381 AND THE WLY. BDY. LINE OF U.S.S. NO. 1434, N 0°12'00" W - 522.00'; THENCE S 89°37'15" W - 207.46' TO THE WLY. BDY. OF ERWIN'S GLACIER MALL SUBDIVISION, WHICH IS COMMON TO THE ELY. BDY. LINE OF LANDS LEASED TO THE CITY AND BOROUGH OF JUNEAU BY F.A.A.; THENCE ALONG THE SLY. AND WLY. BDY. LINES OF ERWIN'S GLACIER MALL SUB., COMMON TO THE ELY. AND NLY. BDY. LINES OF LANDS LEASED TO THE CITY AND BOROUGH OF JUNEAU BY F.A.A., THE FOLLOWING COURSES; N 0°09'50" E - 132.01' TO A MONUMENT; THENCE N 34°43'45" W - 117.80' TO A MON.; THENCE S 89°37'15" W - 430.02' TO THE SWLY. MOST COR. MON. OF ERWIN'S GLACIER MALL SUB. WHICH IS COMMON TO AN ANGLE POINT OF QUIT CLAIM DEED DESCRIBED LANDS DEEDED TO THE CITY OF JUNEAU BY C.A.A. DATED OCTOBER 28, 1953; THENCE ALONG THE AFOREMENTIONED DEED DESCRIBED LAND, N 0°22'15" W - 562.18' TO A POINT; THENCE N 79°00'00" W - 520.00' ALONG A LINE DESCRIBED IN THE AFOREMENTIONED DEED AS A FENCE LINE WHICH IS NOT PRESENTLY RECOVERABLE OR RE-ESTABLISHABLE, TO A LAND MON. DESCRIBED AS MONUMENT A.P. NO. 13 ESTABLISHED BY A TITLE SURVEY CONDUCTED IN JUNE, 1969, SAID MON. BEING ACCEPTED AND UTILIZED BY THE CITY AND BOROUGH OF JUNEAU SINCE 1969; THENCE ALONG THE SLY. R/W OF BERNER'S AVE., N 87°41'45" W - 703.04' TO THE ELY. R/W LIMITS OF LADD ST. WITHIN COMMERCIAL PARK SUB., A FRACTION OF U.S.S. NO. 381; THENCE ALONG THE ELY. R/W LIMITS OF LADD ST., S 0°01'30" E - 235.24' TO THE NLY. MOST COR. OF LOT C, COMMERCIAL PARK SUB.; THENCE ALONG THE NELY. LAND LINE OF THE AFOREMENTIONED LOT C, COMMERCIAL PARK SUB., S 49°15'30" E - 228.74' TO A MON. ON THE NLY. R/W LIMITS OF LA PEROUSE AVE. WITHIN COMMERCIAL PARK SUB.; THENCE CONTINUING ALONG THE NELY. BDY. LINE OF COMMERCIAL PARK SUB. AND THE NELY. BDY. LINE OF LA PEROUSE AVE., S 49°14'30" E - 83.26' TO A NELY. ANGLE POINT OF BLOCK B, COMMERCIAL PARK SUB., A FRACTION OF U.S.S. NO. 381; THENCE ALONG THE ELY. BDY. LINE OF BLOCK B, COMMERCIAL PARK SUB., S 40°35'30" W - 295.56' TO THE SELY. MOST COR. OF BLOCK B, COMMERCIAL PARK SUB.; THENCE ALONG THE SLY. BDY. LINE OF BLOCK B, COMMERCIAL PARK SUB., N 89°57'45" W - 381.05' TO THE ELY. R/W LIMITS OF EAST WAY, COMMERCIAL PARK SUB., A FRACTION OF U.S.S. NO. 381; THENCE ALONG THE ELY. R/W LIMITS OF EAST WAY, COMMERCIAL PARK SUB., S 13°07'30" W - 25.62' TO THE CENTERLINE OF VACATED ROBERTSON AVE., A FRACTION OF COMMERCIAL PARK SUB.; THENCE ALONG THE CENTERLINE OF THE VACATED ROBERTSON AVE. BETWEEN BLOCKS A AND C, COMMERCIAL PARK SUB., N 89°34'00" W - 520.00' TO THE ELY. R/W LIMITS OF RATCLIFFE ST.; THENCE ALONG THE ELY. AND SLY. R/W LIMITS OF RATCLIFFE ST., THE FOLLOWING COURSES; S 0°26'00" W - 25.00'; N 89°34'00" W - 331.76'; S 1°03'00" W - 214.98' TO THE SLY. LIMITS OF COMMERCIAL PARK SUB., A FRACTION OF U.S.S. NO. 1742; THENCE ALONG SAID SLY. LIMITS OF COMMERCIAL PARK SUB., S 88°56'15" W - 225.13' TO A LAND MON. DESCRIBED AS W.A.P. NO. 4 BY A PREVIOUSLY MENTIONED TITLE SURVEY CONDUCTED IN JUNE 1969 AND ACCEPTED BY THE CITY AND BOROUGH OF JUNEAU, ALASKA WHICH AS A WITNESS COR. TO A MEANDER COR. OF GASTINEAU CHANNEL/MENDENHALL RIVER; THENCE CONTINUING ALONG THE AFOREMENTIONED SLY. LIMITS OF COMMERCIAL PARK SUB., S 88°56'15" W - 59.95' TO THE MEANDER LINE OF GASTINEAU CHANNEL/MENDENHALL RIVER AND U.S.S. NO. 1742; THENCE ALONG MEANDERS OF GASTINEAU CHANNEL/MENDENHALL RIVER AND ALONG THE MEANDER OF U.S.S. NO. 1742 AS ESTABLISHED IN DECEMBER 1977, THE FOLLOWING COURSES; S 38°11'30" W - 120.58'; S 22°59'15" E - 109.81'; THENCE S 1°31'15" E - 301.79' TO A MEANDER COR. AT THE SWLY. MOST BDY. OF U.S.S. NO. 1742; THENCE CONTINUING ALONG THE MEANDER LINE OF GASTINEAU CHANNEL/MENDENHALL RIVER AND THE WLY. MEANDERS OF A.T.S. NO. 716, S 1°31'15" E - 144.96'; S 63°36'45" W - 273.61'; S 13°31'15" W - 529.05'; S 10°48'30" W - 308.96'; S 8°43'30" W - 163.89' TO COR. 6, A.T.S. NO. 716, SAID COR. BEING N 49°13'30" E - 813.08' FROM UNAPPROVED COR. 9, U.S.S. NO. 3828; THENCE ALONG THE SLY. BDY. LINE OF A.T.S. NO. 716 WHICH WAS THE PHOTOGRAMMETRICALLY ESTABLISHED MEANDER LINE OF GASTINEAU CHANNEL FOR SAID TIDELAND SURVEY, THE FOLLOWING COURSES; S 5°20'00" W - 308.68' TO COR. 7, A.T.S. NO. 716; S 42°35'00" E - 1960.00' TO COR. 8, A.T.S. NO. 716; S 75°08'00" E - 1623.50' TO COR. 9, A.T.S. NO. 716; N 78°41'30" E - 3600.00' TO COR. 10, A.T.S. NO. 716, SAID COR. BEING LOCATED S 60°43'45" E -718.61' FROM HIGHWAY DEPARTMENT TRIANGULATION CONTROL STATION "ST. PAT"; THENCE S 75°08'00" E - 3385.00' TO COR. 11, A.T.S. NO. 716, SAID COR. BEING LOCATED S 36°52'15" E - 755.53' FROM REFERENCE MON. 10, A.T.S. NO. 716; THENCE N 11°52'00" E - 1207.00' TO COR. 12, A.T.S. NO. 716; THENCE N 27°51'30" E - 421.00' TO COR. 13, A.T.S. NO. 716; THENCE N 48°10'45" E - 205.66' TO COR. 14, A.T.S. NO. 716; THENCE N 75°08'00" W - 2507.00' TO COR. 15, A.T.S. NO. 716, SAID COR. BEING THE TRUE POINT AND PLACE OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 652.72 ACRES.

STATEMENT OF OWNERSHIP

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted:

Date 11-17, 1978

Witness Tim Meyers Owner La Verne A. Collins Contracting Officer

Witness _____ Owner Federal Aviation Administration

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me on this 17 day of NOV, 1978.

Notary Public, State of Alaska
My commission expires: 8/29/79

STATEMENT OF OWNERSHIP

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted:

Date: Nov 17, 1978

Witness Tim Meyers — Vivian Erwin

Marsha Bennett — Linda Burling

By Vivian Erwin — By Vivian Erwin
Her attorney in fact — Her attorney in fact

ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on this 17 day of November, 1978, before the undersigned, a Notary Public in and for the State of Alaska, personally appeared VIVIAN ERWIN. She stated to me under oath that she is one of the sellers above-mentioned, that she signed the foregoing agreement on her behalf and on behalf of LINDA BURLING and MARSHA BENNETT as their attorney in fact pursuant to powers of attorney executed by each of said persons to the said VIVIAN ERWIN. She stated to me that she signed the same freely and voluntarily on her behalf and on behalf of the other sellers.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public, State of Alaska
My commission expires: 8/29/79

STATEMENT OF OWNERSHIP

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted:

Date 11-17, 1978

Witness Tim Meyers — City/Borough of Juneau by _____

Witness _____ Owner _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me on this 17 day of Nov, 1978.

Notary Public, State of Alaska
My commission expires: 8/29/79

78-40

RECORDED - FILED
JUNEAU REC. DIST.
DATE 11/20 1978
TIME 3:09 PM
Received by
Address

CERTIFICATE OF REGISTERED LAND SURVEYOR

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

11.10.S

STATE OF ALASKA — 4023 — REGISTERED LAND SURVEYOR — M. A. Hanagan — No. 14620

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska, and that said plat has been approved by the Platting Board by Plat Resolution No. 556 dated October 24, 1978, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated Nov. 16, 1978

Chairman
City and Borough of Juneau
Platting Board

Attest:
Clerk
City and Borough of Juneau
Platting Board

JUNEAU INTERNATIONAL AIRPORT SUBDIVISION

A SUBDIVISION OF LANDS WITHIN U.S. SURVEY NOS. 381 AND 1742, AND ALASKA TIDELANDS SURVEY NO. 716

CITY AND BOROUGH OF JUNEAU
ENGINEERING DIVISION
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

DRWN. ELK — CHKD. —
DATE 10/17/78 — DATE —
APPROVED — DATE —
SCALE AS NOTED

SHEET 2 OF 2
FILE NO. 78-41

pg. 2 of 2
Juneau Intern'l Airport Subd.

NOTES:
WALKING PATHS, FISH PASS, AND STRIP DRAINS WILL BE LOCATED TO AVOID EXISTING TREES.
PREVIOUSLY DEVELOPED LAND WILL BE RESTORED TO MATCH EXISTING MARSH LAND.
SILT FENCE WITH STRAW BAILS WILL BE PLACED ALONG ENTIRE EAST, SOUTH, AND SOUTHWEST PROPERTY LINES. WITH ADDITIONAL ROWS OF SILT FENCING ACROSS EASTERLY SIDE OF PROJECT AREA.
CLEARING WILL BE RESTRICTED TO LIMITS OF CONSTRUCTION.

AIRPORT SHOPPING CENTER

NORTH

Received on JUN 28 2000 CBJ Permit Center

Received on JUN 28 2000 CBJ Permit Center

BLD 1999-551

MANHOLE

HOTEL ELECTRICAL AND CABLE SERVICE

EXISTING WATER VALVE

FIRE HYDRATE

VAULT

EXISTING CAP

430.21'

STRIP DRAIN

8" WATER LINE

HOTEL SERVICE WATER

95.53'

FILL LIMITS

EXISTING MANHOLE

6" SEWER LINE

CLEAN OUT

33.8'

23.4'

DUMPSTER PAD ENCLOSURE

SIDEWALK

HANDICAP TRUCK SPACE

8'-6"

26'-3"

LIGHT STAND

231.93'

SHELL SIMONS DR.

MVG SPACE

INFO SPACE

FILL LIMITS

STRIP DRAIN

320.00'

YANDUKIN DRIVE

DRAINAGE DIFFUSER FOR STRIP DRAIN

74.20'

117.91'

(ABND RESERVOIR) POND

5' Wide Path

150.00'

131.92'

STATE OF ALASKA 49TH STATE
Thomas M. Kirchner
LS-5713
REGISTERED PROFESSIONAL LAND SURVEYOR

ALS
ALASKA LAND SURVEYING CO.
KA-SEE-AN DRIVE
JUNEAU, ALASKA 99801
907-789-0000 Office
907-789-4224 Fax

WESTERN STEEL
GUEST HOUSE
JUNEAU, ALASKA

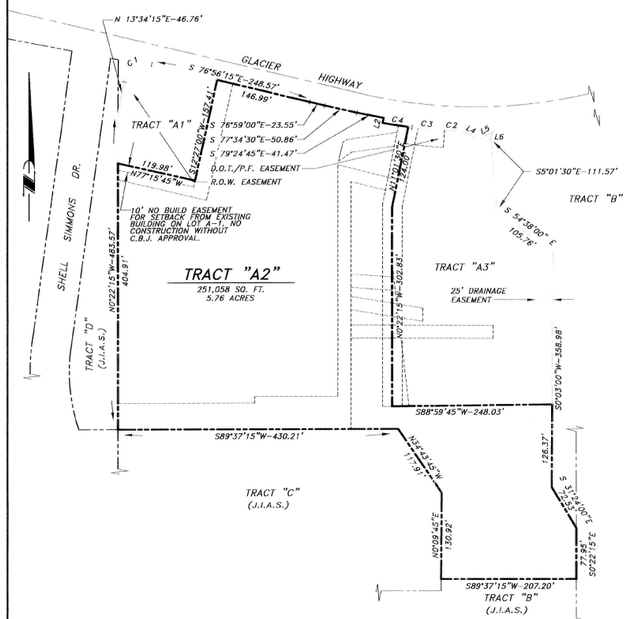
AS CONSTRUCTED DRAWING

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ALASKA LAND SURVEYING COMPANY AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ALASKA LAND SURVEYING CO.

DATE: 22 JUNE 2000
JOB NO.: 9605.01/
SCALE: 1" = 20'
SHEET NUMBER: 1. OF 1.

C:\ALS-PROJ_FILES\372-DAVE HANNA CONST\p9605011\dwg\As-Built.dwg ALS-JUNEAU, 907-789-0000

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS



ORIGINAL TRACTS A1, A2 AND A3, GLACIER MALL SUBDIVISION

SCALE: 1"=100'

PER PLAT NO. 99-37 ON FILE IN THE JUNEAU RECORDERS OFFICE

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED: March 13, 2003.

DIRECTOR
CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

CLERK
CITY AND BOROUGH OF JUNEAU

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEY'S, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE _____, 20__

WITNESS _____ OWNER _____

WITNESS _____ OWNER _____

NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
)ss.
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, 20__, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED _____ TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

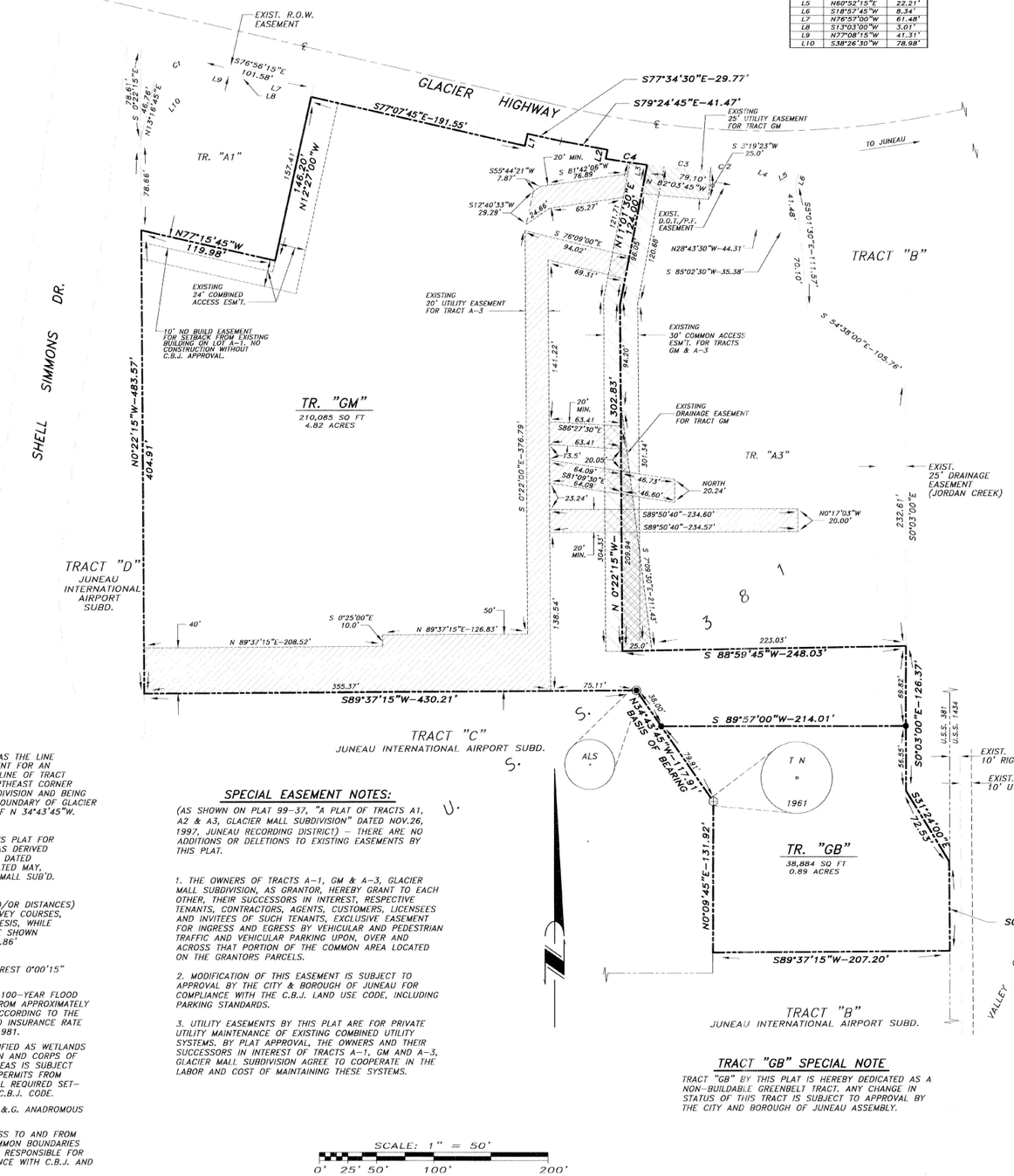
1. BASIS OF BEARING UTILIZED FOR THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED PRIMARY MONUMENT FOR AN ANGLE POINT LOCATED ON THE EAST BOUNDARY LINE OF TRACT "C" AND A SECONDARY MONUMENT FOR THE NORTHEAST CORNER TRACT "C", JUNEAU INTERNATIONAL AIRPORT SUBDIVISION AND BEING IDENTICAL WITH A FRACTION OF THE WESTERLY BOUNDARY OF GLACIER MALL SUBDIVISION, HAVING A RECORD BEARING OF N 34°43'45"W.
2. RIGHT-OF-WAY INFORMATION AS DENOTED BY THIS PLAT FOR GLACIER HIGHWAY AND SHELL SIMMONS DRIVE WAS DERIVED FROM ALASKA D.O.T./P.F. PROJECT RS-096-0(3) DATED NOV., 1983, PROJECT NO. STP-0962(2)71848 DATED MAY, 1995 AND ACQUISITION PLAT, TR. A-2, GLACIER MALL SUB'D. DATED JULY, 2000.
3. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESIS. WHILE THE MEASURED AND/OR COMPUTED COURSES ARE SHOWN WITHOUT PARENTHESIS; THUSLY S 77°34'30"E-50.86' (S 77°17'00"E-50.63').
4. ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.
5. PORTIONS OF THE SUBDIVISION ARE SUBJECT TO 100-YEAR FLOOD HAZARD WITH BASE FLOOD ELEVATION VARYING FROM APPROXIMATELY 21 FEET TO APPROXIMATELY 26 FEET M.L.L.W., ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 885 OF 1050, DATED FEBRUARY 4, 1981.
6. PORTIONS OF THE SUBDIVISION HAVE BEEN IDENTIFIED AS WETLANDS UNDER THE JUNEAU WETLANDS MANAGEMENT PLAN AND CORPS OF ENGINEERS MAPS. DEVELOPMENT IN WETLANDS AREAS IS SUBJECT TO RESTRICTIONS AND MAY REQUIRE ADDITIONAL PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES. ADDITIONAL REQUIRED SET-BACKS FROM JORDAN CREEK MAY APPLY UNDER C.B.J. CODE.
7. JORDAN CREEK IS LISTED AS A C.B.J. AND A.D.F.&.G. ANADROMOUS FISH STREAM.
8. IN ACCORDANCE WITH C.B.J. 49.40.130(b), ACCESS TO AND FROM GLACIER HIGHWAY SHALL BE LIMITED TO THE COMMON BOUNDARIES AS INDICATED. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE REQUIRED ACCESS IN ACCORDANCE WITH C.B.J. AND STATE OF ALASKA STANDARDS.

TABLE OF CURVES
MEASURED/COMPUTED

FLAG	DELTA	RADIUS	ARC	TANGENT	CHORD BRG.	CH-DIST.
C1	89°24'23"	35.00	54.62	34.64	N58°04'00"E	49.24
C2	02°33'09"	612.74	27.30	13.65	S88°15'45"E	27.30
C3	03°57'49"	804.89	55.68	27.85	S84°41'45"E	55.67
C4	02°36'00"	804.89	36.52	18.27	S81°24'45"E	36.52

TABLE OF COURSES
MEASURED/COMPUTED

FLAG	BEARING	DISTANCE
L1	N12°52'15"E	10.84'
L2	S10°35'15"W	7.96'
L3	S07°10'15"W	9.88'
L4	S68°20'45"E	32.94'
L5	N60°52'15"E	22.21'
L6	S18°52'45"W	8.34'
L7	N76°57'00"W	61.48'
L8	S13°03'00"W	3.01'
L9	N77°08'15"W	41.31'
L10	S38°26'30"W	78.98'



SPECIAL EASEMENT NOTES:

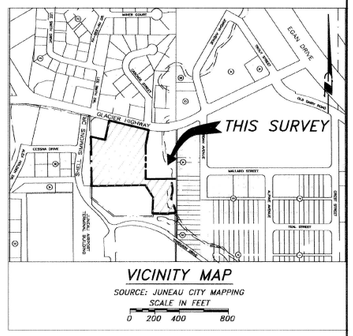
(AS SHOWN ON PLAT 99-37, "A PLAT OF TRACTS A1, A2 & A3, GLACIER MALL SUBDIVISION" DATED NOV.26, 1997, JUNEAU RECORDING DISTRICT) - THERE ARE NO ADDITIONS OR DELETIONS TO EXISTING EASEMENTS BY THIS PLAT.

1. THE OWNERS OF TRACTS A-1, GM & A-3, GLACIER MALL SUBDIVISION, AS GRANTOR, HEREBY GRANT TO EACH OTHER, THEIR SUCCESSORS IN INTEREST, RESPECTIVE TENANTS, CONTRACTORS, AGENTS, CUSTOMERS, LICENSEES AND INVITEES OF SUCH TENANTS, EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE GRANTORS PARCELS.
2. MODIFICATION OF THIS EASEMENT IS SUBJECT TO APPROVAL BY THE CITY & BOROUGH OF JUNEAU FOR COMPLIANCE WITH THE C.B.J. LAND USE CODE, INCLUDING PARKING STANDARDS.
3. UTILITY EASEMENTS BY THIS PLAT ARE FOR PRIVATE UTILITY MAINTENANCE OF EXISTING COMBINED UTILITY SYSTEMS. BY PLAT APPROVAL, THE OWNERS AND THEIR SUCCESSORS IN INTEREST OF TRACTS A-1, GM AND A-3, GLACIER MALL SUBDIVISION AGREE TO COOPERATE IN THE LABOR AND COST OF MAINTAINING THESE SYSTEMS.

TRACT "GB" SPECIAL NOTE

TRACT "GB" BY THIS PLAT IS HEREBY DEDICATED AS A NON-BUILDABLE GREENBELT TRACT. ANY CHANGE IN STATUS OF THIS TRACT IS SUBJECT TO APPROVAL BY THE CITY AND BOROUGH OF JUNEAU ASSEMBLY.

SCALE: 1" = 50'
0' 25' 50' 100' 200'



VICINITY MAP

SOURCE: JUNEAU CITY MAPPING
SCALE IN FEET
0 200 400 800

SYMBOLS

- PRIMARY MONUMENT BY OTHERS RECOVERED
- SECONDARY MONUMENT BY OTHERS RECOVERED
- 7570-S SECONDARY MONUMENT ESTABLISHED
- BOUNDARY/PROPERTY LINE
- EXISTING EASEMENT BOUNDARY

JOHNSON
7570-S

SECONDARY MONUMENT
1-1/4" DIA. YELLOW PLASTIC SURV-CAP ON 5/8" DIA. x 36" RE-BAR SET 34" IN GROUND

TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

STATE OF ALASKA
49TH
MARK A. JOHNSON
LS 7570
REGISTERED PROFESSIONAL LAND SURVEYOR

2003-9
JUNEAU 20.00 REC DIST
DATE 3-13 2003
TIME 2:58 PM
Requested By CBJ
Address

JUNEAU RECORDING DISTRICT

A PLAT DENOTING A

SUBDIVISION OF TRACT A2, GLACIER MALL SUBDIVISION

FRACTION OF U.S. SURVEY NO. 381
CITY & BOROUGH OF JUNEAU , ALASKA

CLIENT:
DAVE HANNA
P.O. BOX 20834
JUNEAU, ALASKA 99803

SURVEYOR:
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

DATE: FEB., 2003

SHEET 1 OF 1

R&M PROJ. NO. 031706

I:\2003\031706\031706SB.DWG - 1:50 - 3/7/03 - 8:25AM - MAJ

FILE: L-708-2

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD2006-00349
Proj #: BLD2006-00349

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.php.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
Call before 7:30 AM for same day inspections.
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **1800 SHELL SIMMONS DR**
Issued Date: **10/27/2006**
Permit Number: **BLD2006-00349** **EXTENDED STAY HOTEL REMODEL**
Parcel No: **5B1601000040**
Project Description: Install kitchenettes in every guest room.

Parcel Identification: JUNEAU INTERNATIONAL AIRPORT TR C

Setbacks: Zone: GC
Front: 10 Ft. S
Rear: 10 Ft. N
Side 1: 10 Ft. E
Side 2: 10 Ft. W
Firm Zone: C
Comments:

Owner: BRE/ESA ALASKA LLC
Address: C/O BLACKSTONE REAL ESTATE 345 PARK AVE
City: NEW YORK, NY 10154

Applicant: CHRIS COLE
Address: 3400 SPENARD RD STE 12
City: ANCHORAGE, AK 99503

Fee Type	Date	Receipt	Amount Paid
1 Permit Fee	6/8/2006	22693	3.880.14
1 Commercial Plan Revi	6/8/2006	22693	2.522.09
		Total Fees Paid:	6,402.23

Valuation for Permit Fee Calculations:

BUILDING PERMIT	800.000.00
Total Valuation:	800,000.00

Project Conditions and Holds:

1. Inspectors verify asseccible clearences in vending machine room see red lined approved drawings.
2. Sinks in break room and in accessible units not over 34" high.
3. New unit being constructed - in place of 2nd floor central conference room.
4. Fire alarm installer's report for new detector in new sleeping unit (former 2nd floor conference room).
5. Verify sprinkler coverage in newly partitioned areas: storage closet 1st floor, new trash, break room, and vending rooms on 1st floor, new sleeping unit 2nd floor, and nay others.
6. ADA sign beside restroom door: on wall on latch side 5' high OC.
7. ADA "EXIT" sign beside each exterior exit door: on wall on latch side 5' high OC.
8. Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.
9. Grippable handrail both sides of stairs. Handrail extensions level at top for 12"; minimum bottom extension is to continue at handrail's slope minimum one tread witdth beyond lowest riser. Then, for ADA, would level out at bottom for 12", too.
10. Fire Extinguishers mounted not over 5' high, max 75' OC, and not in a path of travel unless bottom of FE is not over 27" high.
11. Sales/Service counter, if provided, requires a section at least 36" long that's not over 36" high.
12. Interior doors max force 5#. Exterior doors goal of not over 8.5#. Slow-closing to take min 3 seconds from 70-degrees open to 3" from latch.
13. Lever hardware all doors (or panic/or push-pull); thresholds not over 1/2"; Exter level landing outside doors min 5' x 5'.

City & Borough of Juneau
Alaska's Capital City

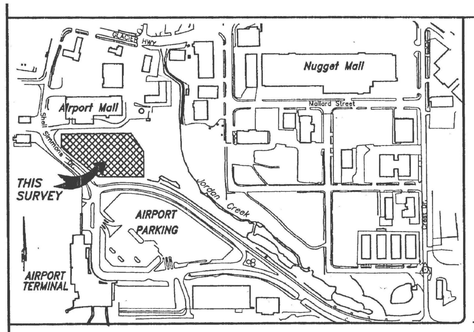
BUILDING PERMIT*

Permit No.
BLD2006-00349

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspect ion, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

140	Insp - Framing	160	Insp - Rated Walls/Assem	170	Insp - Smoke Detectors/Alarms
175	Insp - Carbon Monoxide	180	Insp - Underground Utilities	210	Insp - DWV Test
220	Insp - Plumbing Fixtures Final	250	Insp - Cross Connections	450	Insp - Conduits raceways
500	Insp - Fire Final	800	Insp - Commercial Final		

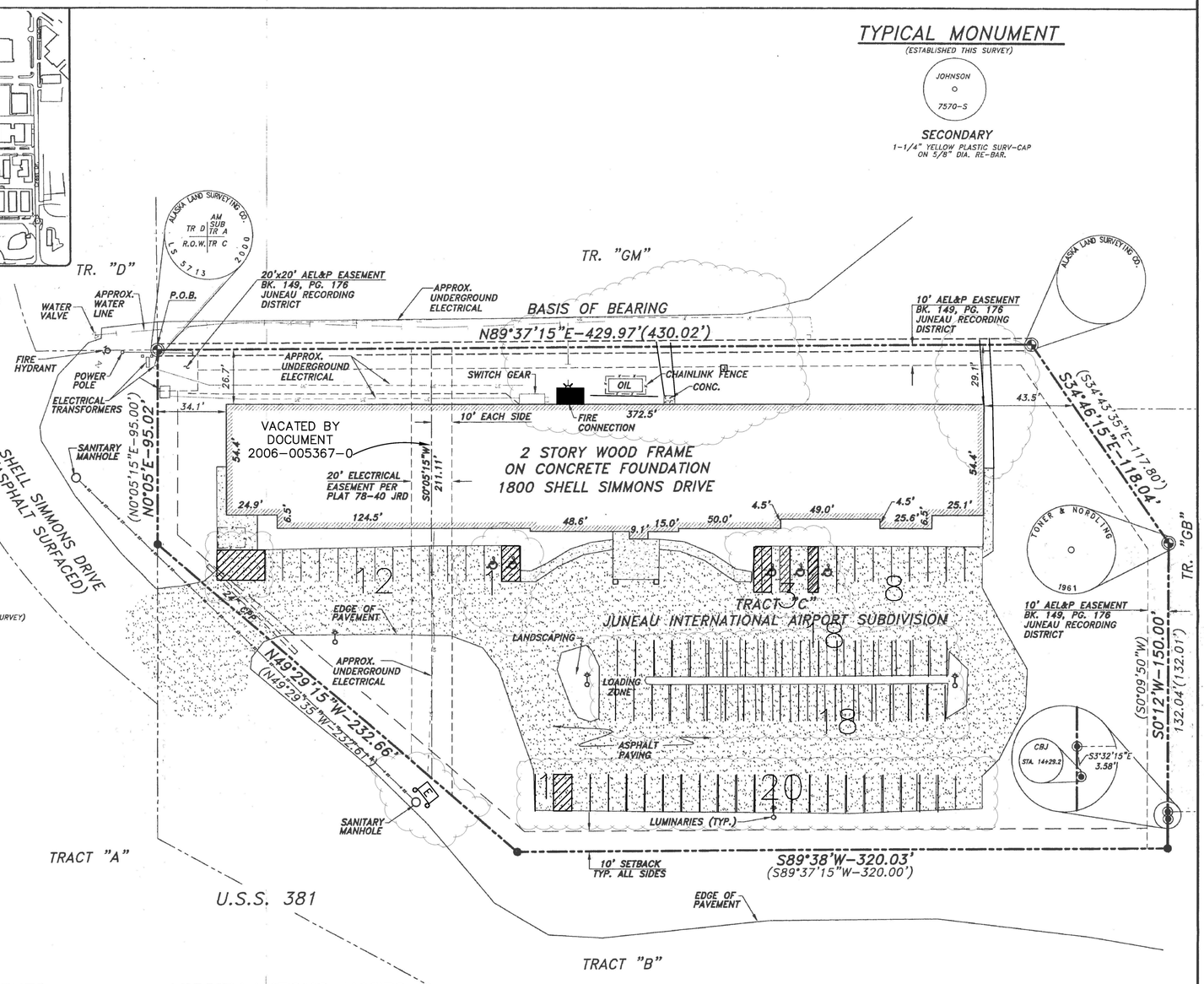


TRACT "C"
JUNEAU INTERNATIONAL AIRPORT SUBDIVISION
APPROXIMATE SCALE: 1" = 500'
0 100' 250' 500'

TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)

JOHNSON
7570-S

SECONDARY
1-1/4" YELLOW PLASTIC SURV-CAP ON 5/8" DIA. RE-BAR.



SYMBOLS

- PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- SECONDARY MONUMENT (RECOVERED THIS SURVEY)
- 7570-S SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- PROPERTY / BOUNDARY LINE
- 10' SETBACK LINE
- EASEMENT LINE
- CENTERLINE
- EDGE OF PAVEMENT
- UNDERGROUND ELETRICAL
- SANITARY SEWER LINE
- WATERLINE
- UNDERGROUND PHONE
- CHAINLINK FENCE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- LIGHT POLE
- BUILDING
- CONCRETE
- ASPHALT PAVING

STATEMENT OF ENCROACHMENTS

(A) EXISTING ELECTRICAL TRANSFORMER ENCROACHES 3.4' INTO TRACT C, 16 SQUARE FEET (MORE OR LESS).

FLOOD NOTE

BY GRAPHIC PLOTTING , THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.020009 0885 C, EFFECTIVE DATE FEBRUARY 4, 1981.

ACCESS NOTE

INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SHELL SIMMONS DRIVE AND THE JUNEAU INTERNATIONAL AIRPORT ACCESS ROAD, (ASPHALT SURFACED ROADWAY), WITH DEDICATED RIGHT-OF-WAY MAINTAINED BY THE CITY & BOROUGH OF JUNEAU, ALASKA.

PARKING

STRIPPING AND AREA EXIST. FOR 1 LOADING ZONE, 78 STANDARD AND 5 ACCESSIBLE VEHICLE PARKING STALLS WITHIN TRACT "C".

MISCELLANEOUS NOTES

1. BEARINGS REFER TO THE SUBDIVISION PLAT OF JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, FILED AS PLAT NO. 78-40 IN THE JUNEAU RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF AK.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
3. ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.
4. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS REQUIRED BY A.S. 40.1 90(2).
5. EXISTING UNDERGROUND UTILITIES DEPICTED HEREON WERE DERIVED FROM A COMBINATION OF FIELD LOCATES AND CITY AND BOROUGH OF JUNEAU, ENGINEERING DEPT. AS-BUILT RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES AND ARE APPROXIMATE ONLY.
6. TRACT "C", JUNEAU INTERNATIONAL AIRPORT SUBDIVISION IS LOCATED IN C.B.J. "GC" (GENERAL COMMERCIAL) ZONING DISTRICT. STRUCTURE HEIGHT RESTRICTION IS 45 FEET PER C.B.J. ORDINANCE SERIAL NO. 86-54AM DATED SEPT. 9, 1986. THE STRUCTURE MEASURES 30.2' IN HEIGHT.

GRAPHIC SCALE:
0' 15' 30' 60' 120'

LEGAL DESCRIPTION

TRACT "C"
JUNEAU INTERNATIONAL AIRPORT SUBDIVISION

THAT PORTION OF U.S. SURVEY 381, WITHIN THE FIRST JUDICIAL DISTRICT, STATE OF ALASKA, IN THE CITY AND BOROUGH OF JUNEAU, JUNEAU RECORDING DISTRICT, BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT AN ALUMINUM CAP MONUMENT, DATED 2000, LOCATED AT THE SOUTHWEST CORNER OF TRACT I OF A SUBDIVISION OF U.S. SURVEY 381, RECORDED AS PLAT 284; SAID POINT ALSO BEING 1222.69 FEET, NORTH 35°22'57" WEST FROM CORNER NO. 1 OF SAID U.S. SURVEY 381; THENCE NORTH 89°37'15" EAST, ALONG THE SOUTH LINE OF SAID TRACT I, A DISTANCE OF 429.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 34°46'15" EAST, ALONG THE WESTERLY SIDE OF TRACT II OF SAID PLAT 284, 118.04 FEET TO AN ANGLE POINT ON THE WESTERLY SIDE OF SAID TRACT III; THENCE SOUTH 00°12' WEST, ALONG THE WESTERLY SIDE OF SAID TRACT II, 150.00 FEET; THENCE SOUTH 89°38' WEST, PARALLEL WITH THE SOUTH SIDE OF SAID TRACT I, 320.03 FEET; THENCE NORTH 49°29'15" WEST, 232.66 FEET; THENCE NORTH 00°05' EAST 95.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,243 SQUARE FEET (2.44 ACRES) MORE OR LESS.

THE AFORE DESCRIBED TRACT IS ALSO KNOWN AS TRACT C OF THE JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, PLAT FILE NO. 78-40, DATED OCTOBER 17, 1978, DRAWN BY THE ENGINEERING DIVISION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, AND RECORDED IN THE OFFICE OF THE RECORDER, JUNEAU RECORDING DISTRICT, ON NOVEMBER 20, 1978.

THE ABOVE DESCRIBES THE SAME AS NOTED AS EXHIBIT "A" IN THE FIDELITY TITLE AGENCY, COMMITMENT FOR TITLE INSURANCE, ORDER NO. 34711, ESCROW NO. F-10289, DATED JANUARY 3, 2006.

ALTA/ACSM LAND TITLE SURVEY
SURVEYOR'S CERTIFICATION

TO GUEST HOUSE JUNEAU LLC, BRE/ESA ALASKA LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION AND FIDELITY NATIONAL TITLE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1 THROUGH 4, 6 THROUGH 11 AND 13 THROUGH 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THIS SURVEY WHICH WAS ESTABLISHED BY A TRANSIT-TAPE FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE LOCATION AND NUMBER OF PARKING SPACES, SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON (IF ANY), AND AS TO THE OTHER MATTERS SHOWN HEREON, IT SHOWS THE LOCATION OF ALL IMPROVEMENTS, RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS AFFECTING THE SUBJECT PROPERTY;

THERE ARE NO PARTY WALLS OR ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY AND THERE ARE NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY AND SET FORTH AS A FIELD NOTE;

ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SHELL SIMMONS DRIVE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHT(S)-OF-WAY MAINTAINED BY CITY AND BOROUGH OF JUNEAU;

THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE EXCEPT AS SHOWN ON THE SURVEY AND SET FORTH AS A FIELD NOTE; AND

ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE INSURANCE COMMITMENT NO. 34711, ISSUED BY FIDELITY TITLE INSURANCE COMPANY, AND OF EACH INSTRUMENT LISTED THEREIN; THE LOCATION OF EACH SUCH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER AFFECTING TITLE, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITH APPROPRIATE RECORDING REFERENCE; AND ALL MATTERS THAT CANNOT BE LOCATED HAVE BEEN LISTED HEREON AS A FIELD NOTE;

I HAVE CONSULTED THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. COMMUNITY NUMBER 020009, SHEET NUMBER 0885C REVISED FEBRUARY 4, 1981, AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP.

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (A) THIS CERTIFICATE IS MADE TO INDUCE WELLS FARGO BANK, NATIONAL ASSOCIATION ("LENDER") TO EXTEND CREDIT SECURED BY A DEED OF TRUST LIEN COVERING THE PROPERTY AND TO INDUCE FIDELITY NATIONAL TITLE COMPANY ("TITLE COMPANY") TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH DEED OF TRUST LIEN; (B) BOTH LENDER AND TITLE COMPANY ARE ENTITLED TO RELY UPON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (C) THE CONSIDERATION PAID TO THE SURVEY FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION OF THEIR RELIANCE HEREON.

9859

STATE OF ALASKA 49TH MARK A. JOHNSON 15 | 7570 REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Surveyor
7570-S
3-7-06

REVISION	DATE	DESCRIPTION	BY
2	2/24/06	REVISED CERTIFICATE	CRC
1	2/3/06	REVISED CERTIFICATE	CRC

F.B. 1 OF
SURVEY DATE: JAN. 12, 2006
CADD: 0617017.DWG
R&M PROJ. NO.: 061701

R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801

SCALE: 1"=30'
DATE: 1-18-06
R&M DWG. NO. L-925

I:\2006\061701\061701T.DWG\1:1(1:30)\1-19-06\1:45 PM-C.C.

2006-005367-0
Recording Dist: 101 - Juneau
7/26/2006 3:15 PM Pages: 1 of 2

ALASKA

VACATION OF
ELECTRICAL EASEMENT

cc

I HEREBY AFFIRM AND AGREE TO THE VACATION OF THE ELECTRICAL EASEMENT WITHIN TRACT C, JUNEAU INTERNATIONAL AIRPORT SUBDIVISION, DENOTED ON PLAT 78-40 IN THE JUNEAU RECORDING DISTRICT AND AS SHOWN ON THE ATTACHED EXHIBIT A.

DATE 7/26/06 Heather Marlow

HEATHER MARLOW, LAND & RESOURCES MANAGER
FOR THE CITY AND BOROUGH OF JUNEAU

NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA)
)SS.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF July, 2006, PERSONALLY APPEARED HEATHER MARLOW, KNOWN TO ME TO BE THE LANDS AND RESOURCES MANAGER FOR THE CITY AND BOROUGH OF JUNEAU AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ON BEHALF OF THE CITY AND BOROUGH OF JUNEAU, A PUBLIC CORPORATION WITHIN THE STATE OF ALASKA, FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

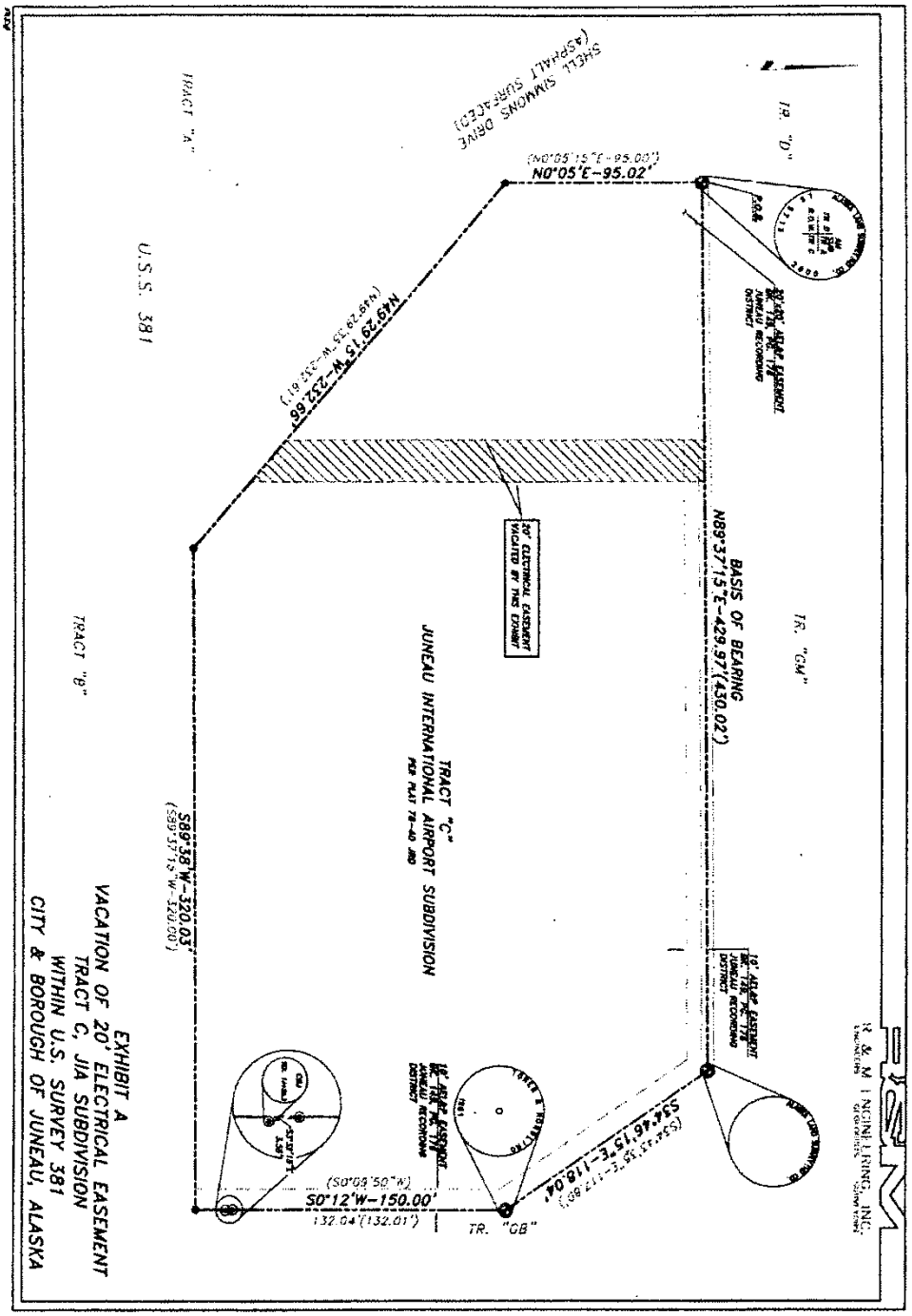
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Laurie J. Sica
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 1/14/08

STATE OF ALASKA
OFFICIAL SEAL
Laurie J. Sica
NOTARY PUBLIC
My Commission Expires 1/14/08

return to R&M Engeneering.
6205 Glacier Highway, Juneau, AK 99801

C:\Documents and Settings\Heather_Marlow\Local Settings\Temporary Internet Files\OLK5\Vacation of electrical easement.doc



2 of 2
2006-005367-0

RECEIVED
FEB 27 2006
PERMIT CENTER / CDD

Allen Matkins
www.allenmatkins.com

Allen Matkins Leck Gamble & Mallory LLP
Attorneys at Law
515 South Figueroa, 7th Floor | Los Angeles, CA 90071-3398
Telephone: 213.622.5555 | Facsimile: 213.620.8816

Dafna H. Hopenstand
E-mail: dhopenstand@allenmatkins.com
Direct Dial: 213.955.5625 File Number: E2926-060/LA710454.01

February 22, 2006

VIA CERTIFIED MAIL

Jennifer Mannix
Community Development Department
City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

Re: Zoning letter for 1800 Shell Simmons Drive, Juneau, Alaska

Dear Ms. Mannix:

Enclosed please find the payment of $150.00 for a zoning letter for the property located at 1800 Shell Simmons Drive, Juneau, Alaska. In the zoning letter, please include property information, zoning information including usage, parking information, and any existing entitlements on the property such as conditional use permits. Please mail the letter to my attention to 515 S. Figueroa St., 7th Floor, Los Angeles, California, 90071-3398, and please also fax the letter to my attention at 213-620-8816 when it is completed.

Thank you for your prompt attention to this matter.

Sincerely,

Dafna H. Hopenstand

DHH
Enclosure

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

March 7, 2006

File No.: INQ2006-00048
APN: 5-B16-0-100-004-0

Ms. Dafna Hopenstand
Allen Matkins Leck Gamble & Mallory LLP
515 South Figueroa Street, 7th Floor
Los Angeles, CA 90071-3398

RE: Zoning Verification Letter for 1800 Shell Simmons Drive;

Dear Ms. Hopenstand:

This letter is in response to your inquiry of zoning verification for the above-referenced parcel. I have included the information that you outlined in your request, dated February 22, 2006.

Property Information
The property in question is located at 1800 Shell Simmons Drive and the current use is an Aspen Hotel. The parcel is approximately 106,200 square feet (2.44 acres) in size.

Zoning Information
The property is zoned GC (General Commercial). CBJ §49.25.230(b) states that this district, *"...is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility".*

According to CBJ §49.25.300 (Table of Permissible Uses), Section 1.620, *"Hotels, motels and similar establishments providing overnight accommodations"* are considered an Allowable Use within the GC zoning district. In addition, CBJ §49.25.400 (Table of Dimensional Standards) provides the minimum design standards applicable in this zoning district. The GC district requires the following:

- 2,000 square feet minimum lot size;
- No maximum lot coverage applies;
- Ten-foot (10') setbacks from all property lines;
- Forty-five-foot (45') maximum building height.

Use. Staff has determined that the current use of the property meets CBJ development standards and an Allowable Use Permit was approved for the site on 08/25/1999 (USE1999-00050). Enclosed is a copy of the Table of Dimensional Standards for your review.

Parking. CBJ §49.40.210(a) (Parking and Loading) identifies the parking standards for this use. A hotel is required to have one (1) parking space per each four (4) units in the hotel. At ninety-six (96) rooms, the hotel is required to have twenty-four (24) parking spaces, two (2) of which are ADA accessible. In addition, there is a nine hundred (900) square-foot conference room in the facility with a sixty (60) person occupancy limit. The conference room requires one (1) space per four (4) persons of capacity, or fifteen (15) spaces. Thus, the total parking requirement for the hotel is thirty-nine (39) spaces. The hotel has provided eighty-one (81) parking spaces, which is well above the CBJ Land Use Code parking requirements.

Entitlements.
The following entitlements have been issued for this property to date:

- Allowable Use Permit (USE1999-00050), 08/25/1999;
- Building Permit (BLD1999-00551), 02/14/2000;
- Sign Permit (SGN2000-00002), 03/08/2000;
- Utility Permit (UTL1999-00203), 05/05/2000;
- Temporary Certificate of Occupancy (BLD1999-00551);
    - 05/30/2000;
    - 06/27/2000;
    - 09/01/2000;
- Certificate of Occupancy (BLD1999-00551), 01/26/2001.

It has been a pleasure to work with you on this request. I hope I have been able to provide the information you require. Should you have any questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,

Amy Karn, Planner I
Community Development Department
(907) 586-0771
E-mail: Amy_Karn@ci.juneau.ak.us

Cc: File

EXTENDED STAY HOTELS

Amy Karn
Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

March 9, 2006

RE: Aspen Inn Aspen Hotels of Alaska, 1800 Shell Simmons Drive, Juneau, Alaska Conversion and Outline of Use

Dear Ms. Karn:

Extended Stay Hotels ("ESH")<www.extendedstayhotels.com> is a privately held company that currently owns and operates over 670 extended stay hotels in the United States and Canada since being established in 1995. Extended Stay Hotels is the largest hotel owner/operator in the extended stay market. There are currently 15 ESH hotels open and operating in the Pacific Northwest, including one in Anchorage, Alaska and several more under development in the Fairbanks and Juneau areas. Our typical hotel is 2 or 4 stories in height and contains 100 to 130 rooms. Every hotel room contains a kitchen consisting of a two burner stove top, re-circulating fan, microwave, refrigerator, and kitchen sink, as well as various other business amenities such as a desk, data ports, and voice mail. To this end, we intend to convert every room in the existing Aspen Inn Hotel to contain a two burner stove top, re-circulating fan, microwave, refrigerator, and kitchen sink for our longer-stay business travelers.

Rooms in Extended Stay Hotels are available for a daily or weekly rental. The weekly rates are more attractive to the longer-term business traveler, and Extended Stay America customers often stay 2 to 3 weeks on business assignment. Though the name is Extended Stay, we do not discourage nightly business; in fact we offer rates competitive with surrounding overnight stay hotels and draw short term hotel guests as well as business travelers. While several other hotel chains occupy the extended stay market in the Pacific Northwest and Alaska markets, such as Marriott's Residence Inn, Homewood Suites, and Candlewood, ESH is strictly a hotel operator offering daily and weekly rates for the short and longer-term traveler. Facilities operating under Extended Stay Hotels company name are not residential use multi-family buildings.

Our hotels operate with a full time staff of managers, assistant managers, front desk receptionists, housekeepers, laundry and maintenance personnel. Our reception/check in desk is staffed 24 hours a day and available to our guests. The hotel contains a full house laundry for the processing of sheets, towels, and dishes on the first floor as well as housekeeping rooms on all other floors used for linen and supply storage and for the re stocking of rooms. Our nightly

guests receive linen changes and room cleanings every day, while weekly guest receive the same service every three days unless requested more often. We have no live on-site staff and collect "Transient Occupancy Tax" or similar in accordance with local and state laws per the requirement of all full service commercial hotels.

Please contact me if you require further information.

Respectfully,

Daniel A Sterns, Extended Stay America
Director of Acquisitions and development Extended Stay Hotels
12819 SE 38th St PMB 25
Bellevue, WA 98006
425/603-1530 o
425/603-1570 f
425/985-5900 m

Amy Karn

From: Hopenstand, Dafna [dhopenstand@allenmatkins.com]
Sent: Monday, March 13, 2006 11:06 AM
To: Amy Karn
Subject: RE: INQ2006-00018

Hi Amy: I just received the updated zoning letter and do not see any reference to the property's use once the hotel has been retrofitted by Extended Stay and kitchenettes added to the guest rooms, as described by the letter forwarded to you last week. There may have been a misunderstanding about what use information we would like added to the zoning letter, but what we would like is a statement that the proeprty's use after the hotel has had kitchenettes added is still hotel use and is not residential use.

Please let me know if this can be done and by what date.

Thank you.

-----Original Message-----
From: Hopenstand, Dafna
Sent: Thursday, March 09, 2006 10:33 AM
To: 'Amy Karn'
Subject: RE: INQ2006-00018

Thank you, Amy. The letter looks great. I look forward to receiving the updated letter.

Please don't hesitate to contact me with any questions about the Extended Stay letter I forwarded you or any other questions about Extended Stay's plan for hotel retrofitting.

Have a great day,

Dafna

-----Original Message-----
From: Amy Karn [mailto:Amy_Karn@ci.juneau.ak.us]
Sent: Thursday, March 09, 2006 10:23 AM
To: Hopenstand, Dafna
Subject: INQ2006-00018

Hi Dafna,

Attached is the zoning verification letter for the Aspen Hotels that was mailed to you earlier this week. As discussed per our phone conversation this morning, I will be making revisions to this letter and will send you the new version once it is complete.

As always, please feel free to contact me with any questions.

Sincerely,

Amy Karn, Planner I
Community Development Department
City and Borough of Juneau
Mail: 155 S. Seward Street
Office: 230 S. Franklin Street, 4th Floor
Juneau, AK 99801
Phone: 907-586-0771

Fax: 907-586-3365
Website: www.juneau.org

"If you keep doing what you've always done, you keep getting what you've always gotten!"

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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

March 13, 2006

File No.: INQ2006-00048
APN: 5-B16-0-100-004-0

Ms. Dafna Hopenstand
Allen Matkins Leck Gamble & Mallory LLP
515 South Figueroa Street, 7th Floor
Los Angeles, CA 90071-3398

RE: **REVISED** Zoning Verification Letter for 1800 Shell Simmons Drive

Dear Ms. Hopenstand:

This letter is in response to your inquiry of zoning verification for the above-referenced parcel. I have included the information that you outlined in your request, dated February 22, 2006.

Property Information
The property in question is located at 1800 Shell Simmons Drive and the current use is an Aspen Hotel. The parcel is approximately 106,200 square feet (2.44 acres) in size.

Zoning Information
The property is zoned GC (General Commercial). CBJ §49.25.230(b) states that this district, *"...is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility".*

According to CBJ §49.25.300 (Table of Permissible Uses), Section 1.620, *"Hotels, motels and similar establishments providing overnight accommodations"* are considered an Allowable Use within the GC zoning district. In addition, CBJ §49.25.400 (Table of Dimensional Standards) provides the minimum design standards applicable in this zoning district. The GC district requires the following:

- 2,000 square feet minimum lot size;
- No maximum lot coverage applies;
- Ten-foot (10') setbacks from all property lines;
- Forty-five-foot (45') maximum building height.

Use. Staff has determined that the current use of the property meets CBJ development standards and an Allowable Use Permit was approved for the site on 08/25/1999 (USE1999-00050). Enclosed is a copy of the Table of Dimensional Standards for your review.

CBJ Title 49 (Land Use Code) does not specifically define the criterion that differentiates a hotel or motel use as either residential or commercial. In the instance that kitchenettes would be installed in the individual rooms, CBJ staff is comfortable with maintaining the intent of the use as commercial. This interpretation is also supported by the fact that several hotels with kitchenettes have been permitted within the City and Borough and evaluated as commercial uses.

Parking. CBJ §49.40.210(a) (Parking and Loading) identifies the parking standards for this use. A hotel is required to have one (1) parking space per each four (4) units in the hotel. At ninety-six (96) rooms, the hotel is required to have twenty-four (24) parking spaces, two (2) of which are ADA accessible. In addition, there is a nine hundred (900) square-foot conference room in the facility with a sixty (60) person occupancy limit. The conference room requires one (1) space per four (4) persons of capacity, or fifteen (15) spaces. Thus, the total parking requirement for the hotel is thirty-nine (39) spaces. The hotel has provided eighty-one (81) parking spaces, which is well above the CBJ Land Use Code parking requirements.

Entitlements. The following entitlements have been issued for this property to date:

- Allowable Use Permit (USE1999-00050), 08/25/1999;
- Building Permit (BLD1999-00551), 02/14/2000;
- Sign Permit (SGN2000-00002), 03/08/2000;
- Utility Permit (UTL1999-00203), 05/05/2000;
- Temporary Certificate of Occupancy (BLD1999-00551);
    - 05/30/2000;
    - 06/27/2000;
    - 09/01/2000;
- Certificate of Occupancy (BLD1999-00551), 01/26/2001.

It has been a pleasure to work with you on this request. I hope I have been able to provide the information you require. Should you have any questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,

Amy Karn, Planner I
Community Development Department
(907) 586-0771
E-mail: Amy_Karn@ci.juneau.ak.us

Cc: File

INQ2007-00022

The Planning & Zoning Resource Corporation

100 NE 5th Street Oklahoma City, OK 73104
Telephone (405) 840-4344 Direct Fax (405) 512-5301
Toll Free (800) 344-2944

To: Community Development

Date: May 17, 2007

Subject: **Zoning Verification Letter for:**

1800 Shell Simmons Drive
Juneau, AK

Please consider this a formal request for a letter outlining the following questions:

- What is the current zoning of the property?
- Was this a Planned Unit Development? If so, can we please get a copy of the PUD?

Please address the zoning letter to:
The Planning and Zoning Resource Corporation
100 NE 5th Street
OKC, OK, 73104

Please fax the completed zoning letter to my direct fax number at 405-512-5301. → New 405-418-2284

Thank you in advance for your time and consideration on the above matter.
If you have any questions or concerns, please do not hesitate to telephone at the toll free number above. My email address: docsprojects@pzr.com.

Sincerely: Kristi Jackson
Document Specialist

RECEIVED
MAY 23 2007
PERMIT CENTER / CDD

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

June 6, 2007

File No.: INQ2007-00022
APN: 5-B16-0-100-004-0

The Planning & Zoning Resource Corp.
100 NE 5th Street
OKC, OK, 73104

RE: Zoning Verification Letter for 1800 Shell Simmons Drive.

Dear Ms. Jackson:

This letter is in response to your inquiry of zoning verification for the above-referenced parcel. I have included the information that you outlined in your request, dated May 17, 2007.

Property Information
The property in question is located at 1800 Shell Simmons Drive and the current use is a ninety-six unit hotel with conference room. The parcel is approximately 106,200 sq. ft. (2.44 acres) in size.

Zoning Information
The property is zoned General Commercial (GC). CBJ§49.25.230(b) *Commercial Districts,* states that this district, *"...is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility."*

According to CBJ§49.25.300 *Table of Permissible Uses,* Section 1.620, *"Hotels, motels, and similar establishments providing overnight accommodations"* are considered an Allowable Use within the GC zoning district. Staff determined that the current use of the property met CBJ development standards and an Allowable Use Permit (USE1999-00050) was approved for the hotel on this site on August 25, 1999. A Building Permit (BLD1999-00551) for this hotel was issued on February 14, 2000. The final Certificate of Occupancy for this hotel was approved on January 26, 2001.

Additionally, there is no record of the parcel being developed as a Planned Unit Development (PUD).

It has been a pleasure to work with you on this request. I hope I have been able to provide the information you require. Should you have additional questions, please do not hesitate to contact me and I will be happy to assist you.

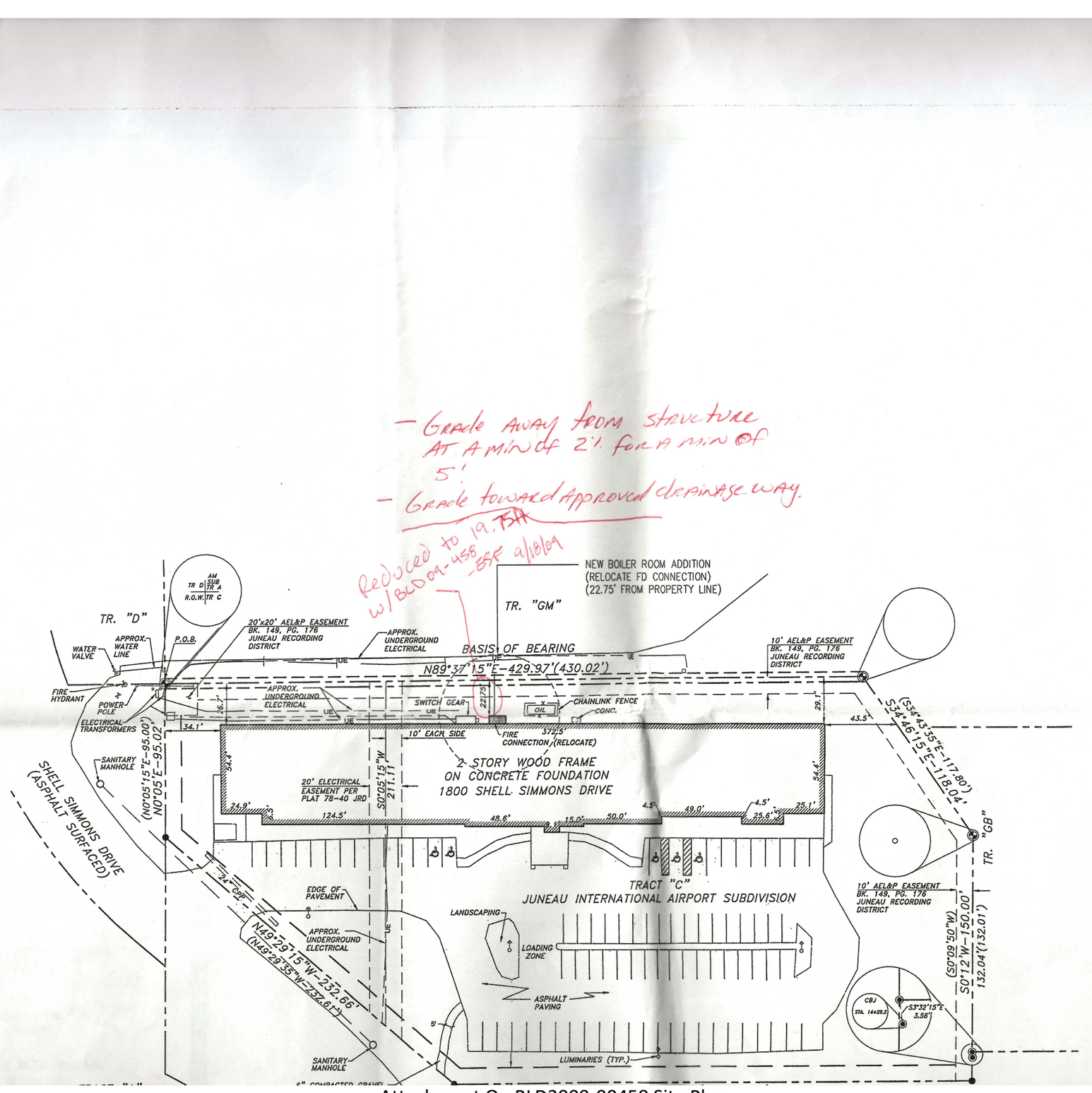
Sincerely,

Daniel J. Sexton, Planner I
Community Development Department
Ph: (907) 586-0771
E-mail: Daniel_Sexton@ci.juneau.ak.us

Cc: File

- Grade away from structure at a min of 2'. for a min of 5'
- Grade toward Approved drainage way.

Reduced to 19.75 HR
w/BLD09-458
-BSF 9/8/09



GENERAL N

1. ALL WORK TO BE D AMENDMENTS AND G ALL DIMENSIONS, SIZI VERIFY ALL CONNECT
2. CONTRACTOR SHA
3. ALL MATERIALS AN REGULATIONS.
4. ALL MATERIALS AN THE MANUFACTURER'S
5. DIMENSIONS ARE T UNLESS OTHERWISE N
6. LAP AND SEAL ALL
7. ROOFING: PROVIDE RESIST 120 MPH (3 SE

Attachment O - BLD2009-00458 Site Plan

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

EXTENDED STAY BOILER ROOM - Construct a boiler room addition to existing hotel.

Use Classification: BUILDING INCLUDING 3+ UNIT RESIDENTIAL

Building Permit No. BLD2009-00458

Occupancy Group: R-2

Construction Type: VA

Owner of Building: BRE/ESA ALASKA LLC

Owner's Address: C/O EXTENDED STAY - PROP TAX
SPARTABURG SC 29306

Building Address: 1800 SHELL SIMMONS DR

Code Edition: 2003 IBC

Occupant Load: N/A

Sprinklers: Required Yes Provided Yes

Legal Description of Building Lot:
JUNEAU INTERNATIONAL AIRPORT TR C

Building Official: Debra J. Purves, CBO

Signature

Parcel No: 5-B16-0-100-004-0

Date of Issuance: November 25, 2009

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

PZR® REPORT

The Planning & Zoning Resource Corporation

100 NE 5th Street Oklahoma City, OK 73104
Toll Free (800) 344-2944, Ext. 3382
Fax (405) 702-9482

To: Community Development

Date: 6-29-10

Subject: **Zoning Verification Letter for:**

1800 Shell Simmons Drive
Juneau, AK 99801

We have been engaged to prepare a Zoning and Site Summary report for the above-mentioned site. Please consider this a formal request for a letter outlining the Zoning Designation and a Brief Description of the property, as follows:

- What is the current zoning of the property?
- Is the property in any special, restrictive or overlay district?
- Was this a Planned Unit Development? If so, can we please get a copy of the PUD?
- Is the current use permitted by right? If not, please indicate how the use is permitted (i.e. special or conditional use permit or grandfathered).
- Are there any open or pending zoning or building code violations on file for the above mentioned property? *Please note, this request is for any active or ongoing violations of which the jurisdiction is aware. PZR is not requesting that any on-site inspection be made.

Please provide as much information as possible, in a letter, on your letterhead.

Please address zoning letter to:
The Planning and Zoning Resource Corporation
100 NE 5th Street
OKC, OK, 73104

If there are any questions you are unable to answer, please let us know whom we should contact. Because we are working on a very strict timeline, we further request a faxed copy of the letter prior to its being mailed. Our client has asked that we gather this information, as quickly as possible, so any help would be greatly appreciated. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above.

Sincerely: Shirley Wilson

NATIONAL PLANNING & ZONING CONSULTING SERVICE

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

July 22, 2010

The Planning & Zoning Resource Corp.
Attn.: Ms. Weatherford
100 NE 5th Street
OKC, OK, 73104

RE: Zoning Verification Letter for 1800 Shell Simmons Drive.

File No.:	LZC2010 0001
Parcel No.:	5-B16-0-100-004-0
Legal Description:	JUNEAU INTERNATIONAL AIRPORT TR C
Property Address:	1800 Shell Simmons Drive

Dear Ms. Weatherford,

This letter is in response to your inquiry of zoning verification for the above-referenced parcel. I have included the information that you outlined in your request, dated June 29, 2010.

Property Information
The property in question is located at 1800 Shell Simmons Drive and the current use is a ninety-six unit hotel with conference room. The parcel is approximately 106,200 sq. ft. (2.44 acres) in size.

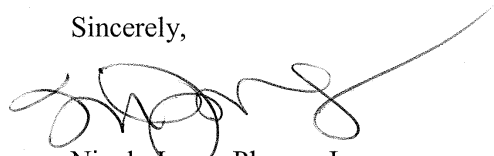
Zoning Information
The property is zoned General Commercial (GC). CBJ§49.25.230(b) *Commercial Districts,* states that this district, *"...is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility."*

Per CBJ§49.25.300 *Table of Permissible Uses,* Section 1.620, *"Hotels, motels, and similar establishments providing overnight accommodations"* are considered an Allowable Use within the GC zoning district. An Allowable Use Permit (USE1999-00050) was approved by the Planning Commission for the hotel on this site August 25, 1999. A Building Permit (BLD1999-00551) for this hotel was issued on February 14, 2000. The final Certificate of Occupancy for this hotel was approved on January 26, 2001. A broiler room addition (BLD2009-00458) was completed and Certificate of Occupancy was issued November 25, 2009.

There is no record of the parcel being developed as a Planned Unit Development (PUD). Additionally, there are no open or on-going enforcement cases for zoning or building compliance.

It has been a pleasure to work with you on this request. Should you have additional questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,



Nicole Jones, Planner I
Community Development Department
Ph: (907) 586-0218
E-mail: Nicole_Jones@ci.juneau.ak.us

cc: File

PZR® REPORT

The Planning & Zoning Resource Corporation

100 N.E. 5th Street, Oklahoma City, OK 73104
Telephone (405) 840-4344 Fax (405) 418-2644
Toll Free (800) 344-2944, ext. 3212

To: **Planning Department**

Date: **November 2, 2012**

PZR Ref:
Subject: **Previous Letter for:**

9859 – 1800 Shell Simmons Drive

Attached is the previous zoning letter you wrote on **July 16, 2010.** If this letter is still current simply change the date; however, if there have been any changes to the property since the last letter we received I would need you to please make the changes in the new letter.

Please fax or email the updated letter as soon as possible to 405-418-2644 or Sheila.Lyles@pzr.com.

It is my understanding that there will be a fee of $150.00 associated with this request. Please notify me immediately if this is incorrect. Please be advised that any additional costs must be approved, in writing, prior to their incurrence.

Please address zoning letter to:
The Planning and Zoning Resource Corporation
Attn: Sheila Lyles
100 NE 5th Street
OKC, OK, 73104

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above, extension 3212. My email address: Sheila.Lyles@pzr.com

Sincerely: **Sheila Lyles**

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

November 14, 2012

The Planning and Zoning Resource Corporation
Attn: Sheila Lyles
100 N.E. 5th Street
Oklahoma City, OK 73104

RE: Zoning Verification Letter for 1800 Shell Simmons Drive

File No:	LZC2012 0003
Parcel No:	5-B16-0-100-004-0
Legal Description:	Juneau International Airport Tract C
Property Address:	1800 Shell Simmons Drive

Dear Ms. Lyles,

This letter is in response to your inquiry for a zoning verification letter.

Property Information
The property in question is located at 1800 Shell Simmons Drive and the current use is a ninety six unit hotel with conference room. The parcel is approximately 106,200 square feet (2.44 acres) in size.

Zoning Information
The property is zoned GC, General Commercial. CBJ§49.25.230(b) General Commercial Districts states that the GC district *"...is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed and single-use developments..."* Minimum lot size is 2,000 square feet, and minimum lot dimensions are 20 feet in width by 60 feet in depth. There are no maximum lot coverage requirements. All yard setbacks are 10 feet. Maximum height for allowed uses is 55 feet, and 45 feet for accessory uses. The minimum vegetated cover requirement is 10 percent of the lot area.

Per CBJ§49.25.300 Table of Permissible Uses, Section 1.620, *"Hotels, motels"* with more than 12 rooms require Planning Commission approval within the GC zoning District. An Allowable Use Permit (USE1999 00050) was approved by the Planning Commission for the hotel on this site August 25, 1999. A Building Permit (BLD1999 00551) for this hotel was issued on February 14, 2000. The final Certificate of Occupancy for this hotel was approved on January 26, 2001. A Building Permit to install kitchenettes in guest rooms (BLD2006 00349) was

completed and a Temporary Certificate of Occupancy was issued May 22, 2007. A boiler room addition (BLD2009 00458) was completed and Certificate of Occupancy was issued November 25, 2009.

Parking
The site appears to provide approximately 83 parking spaces, 5 of which are ADA accessible. The minimum parking requirement for hotels is 1 space per each 4 units, for a total requirement of 24 parking spaces, and a minimum requirement of 4 ADA spaces for every 76-100 total spaces provided.

Zoning Enforcement
There are no open or on-going enforcement cases for zoning or building compliance and this property is not pending a change of zoning.

Conclusion
Building permits for the current development on this property began in 1999, and a Certificate of Occupancy was issued in February of 2000. A Letter of Zoning Compliance for the existing development was requested and issued on July 22, 2010. It appears that development was completed in compliance with the current zoning requirements.

Should you have additional questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,

Crystal Hitchings, Planner I
Community Development Department
Ph: (907) 586-0756
E-mail: Crystal_Hitchings@ci.juneau.ak.us

cc: Land Use Case File

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

4/15/2021

ATTN: Jessica White

Ref. No. 144932-561

RE: 9859 Juneau Shell Simmons Drive, 1800 Shell Simmons Drive, Juneau, Alaska

Add'l Info. Parcel Number: 5B1601000040

The current zoning classification for the subject property is: General Commercial

Adjacent property zoning designations:

North: General Commercial

South: Industrial

East: General Commercial

West: Industrial

Is the subject property part of a Planned Unit Development?

___ Yes, part of a PUD (See comment)

X No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

___ Yes, within an Overlay District

X No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

X Section Title 49 of the Zoning Ordinance

___ Planned Unit Development Ordinance No. _____ (copy attached)

___ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

	Permitted Use by Right
X	Permitted Use by Special/Specific Use Permit USE1999-00050
X	Copy Attached
	Copy Not Available (see comment)
	Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
	Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

	In accordance with Current Zoning Code Requirements and is
X	Conforming
	Non-Conforming (see comments)
	In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
	Prior to the adoption of the Zoning Code and is
	Grandfathered/Legal Non-conforming to current zoning requirements.
	In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

X	There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property
	The following apply to the subject property (see comments):
	Variance - Documentation attached or is otherwise, no longer available (see comment)
	Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
	Ordinance Documentation attached or is otherwise, no longer available (see comment)
	Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

X	May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable, given information available on this date.
	May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

☑ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

☑ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

To the best of your knowledge, do your records show any unresolved fire code violations and/or complaints?

☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)

☑ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made

Site Plan Information:

_____ The subject property was not subject to a site plan approval process.

_____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.

_____ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.

_____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.

X Other, (as noted here): Part of the Conditional Use Permit process. As-built attached.

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter.

Please call the undersigned at (907) 586-0753 _____ if you have questions or concerns.

Sincerely:

Name: Irene Gallion

Department: CBJ Community Development Department

Title: Senior Planner

Email: Irene.Gallion@juneau.org

ATTACHMENTS:

1. USE99-00050, NOD and staff report
2. As-built
3. Certificate of Occupancy

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

December 27, 2024

JL Properties Inc.
P.O. Box 202845
Anchorage, AK 99520

Case No: LZC2024 0004

Legal Description: JUNEAU INTERNATIONAL AIRPORT TR C

Property Address: 1800 Shell Simmons Drive

Parcel No: 5B1601000040

RE: Letter of Zoning compliance for 1800 Shell Simmons Drive

Dear Mr. Villacorta,

This letter is in response to your inquiry for a zoning verification letter.

Property Information

The property in question is located at 1800 Shell Simmons Drive and the current use is commercial. The parcel is approximately 106,199 square feet, 2.44 acres in size.

Zoning Information

Per CBJ 49.25.300 Table of Permissible Uses list the existing use as:

USE 1.620 Hotels, motels

Parking

Per CBJ 49.25.210 the number of off-street parking spaces required:

Thirty-nine (39) spaces required; eight-one (81) provided.

Two (2) accessible spaces required; three (3) provided.

Zoning Enforcement

No open enforcement cases were found on file for this property.

Conclusion

Should you have additional questions, please do not hesitate to contact me and I will be happy to assist you.

Sincerely,



Jolene Murphy, Planner I
Community Development Department
Phone: (907) 586-0753 x 4131
E-mail: jolene.murphy@juneau.gov

Attachments: Director's Review Staff Report, Letter of Zoning Compliance, April 15, 2021, Plat 78-40, USE99-00050, 2000 As-Built, 2000 CO

cc: File

December 11, 2024

Anton Villacorta
JL Properties
813 D Street
Anchorage, Alaska 99501

Office: (907) 279-8040
Email: AVillacorta@JLproperties.com

Subject: Tract C Juneau International Airport Subdivision, Plat 78-40

Surveyor's Certification

This is to certify to the following entities:

Stewart Title Guaranty Company;
Alyeska Title Guaranty Agency;
JL Properties, Inc.;

The existing American Land Title Association (ALTA) Survey dated March 07, 2006 was reviewed and found to be materially current. A field Survey was conducted on October 19th, 2024 and the following observations were made:

(1) Item 6 of the Commitment describes a 10' Overhead utility easement JNU Doc. # 101-2010-003228-0. It covers the same northerly 10' feet of Tract 'C' along the northern boundary as Item 2 on Bk 149, Pg 176.
(2) Item 4 the electrical easement created by plat was vacated by JNU Doc. # 101-2006-005367-0.
(3) The Flood Zone for the lot is now Zone X. The latest FEMA maps were updated on September 18, 2020. Map No. 02110C1527E, City and Borough of Juneau Community, No. 020009, Panel 1527, Suffix E.
(4) Site Visit:
    a. Parking spots have been rearranged. We counted 77 regular and 4 handicapped. The ALTA listed 78 and 5, respectfully. Hatching and location of spaces have shifted.
    b. The loading zone show in the middle of the parking lot is now parking spaces.
    c. There is a new electric vault/switch box at the end of the underground electric easement running through the long on the westerly side, ending at a sanitary sewer manhole. It is outside the property and does not conflict.
    d. Along the north side of the building near the Fire Connection. There is a new 13.2'x8' addition. It is assumed to be a maintenance or furnace room. The Fire Department Connection has been moved to the outside of this attachment.
    e. There are 2 gravel paths near the north property line.
    f. Electric junction box on north side of the building approximately 45' north east of the fuel tank. It is within the property boundary.

A review of the Title Commitment F-89094 dated August 26th, 2024 with an effective date of August 12th, 2024 found to contain the addition of an overhead utility easement recorded as document number 101-2010-003228-0. It covers the same area as an existing utility easement

A current zoning report was not provided and zoning was not reviewed during this survey.

Adjacent land ownership was not reviewed during this survey.



A. William Stoll, PLS
Alaska Professional Land Surveyor No. 12041
A. William Stoll, PLS 12041
Survey Manager
DEC 11, 2024
Date

BUILDING PERMIT

Permit No.
BLD20250733

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or by online form or Email.
The Online Building Inspection Request Form is at: **www.juneau.org/community-development/cdd-inspection-request.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **1800 SHELL SIMMONS DR**
Permit Number: **BLD20250733**
Project Description: Interior renovations, phase I. MODIFIED: 20251201 for phase II.

Issued Date : **12/26/2025**
Parcel No: **5B1601000040**

Parcel Information : JUNEAU INTERNATIONAL AIRPORT TR C

Setbacks: Zone: :
Front: 10.00 Ft. Side 1: 10.00 Ft.
Rear: 10.00 Ft. Side 2: 10.00 Ft.
Street Side: 10.00 Ft.
Comments:

Owner :
1800 SHELL JUNEAU LLC
POB 202845
ANCHORAGE AK 99520

Applicant :
CRITERION GENERAL INC
2820 COMMERCIAL DR
ANCHORAGE AK 99501

Fee Type	Date	Receipt	Amount Paid
BLD- Comm Plan Review	09/24/2025	00131	$5,159.51
BLD- Bldg Permit Fee	09/24/2025	00131	$7,937.70
		Total Fees Paid:	$13,097.21

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
			2,223,842.00
		Total Valuation:	$2,223,842.00

Project Conditions and Holds:

Door Closers - Door closers, if provided [mech and elect rooms exempt]: Interior doors force required not to exceed 5#. Exterior doors to be as light as possible (goal of not over 8.5# recommended). Closers requried to take minimum 3 seconds to go from 70-degrees open to 3" from latch.

Accessible "EXIT" Sign - Accessible "EXIT" sign beside each exterior exit door: on wall on latch side 5' high OC.

Protruding Objects - Objects protruding over 4" in depth into a path of travel whose bottom edge is over 27" high and less than 80" high require a cane-detectable surface below them that's not over 27" high. A few examples: paper towel dispensers, hand dryers, extinguishers, high sides of water fountains, counters, light fixtures, etc.

Sales/Service Counter - Sales/Service counter, if provided, requires a section at least 36" long that's not over 36" high.

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

Dwelling Separation - The required fire and sound seperation must be approved by the building department and installed per approved design.

EGRESS WINDOWS - Verify egress windows.

Commercial Handrails - Grippable handrail both sides of stairs. Handrail extensions level at top for 12"; minimum bottom extension is to continue at handrail's slope minimum one tread beyond bottom riser per IBC section 1012.6.

Smoke and CO Detectors - Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, Inspections@Juneau.org - Questions, Email: permits@juneau.org
Web Site: www.juneau.org/community-development

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT*

Permit No.
BLD20250733

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspect ion, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

B-Electrical Final	B-Foundation, Forms and Reinforcing Steel	B-Framing
B-Rough Electrical	B-Rough Plumbing	B-Fire Separation/Rated Assemblies
B-Insulation/Vapor Barrier	B-Vents (Bath, Dryer, Kitchen, etc.)	B-Smoke /Carbon Monoxide Detectors
B-Building Final	F-Fire Final	

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Aviator Juneau by Aspen Hotels - Conditional Use Permit to Modify Existing Approved Use

Case Number:	PAC2026 0008
Applicant:	Anton Villacorta
Property Owner:	1800 Shell Juneau LLC
Property Address:	1800 Shell Simmons Dr
Parcel Code Number:	5B1601000040
Site Size:	2.44 acres
Zoning:	General Commercial (GC)
Existing Land Use:	Hotel

Conference Date:	March 11, 2026
Report Issued:	March 17, 2026

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Anton Villacorta	Applicant	avillacorta@jlproperties.com
Lance Baumgartner	Project Coordinator	lbaumgartner@jlproperties.com
Jeff Moore	Contractor	jeffm@criteriongeneral.com
Sherman Ernouf	Lawyer	sernouf@eclawfirm.org
Chris Cole	Architect	chris@61northarchitects.com
Scott Ciambor	Planning Manager	scott.ciambor@juneau.gov
Kathryn Oberlin	Planning	kathryn.oberlin@juneau.gov
Forrest Courtney	Planning	forrest.courtney@juneau.gov
Jeff Hedges	Building	jeffrey.hedges@juneau.gov
David Sevdy	General Engineering	david.sevdy@juneau.gov
Theresa Ross (not present)	CCFR	theresa.ross@juneau.gov
Madeline Carse	Admin	madeline.carse@juneau.gov

CONFERENCE SUMMARY

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments, proposed actions, and requested technical submittal items that were discussed at the pre-application conference:

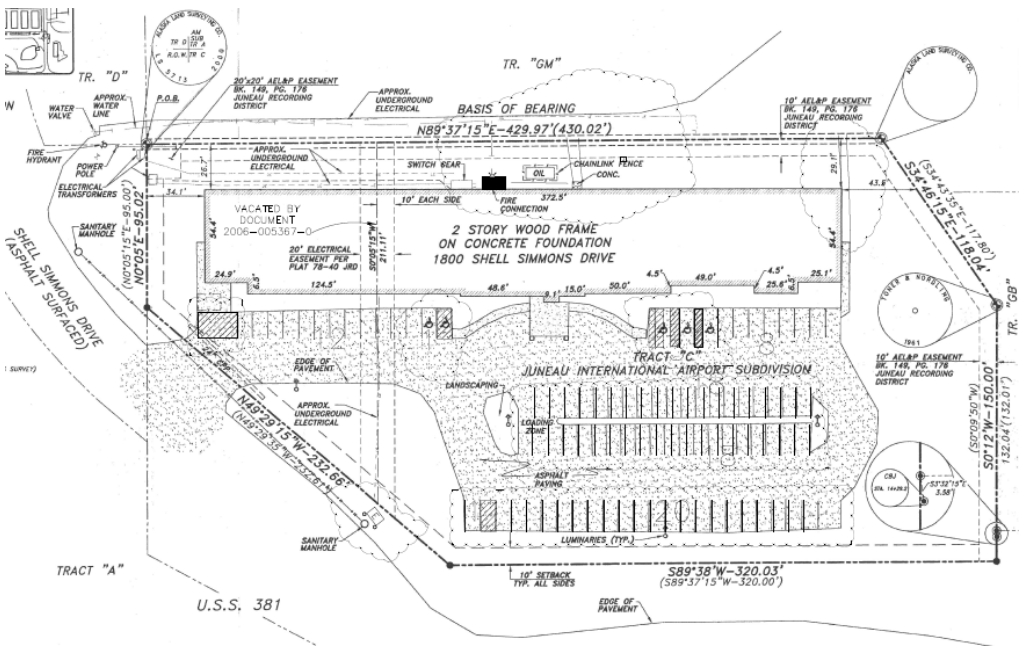
The applicant discussed how the target audience of the updates is business and legislature travelers. The applicant is not proposing changes to the lighting plans. Some of the landscaping is planned to be replaced with gravel; however, minimum vegetative cover requirements still apply. The hotel has been shut down for renovations since October 2025, according to the applicant.

In the absence of Capital City Fire/Rescue (CFFR), the Building Division commented that the plans for the new rooms must be reviewed by CFFR.

The Planning Division discussed how pedestrian infrastructure improvements could be a potential condition. While the applicant already has a building permit, the Conditional Use Permit will need to be finalized before the Certificate of Occupancy is issued to avoid potentially becoming noncompliant. Because the proposal will not change the principal use, there is no additional parking required for the restaurant/bar (CBJ 49.40.200). The applicant would like to complete the Conditional Use Permit process by June 1, 2026. The hotel will be able to operate as approved in USE99-50 (**Attachment A**) until the use permit is amended by the Planning Commission. Based on the applicant's description, grab-and-go breakfast service is considered part of the existing approved use and may continue under the current permit.

Project Overview

The applicant proposes interior renovations to an existing two-story hotel. The project scope includes refreshing existing guest rooms, converting the pool room into three guest rooms, and converting the meeting room into two additional guest rooms and a breakfast eating area. All renovations are proposed within the footprint of the existing building. The work is currently being reviewed under building permit BLD25-733 (**Attachment B**). The applicant plans to replace the roof and siding of the structure. In addition, the applicant intends to pursue a beverage dispensary tourism liquor license.



Conditional Use Permit Process:

- Submit the application and back-up materials.
    - Electronic submissions accepted at https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home
- The project will be assigned to a planner. They will review submitted materials and coordinate where necessary. When the planner assesses that the application is complete, they will schedule a hearing before the Planning Commission. The planner might schedule a Neighborhood Meeting with property owners within 500 feet of the project.
    - A notice will be sent to property owners within 500 feet of the project.
    - There will be two newspaper ads for the case.
    - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
    - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
    - On the Consent Agenda, where it will be passed without discussion.
    - On the Regular Agenda:
        - The Director will briefly describe the project.
        - The Applicant has 15 minutes to describe the project.
        - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
        - The Applicant has time to respond to issues raised.
        - Public comment is closed, and there is no additional opportunity to participate.
- Within 30 days of the hearing, the Planning Commission will:
    - Approve the project
        - Approve with conditions
    - Deny the project
    - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.
- Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site. https://juneau-ak.municodemeetings.com/

Background

The lot is located along Shell Simmons Drive within the Juneau International Airport Subdivision (**Attachment C**). The site was originally developed in 1999 through an allowable use permit (USE99-50) to construct a 96-room two-story hotel with parking and landscaping (**Attachment D**). At the time of development, water, sewer, and fire protection infrastructure were installed to serve the building through improvements constructed within the adjacent right-of-way. These utilities established the basic service connections needed for the property and supported the initial construction and occupancy of the site.

Since the original development, activity on the property has largely consisted of routine infrastructure and building system work, including utility conduit installations and fire protection system modifications. The property has remained in continuous commercial use, and more recent permitting activity has involved interior demolition to prepare the building for renovations. Current work is focused on modifications within the existing building footprint. Because the project amends specific considerations of the allowable use permit (**Attachment D**), the changes must be reviewed by the same authority as the original approval (the Planning Commission) per CBJ 49.15.160.

SECTION 1 – PLANNING DIVISION

1. **Zoning** – GC – General Commercial
    a. Mining & Exploration Surface Activities Exclusion District
    b. Urban Mining District
2. **Table of Permissible Uses** –The applicable uses from the Table of Permissible Uses are
    a. 1.620 hotels, motels
        i. The proposed use is permissible use through a Conditional Use Permit process as it qualifies as a major development per CBJ 49.25.300(c)(3)(D).
    b. 8.100 restaurants, bars without drive-through service (allowable use)
3. **Subdivision – N/A**
4. **Setbacks** – From GC Dimensional Requirements
    a. Front yard – Min. 10 ft.
    b. Rear yard – Min. 10 ft.
    c. Street side – Min. 10 ft.
    d. Side – Min. 10 ft.
5. **Height** – From GC Dimensional Requirements
    a. Permissible uses – 55 feet
    b. Accessory – 45 feet
6. **Access** – Shell Simmons Dr
7. **Parking & Circulation** – (check if in Juneau / Douglas Geographic area)
    a. Hotel - 1 per each four units
        i. 100 units = 25 off-street parking spaces
    b. Four accessible parking spaces required based on current parking [CBJ 49.40.210(b)]
8. **Lot Coverage** – From GC Dimensional Requirements: No maximum
9. **Vegetative Coverage** – From GC Dimensional Requirements: 10% minimum
10. **Lighting** –Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property. All exterior lighting fixtures shall be of a "full cutoff" design.
11. **Noise** – Conditions may be imposed to discourage sound in excess of 65 dBa at the property line during the day or 55 dBa at night.
12. **Flood** – This property is not in a flood zone (Panel 020110C1527E).
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – This property is not located within a mapped hazard area. Hillside endorsement not required.
14. **Habitat/Wetlands** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the

subject parcel, or within 50 feet. Check with the Army Corps of Engineers, as there are wetlands present on the lot.

15. **Plat or Covenant Restrictions** – None.
16. **Traffic**
    a. Average rate of 4.90 vehicle trips per room on a weekday for a business hotel (Institute of Transportation Engineers, 2012)
    b. Per CBJ 49.40.300(3), CDD Director could require a traffic impact analysis (TIA). No concerns at this time as the use is pre-existing.
17. **Nonconforming situations** – No known nonconformities at this time.

SECTION 2 – BUILDING DIVISION

18. **Building** – Project is permitted and being inspected.
19. **Outstanding Permits** – BLD20250733

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

20. **Engineering** – No comments provided.
21. **Drainage** – No comments provided.
22. **Utilities** – No comments provided.

SECTION 4 – FIRE DEPARTMENT

23. **Fire Items/Access** – No concerns from fire.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

24. Alcohol Beverage Control Board / Army Corps / USF&W / DEC

SECTION 6 – LIST OF REQUIRED APPLICATIONS

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

25. Conditional Use Permit through Civic Access (Tyler Tech EPL)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined complete.

26. A copy of this pre-application conference report
27. Plans meeting the requirements of the Conditional Use Permit

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

28. None at this time.

FEE ESTIMATES

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Class V uses, $1,600.00
    a. Commercial, mixed-use or enclosed industrial uses with more than 40,000 square feet of building space
2. Sign permit, $150 total ($50 sign fee, $100 deposit)

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via Civic Access:

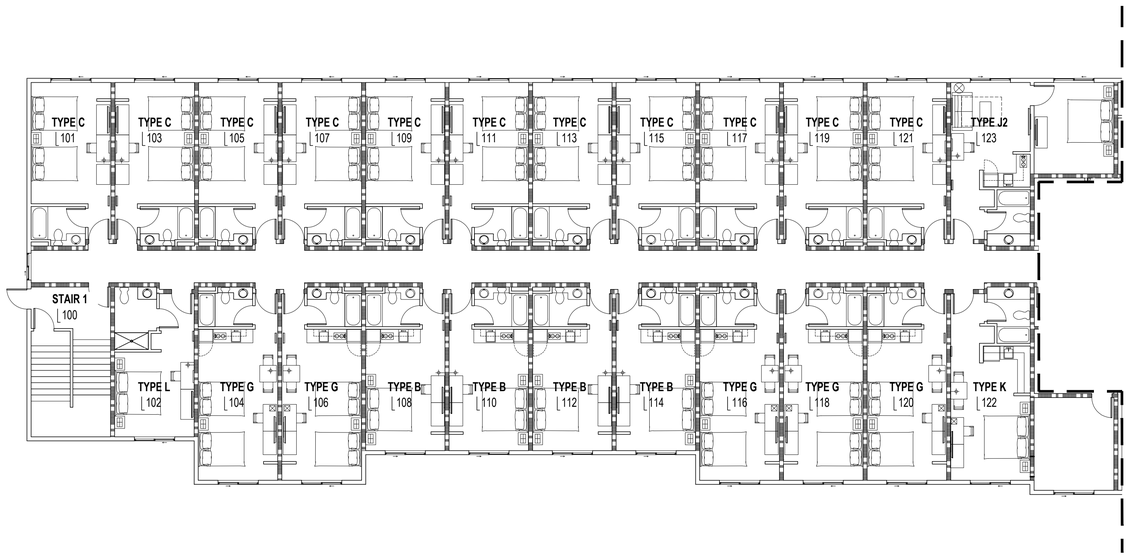
Phone: (907) 586-0715
Web: www.juneau.org/community-development

ATTACHMENTS:

Attachment A	MEMO_USE99-50
Attachment B	BLD25-733 Permit Modified
Attachment C	78-41 Juneau International Airport Subdivision
Attachment D	NOD_USE99-50
Attachment E	2000 As-Built Survey
Attachment F	2006 Land Survey
Attachment G	LZC24_04
Attachment H	2024 Surveyor Letter
Attachment I	BLD25-733 – Phase II Plans

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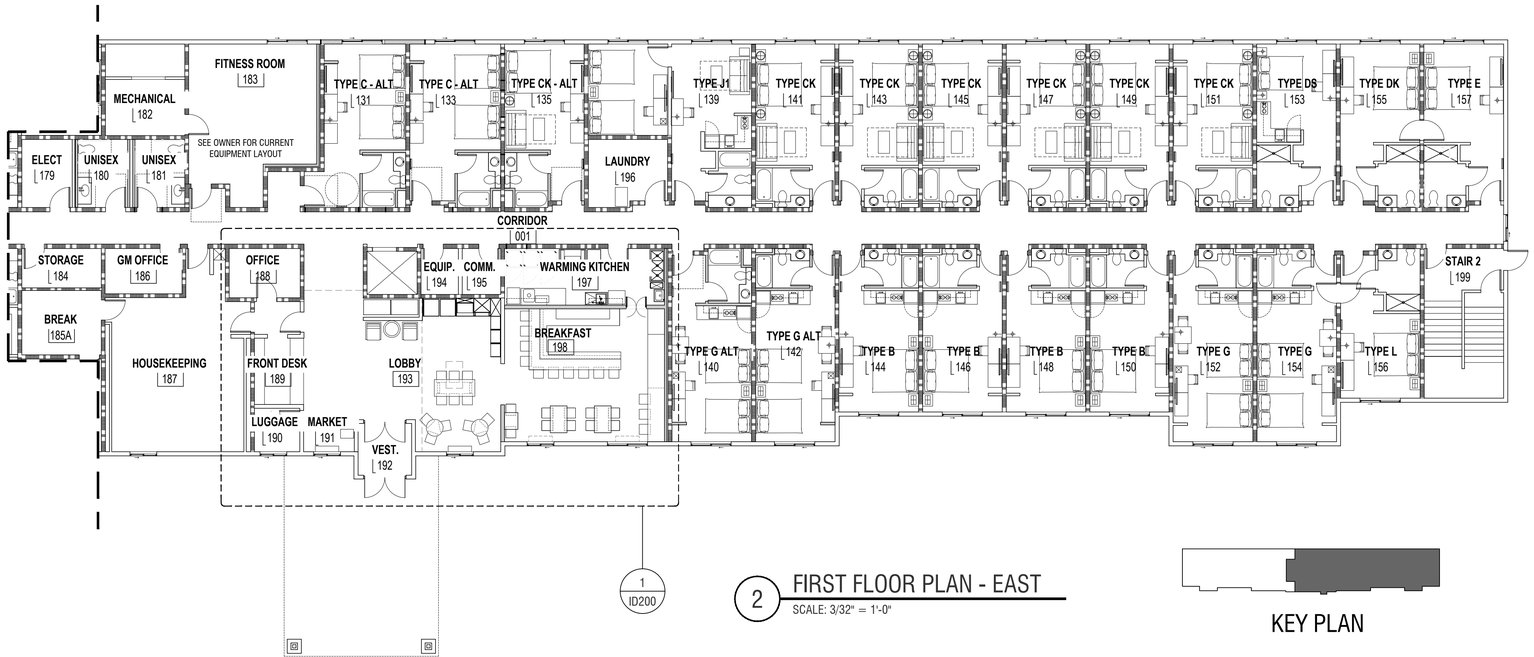
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1 FIRST FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"



KEY PLAN



2 FIRST FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"

KEY PLAN

REVISIONS
3.24.2026 100% ID DWG SET

ISSUES

HDB DESIGN GROUP

HDB Design Group, LLC
IB ——— 26001222
1126 PELICAN BAY DR
DAYTONA BEACH, FL 32119
TELEPHONE 1/386/492-2920
FACSIMILE 1/386/492-2955

STAMP
TAMARA LEE BEER-SINER

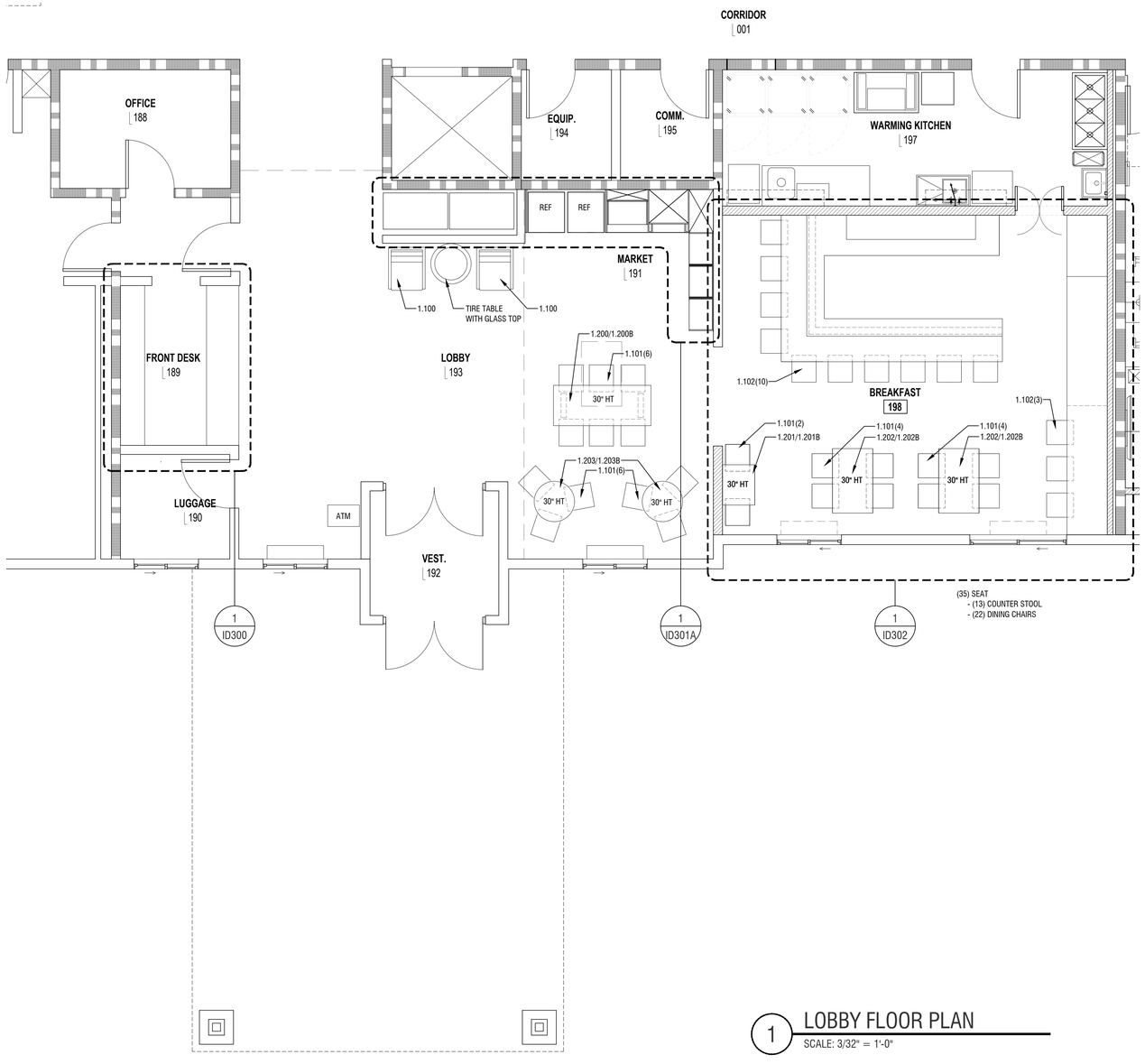
PROJECT
JNUES
AVIATOR HOTEL
JUNEAU, ALASKA

DRAWING TITLE
FIRST FLOOR
FURNITURE PLAN

SHEET NO.
ID101B

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1 LOBBY FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS

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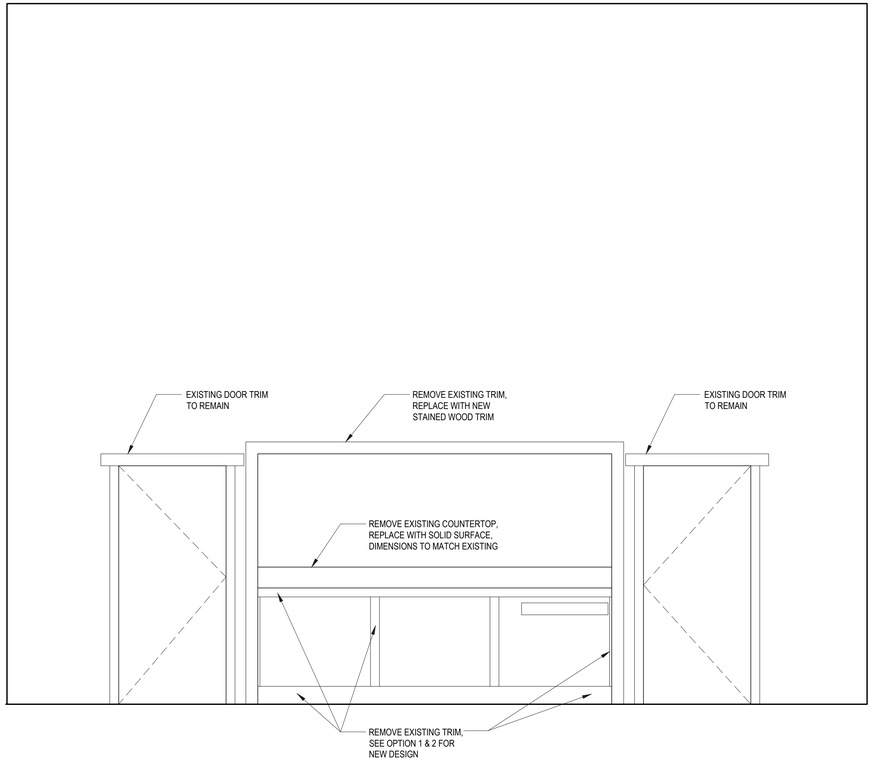
PROJECT
JNUES
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JUNEAU, ALASKA

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FIRST FLOOR
FURNITURE PLAN

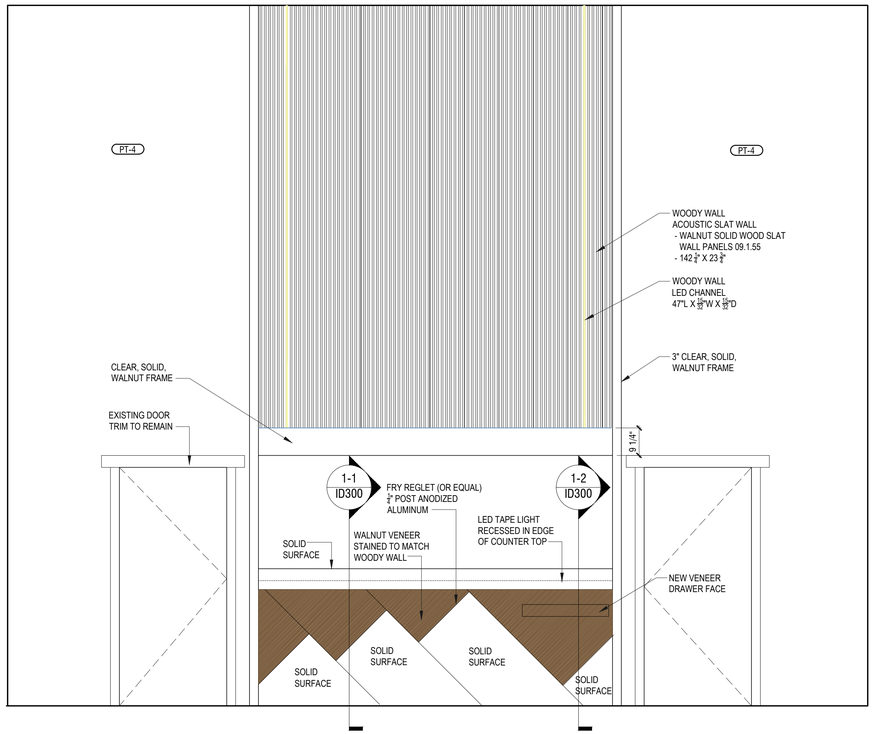
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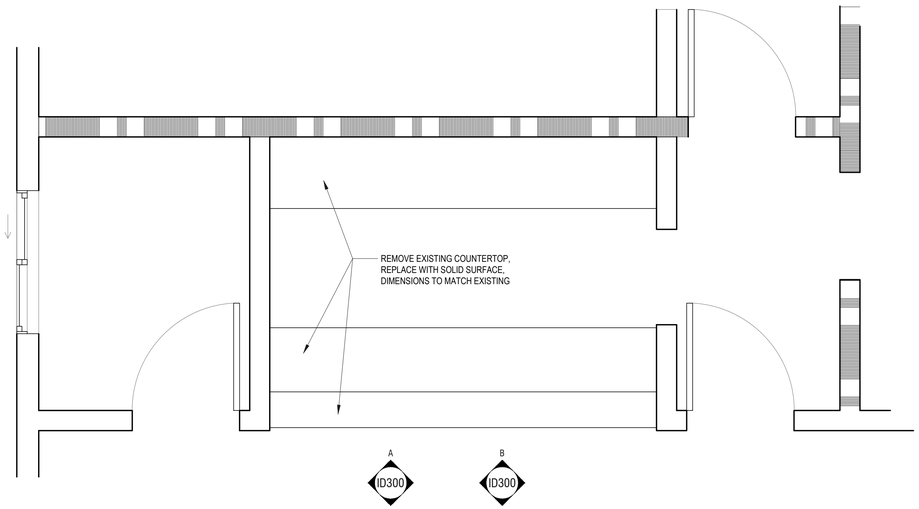
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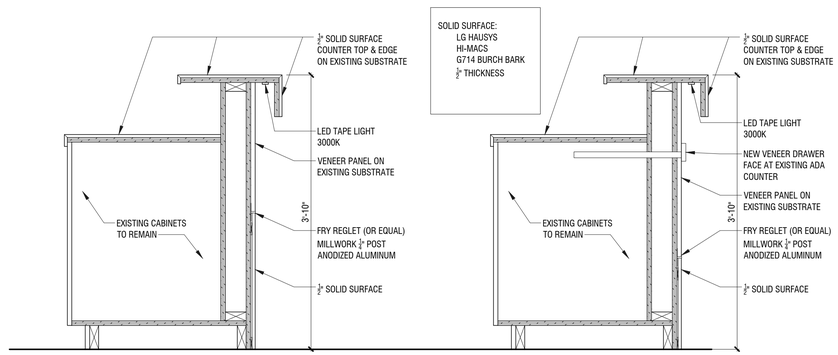
A FRONT DESK - DEMO
SCALE: 1/2" = 1'-0"



B FRONT DESK - NEW FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 FRONT DESK - DEMO
SCALE: 1/2" = 1'-0"



1-1 SECTION
SCALE: 1" = 1'-0"

1-2 SECTION
SCALE: 1" = 1'-0"

REVISIONS
3.24.2026 100% ID DWG SET

ISSUES
2.20.26 GC PRICING SET

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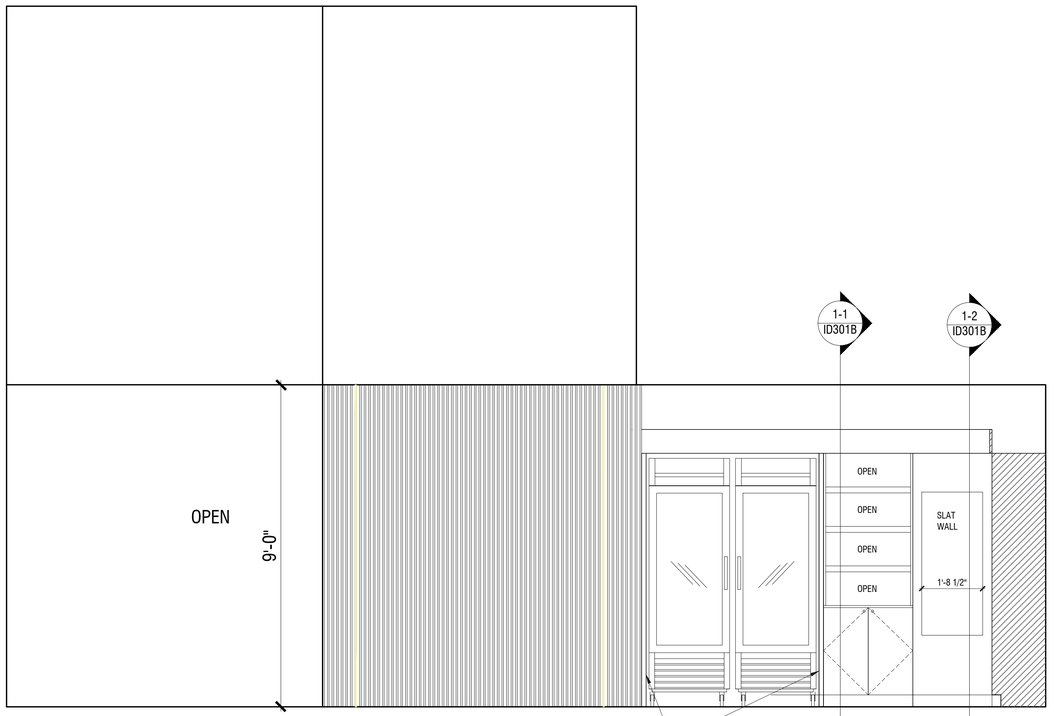
PROJECT
JNUES
AVIATOR HOTEL
JUNEAU, ALASKA

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FRONT DESK DETAILS

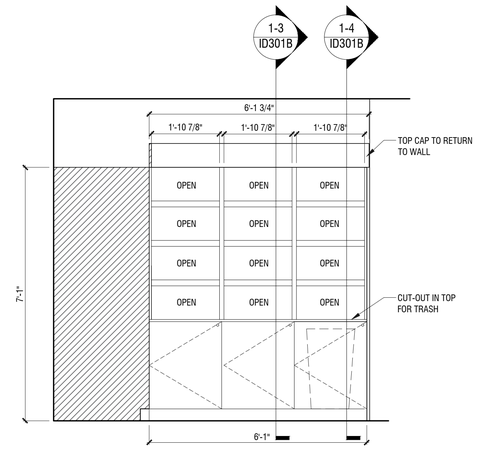
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ID300

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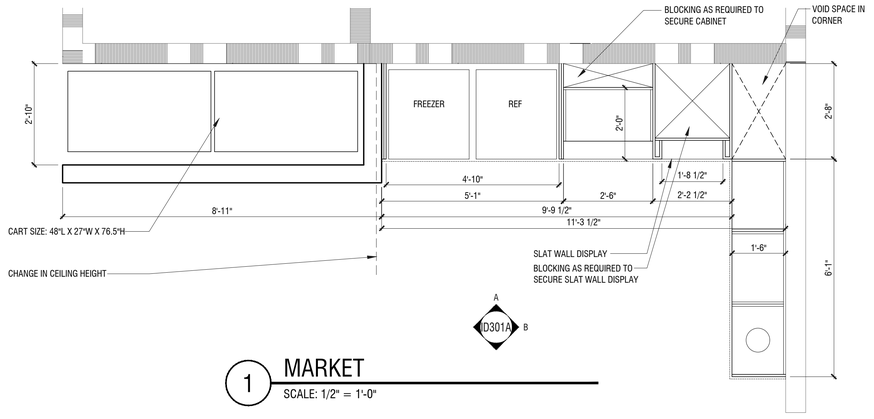
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A MARKET ELEVATION
SCALE: 1/2" = 1'-0"



B MARKET ELEVATION
SCALE: 1/2" = 1'-0"



1 MARKET
SCALE: 1/2" = 1'-0"

REVISIONS
3.24.2026 100% ID DWG SET

ISSUES
2.20.26 GC PRICING SET

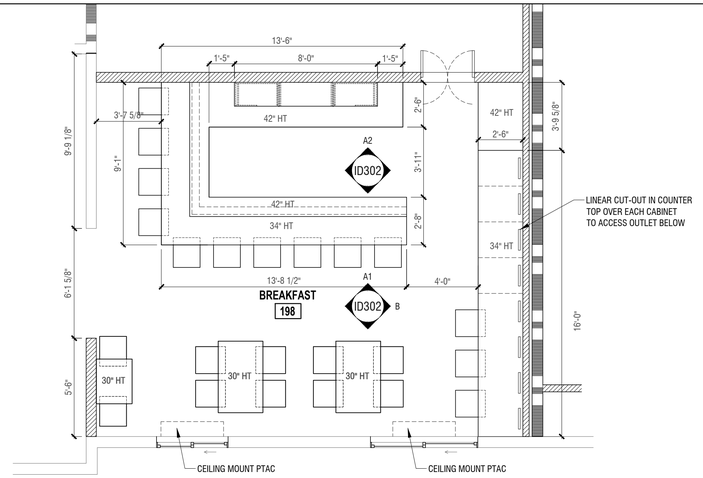
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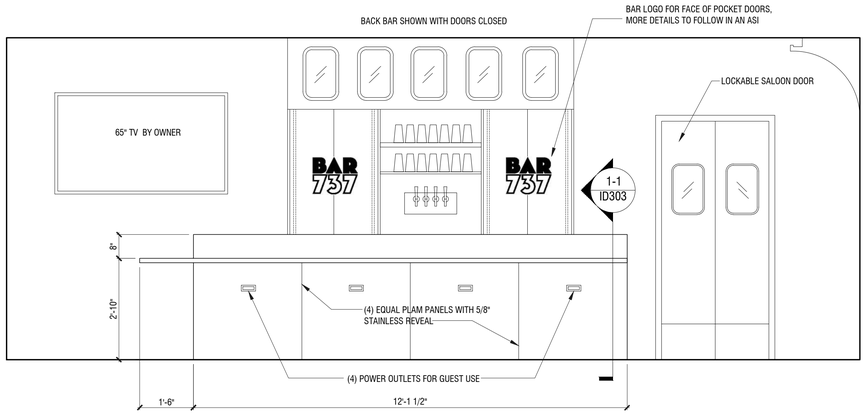
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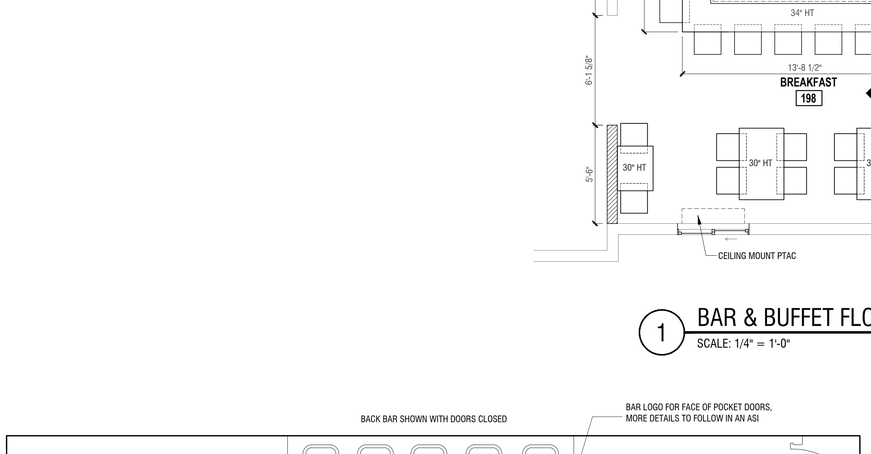
1 BAR & BUFFET FLOOR PLAN

SCALE: 1/4" = 1'-0"



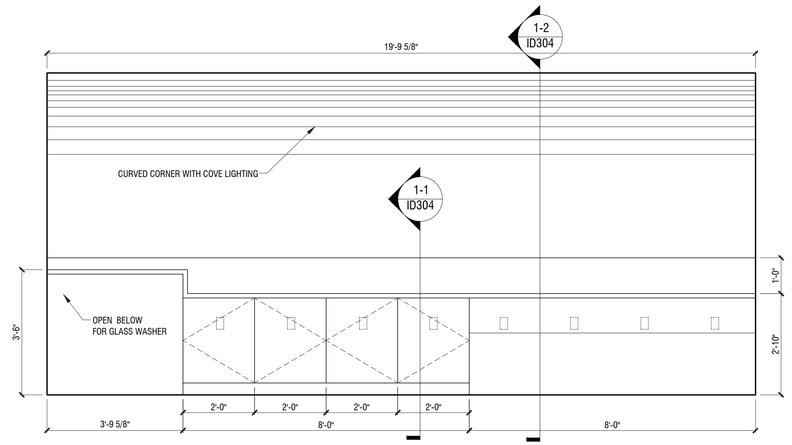
A1 BAR ELEVATION

SCALE: 1/2" = 1'-0"



A2 BAR ELEVATION

SCALE: 1/2" = 1'-0"



B BUFFET ELEVATION

SCALE: 1/2" = 1'-0"

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REVISIONS
3.24.2026 100% ID DWG SET

ISSUES
3.13.26 MILLWORK REVIEW

HDB DESIGN GROUP
HDB Design Group, LLC
IB ——— 26001222
1126 PELICAN BAY DR
DAYTONA BEACH, FL 32119
TELEPHONE 1/386/492-2920
FACSIMILE 1/386/492-2955

STAMP

TAMARA LEE BEER-SINER

PROJECT

JNUES
AVIATOR HOTEL
JUNEAU, ALASKA

DRAWING TITLE

BAR & BUFFET ELEVATIONS

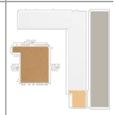
SHEET NO.

ID302

Area: Lobby

ITEM #	Lobby Carpet	Quantity	SWATCH
CPT-3	VENDOR: J & J Flooring Style: Kinetex Pattern: Against the Grain Color: 2819 Barley Construction: Textile Composite Pattern Repeat: N/A Width/Size: 12" x 48" Dye Method: Solution Dyed Finished Pile Weight: 4.5 oz - 5.2 oz/ sqft Finished Pile Height: .205" Backing: Kinetex Felt Cushion Flammability: Passes Class 1 Notes: Packaged 18 pcs/box (72 sqft) Provided/Installed: GC/GC	1 lot	

ITEM #	Dining Area Carpet	Quantity	SWATCH
CPT-4	VENDOR: J & J Flooring Description: Modular Flooring Style: Kinetex Pattern: 1847 Soundtrack Color: 3022 Cassette Construction: Textile Composite Width/Size: 18" x 36" Dye Method: Solution Dyed Backing: Kinetex Felt Cushion Flammability: Meets Class 1 Installation Pattern: Basketweave Packaging: 16 Modules/box or 72 sqft Provided/Installed By: GC/GC Standard Adhesive: Kinetex Adhesive Total Thickness: .205" Total Weight: 4.5oz-5.2oz/sqft	1 lot	

ITEM #	Lobby Restroom Mirror	Quantity	SWATCH
MIRR-1	VENDOR: Description: Men's & Women's Mirror Over Vanity Overall Dimensions: 48"w x 34"h Frame Dimensions: 1.5"w Face x 1.5"d Finish: Paint to Match SW7016 Mindful Gray Mirror: Vinyl Backed Safety Mirror Hardware: 3 Point Security Hardware Orientation: Horizontal Provided By/Installed By: GC/GC	2 ea	

ITEM #	Plastic Laminate	Quantity	SWATCH
PLAM-1	VENDOR: Wilsonart Description: Plastic Laminate for Millwork Color: NeoWalnut 7991-38 Finish: Fine Velvet Texture	1 lot	

ITEM #	Ceiling Paint Throughout Public Area	Quantity	SWATCH
PT-1	VENDOR: Sherwin Williams Description: Ceiling Paint Throughout Public Area Color: SW 7005 Pure White Finish: Eggshell Provided By/Installed By: GC/GC	1 lot	

ITEM #	Lobby and Dining Wall Paint	Quantity	SWATCH
PT-4	VENDOR: Sherwin Williams Color: SW 7016 Mindful Gray Finish: Eggshell Provided By/Installed By: GC/GC	1 lot	

ITEM #	Rubber Base for Lobby, Dining, Meeting Room, and Fitness	Quantity	SWATCH
RB-2	VENDOR: Coveworks Description: Zest Rubber Wall Base Profile: Timeless 6 Color/Finish: Z-315 Stonewall Size/Dimensions: 1/4" x 6" Qty Per Carton: 30' Roll or (5) 8' Lengths/Box (40 lf) Provided By/Installed By: GC/GC	1 lot	

ITEM #	Solid Surface for Counter Tops	Quantity	SWATCH
SS-1	VENDOR: LX Hausys Product: HI-MACS Color: G714 Burch Bark NR Thickness: 1/2" Edge: See ID Drawings Provided By/Installed By: GC/GC	1 lot	

Area: Corridor

ITEM #	Corner Guards	Quantity	SWATCH
CGR-1	VENDOR: Pride Enterprises - COM Description: VA Series Model #: VA-250N Color: 262 Driftwood Height: 10' Wing Size: 1.5" x 1.5" Degree of Angle: 90 Installation: Self Adhesive Surface Mount Tape Notes: To Be Used with SW 7029 Agreeable Gray in Corridors Provided By/Installed By: GC/GC	1 lot	

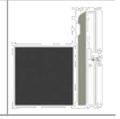
ITEM #	Corridor Carpet	Quantity	SWATCH
CPT-1	VENDOR: Tarkett Carpet Pattern: Divergence II Color: 520 Construction: Vivid - Cut/Loop CYP Pattern Repeat: 90" x 140" Width/Size: 15' Yarn Composition: 100% CF Lextron Enviro-Green Solution Dyed Nylon Finished Pile Weight: 42 oz/Sq Yd Finished Pile Height: .281" Cut/.250" High Loop/.062" Low Loop Gauge: 297 Backing: Woven Polypropylene/Unitary Action Bac Flammability: Class 1 Provided By/Installed By: GC/GC	1 lot	

Area: Corridor

ITEM #	Luxury Vinyl Plank Flooring for 2nd FL Elevator Lobby & Elevator Cab	Quantity	SWATCH
LVP-A	VENDOR: Shaw Hospitality Description: Branching Out LVT 5mm Acoustic Pattern: 4256V Color: Pinecone Oak 56720 Overall Thickness: 0.197" Wear Layer Thickness: 20 mil Actual Size: 6"w x 48"l Backing: Pad Finish: ExoGuard Edge Profile: Squared Installation: Direct Glue Flammability: Passes ASTM E648 Class 1 GC Notes: Adhesive by GC Provided By/Installed By: GC/GC	1 lot	

ITEM #	Corridor Wall & Ceiling Paint	Quantity	SWATCH
PT-2	VENDOR: Sherwin Williams Description: Wall Paint for Corridors and Stairwells; Ceiling Paint for Exposed Ceiling in Corridor Color: SW 7029 Agreeable Gray Finish: Eggshell Provided By/Installed ByV: GC/GC	1 lot	

ITEM #	Paint At Door Drop	Quantity	SWATCH
PT-3	VENDOR: Sherwin Williams Description: Paint at Door Drops Color: SW 4829 Westchester Gray Finish: Eggshell Provided By/Installed By: GC/GC	1 lot	

ITEM #	Rubber Base for Corridors	Quantity	SWATCH
RB-1	VENDOR: Durkan Carpets Description: Architectural Wall Base Product #: AWB02 Crisp Edge Color/Finish: 958 Charcoal/Smooth Size/Dimensions: 4.5" ht x 1/4" Notes: JL Has This Material In Storage	1 lot	

Area: Admin/BOH

ITEM #	Admin Carpet Tile	Quantity	SWATCH
CPT-5	VENDOR: J & J Flooring Pattern: Craftwork 7099 Modular Color: 2201 Weaver Construction: Tip-Sheared Pattern Loop Width/Size: 24" x 24" Yarn Composition: 100% Ecore SD Ultima Nylon Dye Method: Solution Dyed Finished Pile Weight: 30 oz Finished Pile Height: 0.312" Gauge: 1/12 Install Pattern: Brick Provided By/Installed By: GC/GC	1 lot	

ITEM #	Vinyl Base for BOH	Quantity	SWATCH
RB-3	VENDOR: Coveworks Description: Zest Collection Traditional Cove Profile Wall Base Profile: Reef Cove Color/Finish: Z-315 Stonewall Size/Dimensions: 4"ht x 1/8" Notes: 120 lf/box (120' Roll or 4' Lengths) Provided By/Installed By: GC/GC	1 lot	

ITEM #	Sheet Vinyl for Food Prep, Luggage Storage, and Employee Breakroom	Quantity	SWATCH
SV-1	VENDOR: Gerflor USA Description: Tarasafe Ultra Dimensions: 6.5' x 66' Rolls Color: 8701 Opal Finish: SparClean Provided By/Installed By: GC/GC	1 lot	

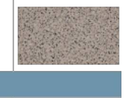
Area: Stairwells

ITEM #	Carpet for Stairwells	Quantity	SWATCH
CPT-2	VENDOR: Shaw Hospitality Pattern: 5A203 Transfer Color: Vista 03481 Construction: Textured Loop Pattern Repeat: 14.4"w x 14.4"l Width/Size: 12' Yarn Composition: Eco Solution Q Nylon Dye Method: 100% Solution Dyed Finished Pile Weight: 20 oz Finished Pile Height: 0.143" Gauge: 1/10 Yarn Density: 5,035 oz/cubic yd Backing: Classicbac Flammability: Passes ASTM E 648 Class 1 Provided By/Installed By: GC/GC	1 lot	

ITEM #	Carpet Base for Stairwells	Quantity	SWATCH
CPTB-1	VENDOR: Shaw Hospitality Pattern: 5A203 Transfer Color: Vista 03481 Construction: Textured Loop Pattern Repeat: 14.4"w x 14.4"l Width/Size: 12' Yarn Composition: Eco Solution Q Nylon Dye Method: 100% Solution Dyed Finished Pile Weight: 20 oz Finished Pile Height: 0.143" Gauge: 1/10 Yarn Density: 5.035 oz/cubic yd Backing: Classicbac Flammability: Passes ASTM E 648 Class 1 Base Height: Landing: 4"; Stringer: 12" Provided By/Installed By: GC/GC	1 lot	

ITEM #	Stair Nosing	Quantity	SWATCH
TR-1	VENDOR: Coveworks Model #: ZA141 Description: Double Butt Stair Nosing for Carpet; For Butting 1/4" to 5/16" Carpet on Bath Edges Finish: Z-444 Summer Fog Dimensions: 2" Top Edge x 1 1/2" Face; Available in 12' lengths 10/box Provided By/Installed By: GC/GC	1 lot	

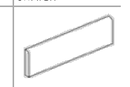
Area: Fitness Center

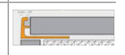
ITEM #	Flooring for Fitness Area	Quantity	SWATCH
FL-1	VENDOR: ECORE Description: Performance Motivate Dimensions: 7.5mm (0.30") x 48" x 50' Roll Color: ES507 Warm Gray Provided By/Installed By: GC/GC	1 lot	

Area: Public Restrooms

ITEM #	Paint for Lobby Restrooms	Quantity	SWATCH
PT-5	VENDOR: Sherwin Williams Color: SW 9130 Evergreen Fog Finish: Eggshell Provided By/Installed By: GC/GC	1 lot	

ITEM #	Floor Tile for Lobby Restrooms	Quantity	SWATCH
TIL-1	VENDOR: American Olean ~ Marazzi Product Name: Theoretical Evolved Color: TE94 Fundamental Gray Size/Dimensions: 12" x 24"x 5/16" Finish: Matte Grout Joint: 3/16" Grout Color (By GC): Mapei #5002 Pewter DCOF: >0.42 Installation: 1/3 Offset Provided By/Installed By: GC/GC	1 lot	

ITEM #	Tile Base for Lobby Restrooms	Quantity	SWATCH
TILB-1	VENDOR: American Olean ~ Marazzi Description: Bullnose Base Product Number: P43C9 Product Name: Theoretical Evolved Color: TE94 Fundamental Gray Size/Dimensions: 3" x 12" Finish: Matte Grout Color (By GC): Mapei #5002 Pewter Provided/Installed: GC/GC	1 lot	

ITEM #	Wall Tile Edge Trim	Quantity	SWATCH
TR-2	VENDOR: Schluter Systems Description: PVC Profile for Walls Profile: Jolly-P Color: White Provided By/Installed By: GC/GC	1 lot	

ITEM #	Wall Tile at Lobby Restrooms	Quantity	SWATCH
WT-1	VENDOR: Dal-Tile Description: Rigid Clay Series Product Name: Rectangle Ridge Color: Salt RC10 Size/Dimensions: 12" x 24" x 3/8" Finish: Matte Grout Joint: 1/16" Grout Color (By GC): Mapei 5014 Biscuit Installation: See ID Elevations Qty Per Carton: 15.56 sqft/cart; 8 pc/cart Shade Variation: V1 Provided By/Installed By: GC/GC	1 lot	

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REVISIONS

ISSUES
3.24.2026 100% ID DWG SET

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IB ——— 26001222
1126 PELICAN BAY DR
DAYTONA BEACH, FL 32119
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FACSIMILE 1/386/492-2955

STAMP

T-M-R- LEE BEER-SINER

PROJECT

JNUES
AVIATOR HOTEL
JUNEAU, ALASKA

DRAWING TITLE

PUBLIC AREA MATERIAL LEGEND

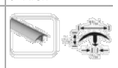
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Area: Guestrooms

ITEM #	**Corner Guards**	Quantity	SWATCH
CGR-A	VENDOR: Pride Enterprises - COM Description: VA Series Model #: VA-250N Color: 262 Driftwood Height: 10' Wing Size: 1.5" x 1.5" Degree of Angle: 90 Installation: Self Adhesive Surface Mount Tape	1 lot	
ITEM #	**Carpet**	Quantity	SWATCH
CPT-A	VENDOR: Signature Carpet Pattern: Zeal Color: Spice 7509 Construction: Tufted - Infinity Broadloom - Cut & Loop Pattern Repeat: 2'x4' Width/Size: 12' Yarn Composition: 100% Solution Dyed Nylon Finished Pile Weight: 32 oz Finished Pile Height: .213" Gauge: 1/10 Backing: Primary: Woven Polypropylene; Secondary: HP SBR Latex Flammability: Passes ASTM E-648	1 lot	
ITEM #	**LVT at Vanity, Bathroom, and Kitchenette**	Quantity	SWATCH
LVT-A	VENDOR: Shaw Hospitality Description: Branching Out LVT 5mm Acoustic Pattern: 4256V Color: Pinecone Oak 56720 Overall Thickness: 0.197" Wear Layer Thickness: 20 mil Actual Size: 6"w x 48"l Backing: Pad Finish: ExoGuard Edge Profile: Squared Installation: Direct Glue Flammability: Passes ASTM E648 Class 1 GC Notes: Adhesive by GC	1 lot	
ITEM #	**Plastic Laminate for Cabinets**	Quantity	SWATCH
PLAM-A	VENDOR: Formica Description: Plastic Laminate for Base Cabinets at Kitchen & Vanity Color: 902-58 Platinum Finish: Matte Note: Cabinet Interior to be White Melamine	1 lot	
ITEM #	**Wall Paint for Guestroom & Guest Bath**	Quantity	SWATCH
PT-A	VENDOR: Sherwin Williams Color: SW 7029 Agreeable Gray Finish: Eggshell	1 lot	
ITEM #	**Ceiling Paint for Guestroom & Guest Bath**	Quantity	SWATCH
PT-B	VENDOR: Sherwin Williams Color: SW 7005 Pure White Finish: Eggshell	1 lot	
ITEM #	**Paint for Guestroom Doors and Trim**	Quantity	SWATCH
PT-C	VENDOR: Sherwin Williams Item Number: IC-8035 18653 Griege Additional Notes: Use Same Color for Door Frames and Door Trim Finish: Semi-gloss	1 lot	
ITEM #	**Rubber Profile Base**	Quantity	SWATCH
RB-A	VENDOR: Coveworks Profile: Timeless 4 1/4" Color/Finish: Z-326 Genteel Gray Size/Dimensions: 4 1/4" x 1/4" Notes: 30' Rolls Per Box or (9) 8' Lengths Per Box	1 lot	
ITEM #	**Solid Surface Counter Tops**	Quantity	SWATCH
SS-A	VENDOR: Corian Description: Counter Top for Vanity and Kitchenette Color: Rain Cloud Thickness: 1/2" or 12mm Edge: Eased Slab Size: 30" x 144"	1 lot	
ITEM #	**Transition Between LVT & CPT**	Quantity	SWATCH
TR-A	VENDOR: Roppe Corporation Model #: #154 Description: Snap Down T-Mold for Carpet to LVT at Entry and LVT to Carpet in Guestroom Finish: 100 Black Dimensions: 1 9/64" Profile	1 lot	

REVISIONS

ISSUES
3.24.2026 100% ID DWG SET

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TELEPHONE 1/386/492-2920
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T-M-R- LEE BEER-SINER

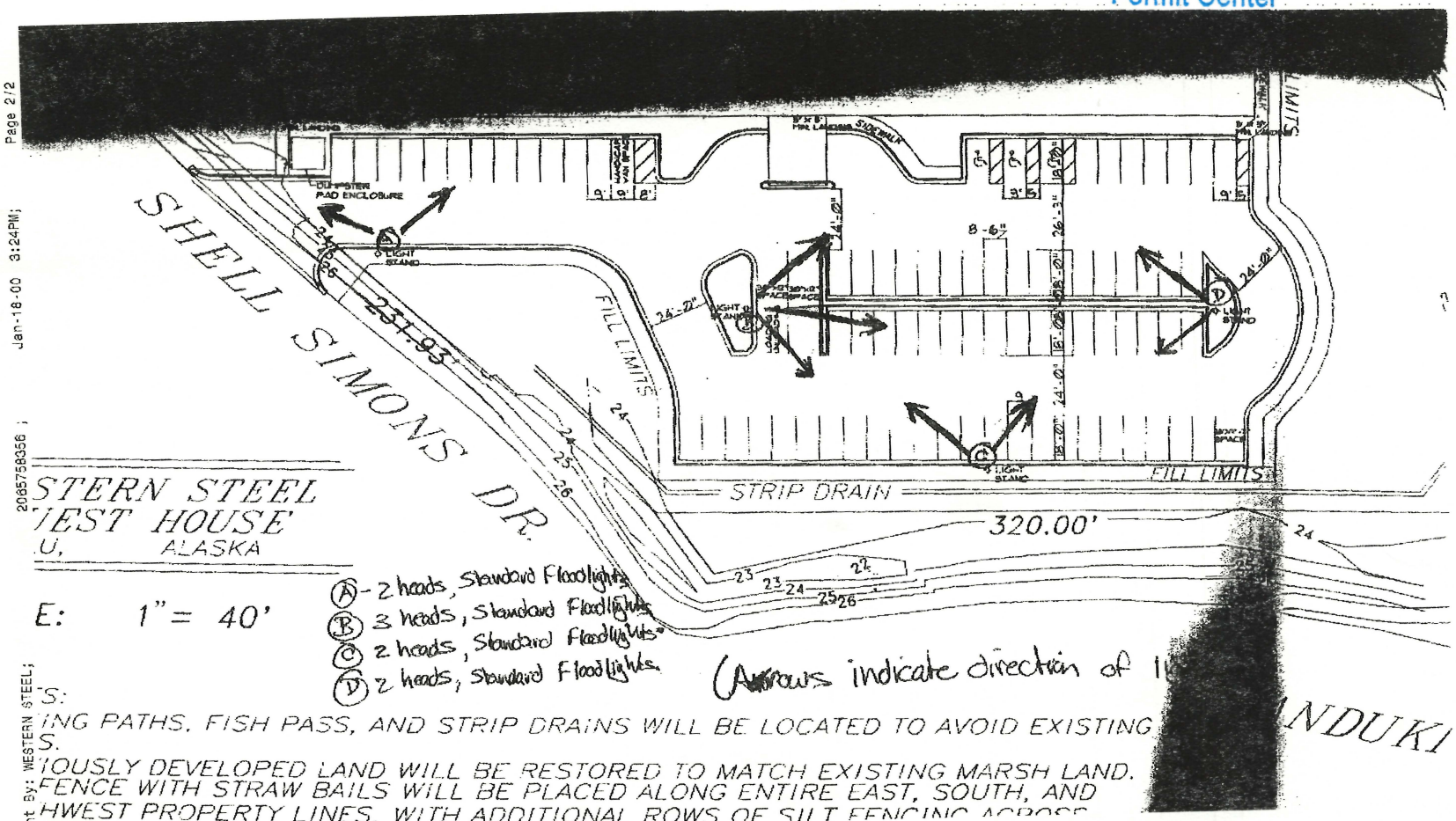
PROJECT
JNUES
AVIATOR HOTEL
JUNEAU, ALASKA

DRAWING TITLE
GUESTROOM MATERIAL LEGEND

SHEET NO.
ID600

Received
on
JAN 19 2000
CBJ
Permit Center

Jan-18-00 3:24PM; 2065758356 ; Sent By: WESTERN STEEL;



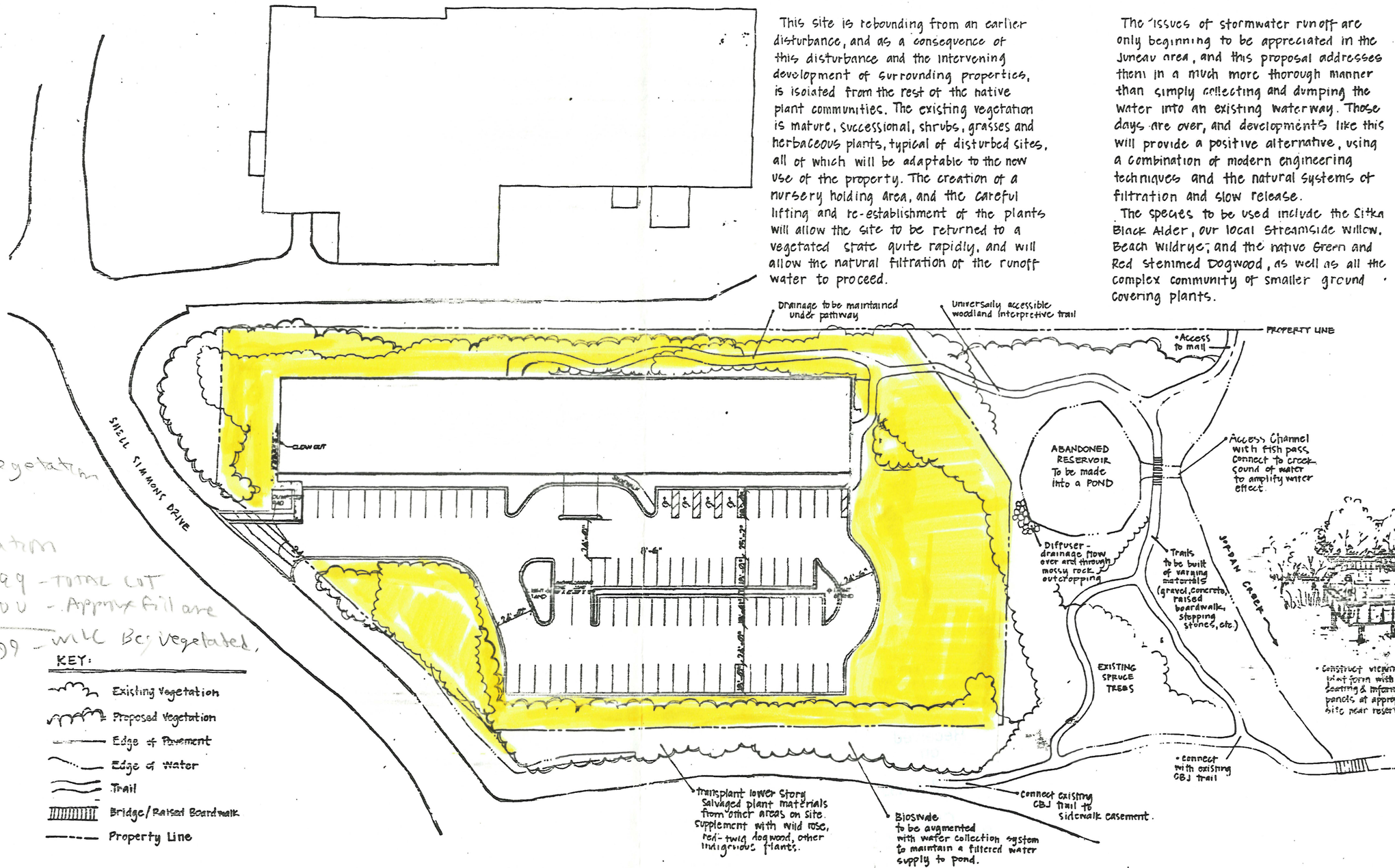
STERN STEEL
EST HOUSE
U, ALASKA

E: 1" = 40'

S:
ING PATHS, FISH PASS, AND STRIP DRAINS WILL BE LOCATED TO AVOID EXISTING
S.
IOUSLY DEVELOPED LAND WILL BE RESTORED TO MATCH EXISTING MARSH LAND.
FENCE WITH STRAW BAILS WILL BE PLACED ALONG ENTIRE EAST, SOUTH, AND
HWEST PROPERTY LINES. WITH ADDITIONAL ROWS OF SILT FENCING ACROSS
ERLY SIDE OF PROJECT AREA.

NDUKI

Attachment Y - USE99-50 Lighting Plan



AIRPORT HOTEL LANDSCAPE & DEVELOPMENT PLAN

This site is rebounding from an earlier disturbance, and as a consequence of this disturbance and the intervening development of surrounding properties, is isolated from the rest of the native plant communities. The existing vegetation is mature, successional, shrubs, grasses and herbaceous plants, typical of disturbed sites, all of which will be adaptable to the new use of the property. The creation of a nursery holding area, and the careful lifting and re-establishment of the plants will allow the site to be returned to a vegetated state quite rapidly, and will allow the natural filtration of the runoff water to proceed.

The issues of stormwater runoff are only beginning to be appreciated in the Juneau area, and this proposal addresses them in a much more thorough manner than simply collecting and dumping the water into an existing waterway. Those days are over, and developments like this will provide a positive alternative, using a combination of modern engineering techniques and the natural systems of filtration and slow release.

The species to be used include the Sitka Black Alder, our local streamside willow, Beach Wildrye, and the native Green and Red stemmed Dogwood, as well as all the complex community of smaller ground covering plants.

U.S. Department of Transportation
National Highway Traffic Safety Administration
NHTSA



Traffic Safety Facts
2023 Data

DOT HS 813 727 June 2025

Pedestrians

In this fact sheet for 2023 the information is presented as follows.

- Overview
- Age and Sex
- Alcohol
- Crash Characteristics
- Time of Day and Day of Week
- Vehicle Type and Impact Point
- State
- City
- Appendix
- Important Safety Reminders

This fact sheet defines a pedestrian involved in a motor vehicle traffic crash as any person on foot, walking, running, jogging, hiking, sitting, or lying down. These exclude people on personal conveyances like roller skates, inline skates, skateboards, baby strollers, scooters, toy wagons, motorized skateboards, motorized toy cars, Segway-style devices, motorized and non-motorized wheelchairs, and scooters for those with disabilities (see Appendix).

Key Findings

- In 2023 there were 7,314 pedestrians killed in traffic crashes, a 3.7-percent decrease from the 7,593 pedestrian fatalities in 2022.
- In 2023 there were an estimated 68,244 pedestrians injured in traffic crashes, a 1.3-percent increase from 67,341 pedestrians injured in 2022.
- On average, a pedestrian was killed every 72 minutes and injured every 8 minutes in traffic crashes in 2023.
- Pedestrian deaths accounted for 18 percent of all traffic fatalities and 3 percent of all people injured in traffic crashes in 2023.
- Seventeen percent of the children 14 and younger killed in traffic crashes in 2023 were pedestrians.
- Seventy percent of the pedestrians killed in traffic crashes in 2023 were males.
- Alcohol involvement (blood alcohol concentration [BAC] of .01 grams per deciliter [g/dL] or higher)—for the driver and/or the pedestrian—was reported in 46 percent of all fatal pedestrian crashes in 2023.
- Substantially more pedestrian fatalities occurred in urban areas (84%) than in rural areas (16%) in 2023.
- Seventy-four percent of the pedestrian fatalities occurred at locations that were not intersections, 17 percent occurred at intersections, and the remaining 9 percent occurred at other locations in 2023.
- More pedestrian fatalities occurred in the dark (77%) than in daylight (19%), dusk (2%), and dawn (2%) in 2023.
- Eighty-nine percent of pedestrian fatalities occurred in single-vehicle crashes in 2023.
- Nearly 1 out of every 4 pedestrians killed in traffic crashes in 2023 (24%) were struck by hit-and-run drivers.

This fact sheet contains has information on fatal motor vehicle traffic crashes based on data from the Fatality Analysis Reporting System (FARS) and non-fatal motor vehicle traffic crashes from the National Automotive Sampling System (NASS) General Estimates System (GES) and Crash Report Sampling System (CRSS). Results from FARS, such as fatal crashes and fatalities, are actual counts, while results from NASS GES and CRSS, such as non-fatal crashes and people injured, are estimates. Refer to the end of this publication for more information on FARS, NASS GES, and CRSS.

Due to a vehicle classification change, the 2020 and later-year vehicle type classifications are not comparable to 2019 and earlier-year vehicle type classifications. This change affects any analysis with a vehicle component to it. Refer to the end of this publication for more information on Product Information Catalog and Vehicle Listing (vPIC).

A motor vehicle traffic crash is defined as an incident that involved one or more motor vehicles in-transport that originated on or had a harmful event (injury or damage) on a public trafficway, such as a road or highway. Crashes that occurred on private property not regularly used by the public for transport, including some parts of parking lots and driveways, are excluded. The terms “motor vehicle traffic crash” and “traffic crash” are used interchangeably in this document.

Overview

In 2023 there were 7,314 pedestrians killed (Table 1) in traffic crashes in the United States. On average, that is 20 pedestrians a day and 141 pedestrians a week.

Table 1 presents the distribution of pedestrian fatalities as a percentage of total fatalities, as well as pedestrians injured as a percentage of total people injured in traffic crashes, in the 10-year period from 2014 to 2023. The 7,314 pedestrian fatalities in 2023 represented a 3.7-percent decrease from 7,593 pedestrian fatalities in 2022. Eighteen percent of all traffic fatalities in 2023 were pedestrians. In 2023 there were an estimated 68,244 pedestrians injured in traffic crashes, a 1.3-percent increase from 67,341 pedestrians injured in 2022. Pedestrians injured made up 3 percent of the total people injured in traffic crashes in 2023. On average, a pedestrian was killed every 72 minutes and injured every 8 minutes in traffic crashes in 2023.

Table 1. Total Fatalities, Pedestrian Fatalities, Total Injured, and Pedestrians Injured in Traffic Crashes, 2014–2023

		Pedestrian Fatalities				Pedestrians Injured	
Year	Total Fatalities	Number	Percentages of Total Fatalities	Year	Total Injured	Number	Percentages of Total Injured
2014	32,744	4,910	15%	2014†	2,342,621	65,072	3%
2015	35,484	5,494	15%	2015†	2,454,778	70,077	3%
2016	37,806	6,080	16%	2016	3,061,885	86,399	3%
2017	37,473	6,075	16%	2017	2,745,268	71,290	3%
2018	36,835	6,374	17%	2018	2,710,059	75,157	3%
2019	36,355	6,272	17%	2019	2,740,141	75,650	3%
2020	39,007	6,565	17%	2020	2,282,209	54,771	2%
2021	43,230	7,470	17%	2021	2,497,869	60,579	2%
2022	42,721	7,593	18%	2022	2,382,833	67,341	3%
2023	40,901	7,314	18%	2023	2,442,581	68,244	3%

Sources: FARS 2014–2022 Final File, 2023 Annual Report File (ARF); NASS GES 2014–2015 and CRSS 2016–2023
†NASS GES and CRSS estimates are not comparable due to different sample designs. Refer to end of document for more information about CRSS.

Age and Sex

Table 2 presents the number of people killed and injured, number of pedestrians killed and injured, and the proportions of pedestrians killed among total killed, and pedestrians injured among total people injured, in 2023 by age group.

In 2023:

- Seventeen percent of children 14 and younger killed in traffic crashes were pedestrians.
- The age groups with the highest percentage of pedestrian traffic fatalities were the 55-to-59 and 65-to-69 age groups at 23 percent each.
- The age group with the highest number (676) of pedestrian fatalities was 30-to-34, followed by 40-to-44 (674), and 35-to-39 (654).
- The age group with the least number (46) of pedestrian fatalities was 5-to-9, followed by <5 (52) and 10-to-14 (73).
- Nineteen percent of people 65 and older killed in traffic crashes were pedestrians (1,533 of the 7,891).
- The average age of pedestrians killed in traffic crashes was 48, and the average age of vehicle occupants killed in traffic crashes was 44.
- Over the past 10 years the average age of those pedestrians killed has increased slightly, from 47 to 48.
- Children in the 10-to-14 age group had the highest estimated percentages of pedestrians injured (6%) among the different age groups.

Table 2. Total and Pedestrians Killed and Injured in Traffic Crashes, by Age Group, 2023

		Pedestrians Killed				Pedestrians Injured	
Age Group	Total Killed	Number	Percentage of Total Killed	Age Group	Total Injured	Number	Percentage of Total Injured
<5	311	52	17%	<5	38,343	1,027	3%
5-9	262	46	18%	5–9	54,073	1,915	4%
10–14	446	73	16%	10–14	69,063	4,139	6%
Children (≤14)	*1,019*	*171*	*17%*	*Children (≤14)*	*161,478*	*7,081*	*4%*
15–20	3,632	274	8%	15–20	289,076	7,146	2%
21–24	3,311	341	10%	21–24	234,517	4,980	2%
25–29	3,799	523	14%	25–29	258,616	5,988	2%
30–34	3,784	676	18%	30–34	243,396	6,536	3%
35–39	3,281	654	20%	35–39	208,752	5,360	3%
40–44	3,135	674	21%	40–44	190,905	5,207	3%
45–49	2,626	554	21%	45–49	154,237	4,051	3%
50–54	2,621	550	21%	50–54	149,308	4,482	3%
55–59	2,808	646	23%	55–59	142,954	4,491	3%
60–64	2,833	627	22%	60–64	129,859	4,724	4%
65–69	2,389	538	23%	65–69	100,376	3,505	3%
70–74	1,879	404	22%	70–74	72,078	2,048	3%
75–79	1,489	274	18%	75–79	54,532	1,452	3%
80+	2,134	317	15%	80+	52,239	1,184	2%
Ages 65+	*7,891*	*1,533*	*19%*	*Ages 65+*	*279,225*	*8,189*	*3%*
Total[1]	**40,901**	**7,314**	**18%**	**Total[2]**	**2,442,581**	**68,244**	**3%**

Sources: FARS 2023 ARF; CRSS 2023
[1] Includes unknown ages for pedestrians killed.
[2] Includes unknown ages for pedestrians injured in fatal crashes.
Note: Injured totals may not equal sum of components due to independent rounding.

Table 3 shows the number of pedestrians killed and injured in 2023 by age group and sex. The total fatality and injury rates per 100,000 population are calculated by age group and sex.

In 2023:

- Seventy percent (5,148 of 7,314) of the pedestrians killed in traffic crashes were male.
- The overall male pedestrian fatality rate per 100,000 population was 3.11, which is 2.5 times the rate for females (1.26 per 100,000 population).
- The highest overall pedestrian fatality rate by age group is 55 to 59 (3.13), followed by the 40-to-44 age group (3.08) and the 60-to-64 age group (2.95 per 100,000 population).
- The highest pedestrian fatality rate by age and sex is for males 60-to-64 years old at 4.48 per 100,000 population.
- The overall male pedestrian injury rate per 100,000 population was 23, compared with 17 for females.
- The highest overall pedestrian injury rates by age group were for those in the 21-to-24 age group (29 per 100,000 population), followed by the 30-to-34 age group (at 28 per 100,000 population).

Table 3. Pedestrians Killed and Injured in Traffic Crashes and Fatality and Injury Rates per 100,000 Population, by Age Group and Sex, 2023

	Male			Female			Total[1]		
Age Group	Killed	Population	Fatality Rate	Killed	Population	Fatality Rate	Killed	Population	Fatality Rate
<5	33	9,459,399	0.35	19	9,051,761	0.21	52	18,511,160	0.28
5–9	31	10,304,720	0.30	15	9,848,037	0.15	46	20,152,757	0.23
10–14	47	10,667,918	0.44	26	10,166,646	0.26	73	20,834,564	0.35
Children (≤14)	*111*	*30,432,037*	*0.36*	*60*	*29,066,444*	*0.21*	*171*	*59,498,481*	*0.29*
15–20	182	13,516,176	1.35	91	12,903,196	0.71	274	26,419,372	1.04
21–24	248	8,907,270	2.78	93	8,560,010	1.09	341	17,467,280	1.95
25–29	369	11,175,898	3.30	151	10,842,462	1.39	523	22,018,360	2.38
30–34	465	11,883,289	3.91	209	11,640,867	1.80	676	23,524,156	2.87
35–39	483	11,364,080	4.25	168	11,142,564	1.51	654	22,506,644	2.91
40–44	462	10,998,156	4.20	211	10,885,893	1.94	674	21,884,049	3.08
45–49	407	9,886,355	4.12	145	9,930,655	1.46	554	19,817,010	2.80
50–54	397	10,300,754	3.85	149	10,376,017	1.44	550	20,676,771	2.66
55–59	450	10,166,391	4.43	195	10,439,866	1.87	646	20,606,257	3.13
60–64	463	10,337,454	4.48	162	10,910,700	1.48	627	21,248,154	2.95
65–69	395	9,125,260	4.33	141	10,025,468	1.41	538	19,150,728	2.81
70–74	273	7,209,820	3.79	131	8,324,736	1.57	404	15,534,556	2.60
75–79	194	5,166,023	3.76	79	6,221,394	1.27	274	11,387,417	2.41
80+	195	5,280,437	3.69	122	7,895,223	1.55	317	13,175,660	2.41
Ages 65+	*1,057*	*26,781,540*	*3.95*	*473*	*32,466,821*	*1.46*	*1,533*	*59,248,361*	*2.59*
Total[2]	**5,148**	**165,749,400**	**3.11**	**2,126**	**169,165,495**	**1.26**	**7,314**	**334,914,895**	**2.18**

Age Group	Male			Female			Total[3]		
	Injured	Population	Injury Rate	Injured	Population	Injury Rate	Injured	Population	Injury Rate
<5	606	9,459,399	6	421	9,051,761	5	1,027	18,511,160	6
5–9	1,051	10,304,720	10	864	9,848,037	9	1,915	20,152,757	10
10–14	2,734	10,667,918	26	1,405	10,166,646	14	4,139	20,834,564	20
Children (≤14)	*4,391*	*30,432,037*	*14*	*2,690*	*29,066,444*	*9*	*7,081*	*59,498,481*	*12*
15–20	3,509	13,516,176	26	3,637	12,903,196	28	7,146	26,419,372	27
21–24	2,706	8,907,270	30	2,275	8,560,010	27	4,980	17,467,280	29
25–29	3,415	11,175,898	31	2,573	10,842,462	24	5,988	22,018,360	27
30–34	4,091	11,883,289	34	2,446	11,640,867	21	6,536	23,524,156	28
35–39	3,083	11,364,080	27	2,277	11,142,564	20	5,360	22,506,644	24
40–44	2,679	10,998,156	24	2,528	10,885,893	23	5,207	21,884,049	24
45–49	2,488	9,886,355	25	1,564	9,930,655	16	4,051	19,817,010	20
50–54	2,803	10,300,754	27	1,678	10,376,017	16	4,482	20,676,771	22
55–59	2,507	10,166,391	25	1,983	10,439,866	19	4,491	20,606,257	22
60–64	2,706	10,337,454	26	2,019	10,910,700	19	4,724	21,248,154	22
65–69	2,151	9,125,260	24	1,354	10,025,468	14	3,505	19,150,728	18
70–74	948	7,209,820	13	1,099	8,324,736	13	2,048	15,534,556	13
75–79	665	5,166,023	13	787	6,221,394	13	1,452	11,387,417	13
80+	592	5,280,437	11	591	7,895,223	7	1,184	13,175,660	9
Ages 65+	*4,357*	*26,781,540*	*16*	*3,832*	*32,466,821*	*12*	*8,189*	*59,248,361*	*14*
Total[4]	**38,739**	**165,749,400**	**23**	**29,504**	**169,165,495**	**17**	**68,244**	**334,914,895**	**20**

Sources: FARS 2023 ARF; CRSS 2023; Population – Census Bureau
[1] Includes unknown sex for pedestrians killed.
[2] Includes unknown age for pedestrians killed.
[3] Includes unknown sex for pedestrians injured in fatal crashes.
[4] Includes unknown age for pedestrians injured in fatal crashes.
Note: Totals may not equal sum of components due to independent rounding.

Alcohol

Alcohol involvement (a BAC of .01 g/dL or higher)—for the driver and/or the pedestrian—was reported in 46 percent of the traffic crashes that resulted in pedestrian fatalities in 2023. Alcohol involvement is defined as whether alcohol was consumed by the driver, or the pedestrian, or both prior to the crash; the presence of alcohol may or may not be a contributing factor in the crash. “No alcohol” refers to a BAC of .00 g/dL.

A total of 7,215 traffic crashes each had one or more pedestrian fatalities. Table 4 charts the estimated alcohol involvement for the pedestrians killed, by the alcohol involvement of all drivers in those 7,215 crashes, whether the drivers were killed or not. If more than one pedestrian was killed in a crash, the pedestrian with the highest BAC was considered. If more than one driver was involved in a crash, the driver with the highest BAC was considered.

In 2023:

- An estimated 30 percent of fatal pedestrian traffic crashes each had a pedestrian fatality with a BAC of .08 g/dL or higher.
- An estimated 16 percent of fatal pedestrian crashes each had a driver involved with a BAC of .08 g/dL or higher. (Note: It is illegal, per se, in every State to drive with a BAC of .08 g/dL or higher. However, Utah set a lower threshold of .05 g/dL or higher that went into effect on December 30, 2018.)

Table 4. Traffic Crashes Resulting in Pedestrian Fatalities, by Alcohol Involvement of Drivers and Pedestrians, 2023

	Driver, No Alcohol, BAC=.00 g/dL		Driver, BAC=.01–.07 g/dL		Alcohol-Impaired Driver, BAC=.08+ g/dL		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Pedestrian, No Alcohol	3,918	54%	168	2%	684	9%	4,770	66%
Pedestrian, BAC=.01–.07 g/dL	221	3%	10	0%	50	1%	281	4%
Pedestrian, BAC=.08+ g/dL	1,673	23%	98	1%	394	5%	2,165	30%
Total Crashes	**5,811**	**81%**	**275**	**4%**	**1,129**	**16%**	**7,215**	**100%**

Source: FARS 2023 ARF
Notes: The alcohol levels in this table were determined using the alcohol levels of the pedestrians killed and the involved drivers (killed or survived). NHTSA estimates BACs when alcohol test results are unknown.

Table 5 shows information on the pedestrians killed in traffic crashes by age group and their alcohol involvement, for 2014 and 2023.

An estimated 30 percent of pedestrians killed had BACs of .08 g/dL or higher in 2023, compared to 34 percent in 2014. In 2014 pedestrians killed in the 35-to-44 age group had the highest percentage with BACs of .08 g/dL or higher (48%) compared to other age groups. In 2023 pedestrians in the 21-to-24 age group had the highest percentage with BACs of .08 g/dL or higher (40%).

Table 5. Pedestrians Killed in Traffic Crashes, by Age Group and Their BACs, 2014 and 2023

Age Group	2014					2023				
	Number of Fatalities	Percentage With No Alcohol (BAC = .00 g/dL)	Percentage With BAC = .01+ g/dL	Percentage With BAC = .01–.07 g/dL	Percentage With BAC = .08+ g/dL	Number of Fatalities	Percentage With No Alcohol (BAC = .00 g/dL)	Percentage With BAC = .01+ g/dL	Percentage With BAC = .01–.07 g/dL	Percentage With BAC = .08+ g/dL
15–20	315	69%	31%	6%	25%	274	74%	26%	4%	22%
21–24	317	52%	48%	4%	44%	341	56%	44%	4%	40%
25–34	702	50%	50%	4%	45%	1,199	60%	40%	4%	36%
35–44	633	48%	52%	4%	48%	1,328	59%	41%	4%	37%
45–54	843	49%	51%	6%	46%	1,104	60%	40%	5%	35%
55–64	861	64%	36%	4%	33%	1,273	63%	37%	5%	32%
65–74	484	81%	19%	5%	14%	942	78%	22%	4%	18%
75–84	329	93%	7%	2%	5%	458	88%	12%	2%	11%
85+	171	96%	4%	2%	3%	133	93%	7%	1%	6%
Total Killed*	**4,655**	**61%**	**39%**	**4%**	**34%**	**7,052**	**66%**	**34%**	**4%**	**30%**

Source: FARS 2014 Final File, 2023 ARF
*Excludes pedestrians younger than 15 and pedestrians of unknown age.
Note: NHTSA estimates BACs when alcohol test results are unknown.

Crash Characteristics

Figure 1 shows information on crash characteristics (rural/urban classification, pedestrian location, light condition, and season and time of day) describing where and when pedestrian fatalities occurred in 2023.

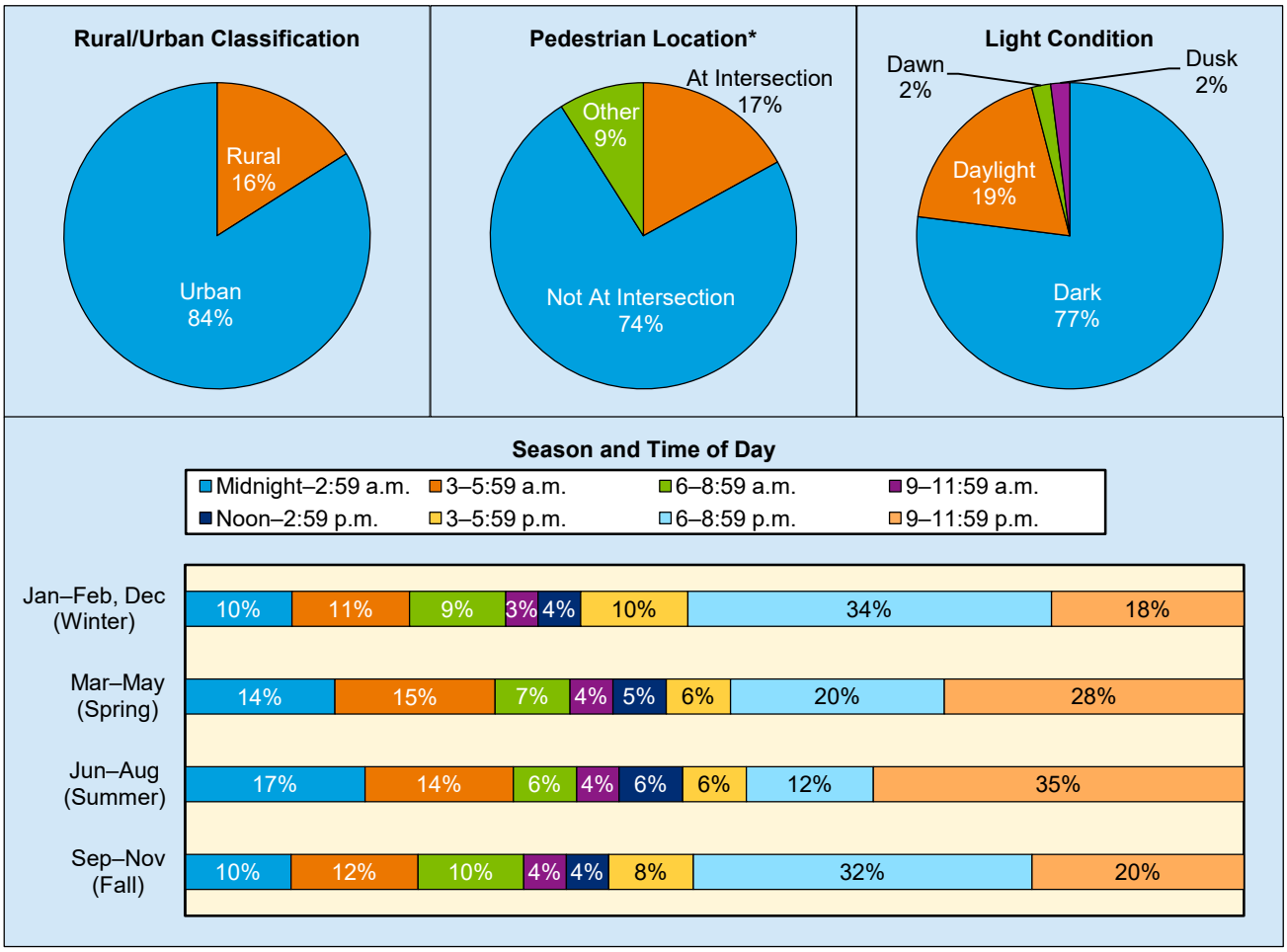
In 2023:

- Substantially more pedestrian fatalities occurred in urban areas (84%) than in rural areas (16%).
- Seventy-four percent of the pedestrian fatalities occurred at locations that were not intersections, 17 percent occurred at intersections, and the remaining 9 percent occurred at other locations including

roadsides/shoulders, parking lanes/zones, bicycle lanes, sidewalks, medians/crossing islands, driveway accesses, shared-use paths/trails, non-traffic way areas, and other sites.

- More pedestrian fatalities occurred in the dark (77%) than in daylight (19%), dusk (2%), and dawn (2%).
- Time of day is divided into eight 3-hour time intervals starting at midnight, and season is defined by months.
  - During the winter months (January, February, and the following December), over one-third (34%) of pedestrian fatalities occurred from 6 to 8:59 p.m., followed by 18 percent from 9 to 11:59 p.m.
  - During the spring months (March to May), the largest group (28%) of pedestrian fatalities occurred from 9 to 11:59 p.m., followed by 20 percent from 6 to 8:59 p.m.
  - During the summer months (June to August), more pedestrian fatalities occurred from 9 to 11:59 p.m. (35%) than any other time, followed by 17 percent from midnight to 2:59 a.m.
  - During the fall months (September to November), 32 percent of the pedestrian fatalities occurred from 6 to 8:59 p.m.; the next largest group was 20 percent, during the hours of 9 to 11:59 p.m.

Figure 1. Percentages of Pedestrian Fatalities in Traffic Crashes by Rural/Urban Classification, Pedestrian Location, Light Condition, and Season and Time of Day, 2023



Source: FARS 2023 ARF

*Based on the location of the pedestrian struck at the time of the crash. "Other" includes sidewalk, bicycle lane, median/crossing island, parking lane/zone, shoulder/roadside, driveway access, shared-use path, and non-traffic area, that may or may not have been at the intersection, but were not distinguished by collected data. Thus, "At Intersection" and "Not At Intersection" do not include those in the "Other" category that were at intersection or not at intersection.

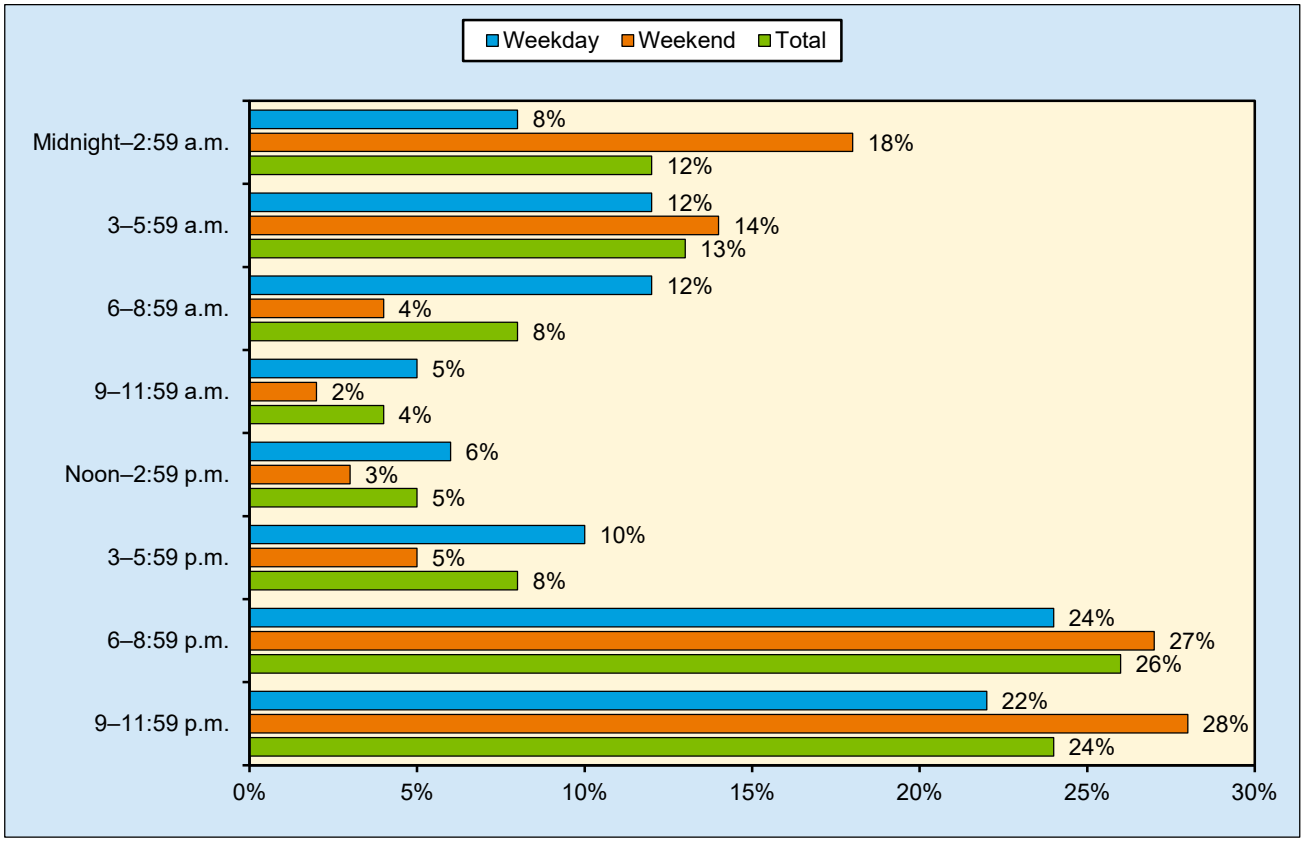
Notes: Percentages may not add up to 100 percent due to independent rounding. Unknowns were removed before calculating percentages.

Time of Day and Day of Week

In Figure 2 the time of day is divided into eight 3-hour time intervals starting at midnight, and day of week is defined as weekday (Monday 6 a.m. to Friday 5:59 p.m.) and weekend (Friday 6 p.m. to Monday 5:59 a.m.). Looking at the percentages of pedestrian fatalities in traffic crashes by time of day and day of week in 2023:

- The highest total percentage (26%) occurred from 6 to 8:59 p.m., followed by 24 percent from 9 to 11:59 p.m.
- The lowest total percentage (4%) occurred from 9 to 11:59 a.m.
- The highest weekday percentage (24%) occurred from 6 to 8:59 p.m., followed by 22 percent from 9 to 11:59 p.m.
- The lowest weekday percentage (5%) occurred from 9 to 11:59 a.m.
- The highest weekend percentage (28%) occurred from 9 to 11:59 p.m., followed by 27 percent from 6 to 8:59 p.m.
- The lowest weekend percentage (2%) occurred from 9 to 11:59 a.m.

Figure 2. Percentages of Pedestrian Fatalities in Traffic Crashes, by Time of Day and Day of Week, 2023



Source: FARS 2023 ARF
Weekday – Monday 6 a.m. to Friday 5:59 p.m. (4.5 days)
Weekend – Friday 6 p.m. to Monday 5:59 a.m. (2.5 days)
Notes: Percentages were calculated in each day of week category (weekday/weekend/total). Unknowns were removed before calculating percentages.

Vehicle Type and Impact Point

Eighty-nine percent (6,474) of pedestrian fatalities occurred in single-vehicle crashes in 2023; 11 percent (840) were killed in multi-vehicle crashes. Nearly 1 out of every 4 pedestrians killed (24%) in crashes were struck by hit-and-run drivers. Of the pedestrians struck and killed in hit-and-run crashes, 91 percent were in single-vehicle crashes.

Of the 6,474 pedestrians killed in single-vehicle crashes, 97 percent (6,280) were killed in crashes where the first harmful events were collisions with pedestrians. Table 6 presents the 6,280 pedestrians killed in these crashes by vehicle type and location of the initial impact on the striking vehicle.

In 2023:

- Pedestrians who died in single-vehicle crashes were most likely to be struck by the fronts of the vehicles.
- Pedestrians who died in single-vehicle crashes involving passenger vehicles (passenger cars and light trucks including SUVs, pickups, and vans) were more likely to be hit by the fronts of these vehicles as compared to crashes involving large trucks or buses.
- Pedestrians who died in single-vehicle crashes involving buses had the highest percentage of right-side and left-side impacts.

Table 6. Pedestrians Killed in Single-Vehicle Crashes Where the First Harmful Event Was Collision With a Pedestrian, by Vehicle Type and Initial Point of Impact on Vehicle, 2023

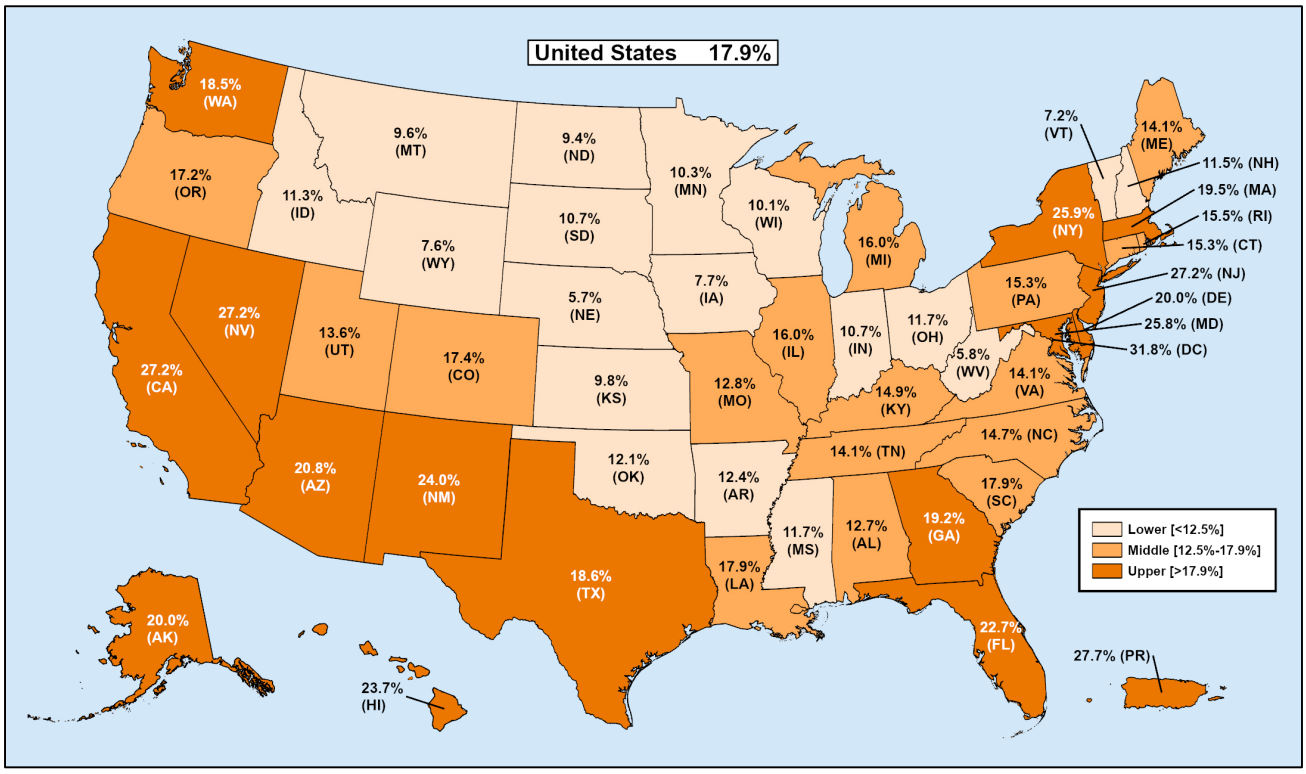
	Initial Point of Impact on Vehicle											
	Front		Right Side		Left Side		Rear		Other/Unknown		Total	
Vehicle Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Passenger Car	1,868	92.5%	30	1.5%	24	1.2%	9	0.4%	89	4.4%	2,020	100.0%
Light Truck*	2,730	90.5%	59	2.0%	41	1.4%	41	1.4%	145	4.8%	3,016	100.0%
–SUV	*1,551*	*91.8%*	*25*	*1.5%*	*19*	*1.1%*	*25*	*1.5%*	*69*	*4.1%*	*1,689*	*100.0%*
–Pickup	*958*	*88.7%*	*28*	*2.6%*	*19*	*1.8%*	*13*	*1.2%*	*62*	*5.7%*	*1,080*	*100.0%*
–Van	*221*	*89.8%*	*5*	*2.0%*	*3*	*1.2%*	*3*	*1.2%*	*14*	*5.7%*	*246*	*100.0%*
Large Truck	271	73.8%	27	7.4%	13	3.5%	17	4.6%	39	10.6%	367	100.0%
Bus	33	67.3%	10	20.4%	2	4.1%	0	-	4	8.2%	49	100.0%
Other/Unknown Vehicle	447	54.0%	17	2.1%	3	0.4%	1	0.1%	360	43.5%	828	100.0%
Total	**5,349**	**85.2%**	**143**	**2.3%**	**83**	**1.3%**	**68**	**1.1%**	**637**	**10.1%**	**6,280**	**100.0%**

Source: FARS 2023 ARF
*Includes other/unknown light-truck vehicle types.

State

Figure 3 shows a color-coded map of the percentages of total traffic fatalities who were pedestrians by State in 2023. Note that for this section as well as the following section on fatalities by city, the populations of States and cities can vary greatly from the recorded resident population. States with substantial seasonal tourism, such as Florida, and cities with a large influx of daily commuters, such as Washington, DC, have at times a substantially larger population than is reflected in their numbers of residents.

Figure 3. Percentages of Total Traffic Fatalities Who Were Pedestrians, by State, 2023



Source: FARS 2023 ARF

Table 7 presents numbers of total and pedestrian fatalities, the percentage of total fatalities who were pedestrians, population, and the pedestrian fatality rates per 100,000 population for each State and the District of Columbia in 2023. Also included in Table 7 is Puerto Rico, that is not included in the overall U.S. total.

In 2023:

- The number of pedestrian fatalities was highest in California (1,106), followed by Texas (800) and Florida (771).
- Vermont (5) had the fewest pedestrian fatalities, followed by North Dakota (10), Rhode Island (11), and Wyoming (11).
- The percentages of pedestrian fatalities (out of total traffic fatalities) in States ranged from a low of 5.7 percent (Nebraska) to a high of 31.8 percent (District of Columbia), compared to 17.9 percent nationwide.
- The highest pedestrian fatality rate per 100,000 population was in New Mexico (4.97), followed by Arizona (3.65), and South Carolina (3.48). The national pedestrian fatality rate in 2023 was 2.18.
- Nebraska had the lowest pedestrian fatality rate per 100,000 population, 0.66, followed by Minnesota (0.73) and Vermont (0.77).

Table 7. Total and Pedestrian Fatalities in Traffic Crashes, and Pedestrian Fatality Rates per 100,000 Population, by State, 2023

State	Total Fatalities	Pedestrian Fatalities		Population	Pedestrian Fatality Rate per 100,000 Population
		Number	Percentage of Total Fatalities		
Alabama	974	124	12.7%	5,108,468	2.43
Alaska	60	12	20.0%	733,406	1.64
Arizona	1,304	271	20.8%	7,431,344	3.65
Arkansas	596	74	12.4%	3,067,732	2.41
California	4,061	1,106	27.2%	38,965,193	2.84
Colorado	720	125	17.4%	5,877,610	2.13
Connecticut	308	47	15.3%	3,617,176	1.30
Delaware	135	27	20.0%	1,031,890	2.62
District of Columbia	44	14	31.8%	678,972	2.06
Florida	3,396	771	22.7%	22,610,726	3.41
Georgia	1,615	310	19.2%	11,029,227	2.81
Hawaii	93	22	23.7%	1,435,138	1.53
Idaho	275	31	11.3%	1,964,726	1.58
Illinois	1,241	199	16.0%	12,549,689	1.59
Indiana	898	96	10.7%	6,862,199	1.40
Iowa	377	29	7.7%	3,207,004	0.90
Kansas	387	38	9.8%	2,940,546	1.29
Kentucky	814	121	14.9%	4,526,154	2.67
Louisiana	811	145	17.9%	4,573,749	3.17
Maine	135	19	14.1%	1,395,722	1.36
Maryland	621	160	25.8%	6,180,253	2.59
Massachusetts	343	67	19.5%	7,001,399	0.96
Michigan	1,094	175	16.0%	10,037,261	1.74
Minnesota	409	42	10.3%	5,737,915	0.73
Mississippi	732	86	11.7%	2,939,690	2.93
Missouri	991	127	12.8%	6,196,156	2.05
Montana	208	20	9.6%	1,132,812	1.77
Nebraska	227	13	5.7%	1,978,379	0.66
Nevada	389	106	27.2%	3,194,176	3.32
New Hampshire	130	15	11.5%	1,402,054	1.07
New Jersey	606	165	27.2%	9,290,841	1.78
New Mexico	437	105	24.0%	2,114,371	4.97
New York	1,114	289	25.9%	19,571,216	1.48
North Carolina	1,561	229	14.7%	10,835,491	2.11
North Dakota	106	10	9.4%	783,926	1.28
Ohio	1,242	145	11.7%	11,785,935	1.23
Oklahoma	718	87	12.1%	4,053,824	2.15
Oregon	587	101	17.2%	4,233,358	2.39
Pennsylvania	1,211	185	15.3%	12,961,683	1.43
Rhode Island	71	11	15.5%	1,095,962	1.00
South Carolina	1,047	187	17.9%	5,373,555	3.48
South Dakota	140	15	10.7%	919,318	1.63
Tennessee	1,323	186	14.1%	7,126,489	2.61
Texas	4,291	800	18.6%	30,503,301	2.62
Utah	280	38	13.6%	3,417,734	1.11
Vermont	69	5	7.2%	647,464	0.77
Virginia	913	129	14.1%	8,715,698	1.48
Washington	810	150	18.5%	7,812,880	1.92
West Virginia	260	15	5.8%	1,770,071	0.85
Wisconsin	583	59	10.1%	5,910,955	1.00
Wyoming	144	11	7.6%	584,057	1.88
U.S. Total	**40,901**	**7,314**	**17.9%**	**334,914,895**	**2.18**
Puerto Rico	307	85	27.7%	3,205,691	2.65

Sources: FARS 2023 ARF; Population – Census Bureau

City

Table 8 presents numbers of total and pedestrian fatalities, the percentage of total fatalities who were pedestrians, population, and the fatality rates per 100,000 population for total and pedestrian traffic fatalities, for each city with a population of 500,000 or greater in 2023.

In 2023:

- The pedestrian fatality rates of most of the cities shown in Table 8 were higher than the national average of 2.18 per 100,000 population. Of the 38 cities listed, 6 had lower fatality rates.
- The number of pedestrian fatalities was highest in Los Angeles, California (145), followed by Phoenix, Arizona (109), Houston, Texas (98), and New York City, New York (85).
- Boston, Massachusetts (7), had the fewest number of pedestrian fatalities, followed by Las Vegas, Nevada, and Seattle, Washington, with 13 pedestrian fatalities each.
- The percentage of pedestrian fatalities (out of total traffic fatalities) ranged from a low of 15.3 percent (Kansas City, Missouri) to a high of 52.9 percent (San Francisco, California).
- Albuquerque, New Mexico, had the highest pedestrian fatality rate per 100,000 population (9.28), followed by Memphis, Tennessee (9.21).
- New York City, New York, had the lowest pedestrian fatality rate per 100,000 population (1.03), followed by Boston, Massachusetts (1.07).

Table 8. Total and Pedestrian Fatalities in Traffic Crashes in Cities With Populations of 500,000 or Greater, and Fatality Rates per 100,000 Population, 2023

City	Total Fatalities	Pedestrian Fatalities		Population	Fatality Rate per 100,000 Population	
		Number	Percentage of Total Fatalities		Total	Pedestrian
New York City, NY	204	85	41.7%	8,258,035	2.47	1.03
Los Angeles, CA	329	145	44.1%	3,820,914	8.61	3.79
Chicago, IL	167	51	30.5%	2,664,452	6.27	1.91
Houston, TX	296	98	33.1%	2,314,157	12.79	4.23
Phoenix, AZ	308	109	35.4%	1,650,070	18.67	6.61
Philadelphia, PA	135	56	41.5%	1,550,542	8.71	3.61
San Antonio, TX	178	70	39.3%	1,495,295	11.90	4.68
San Diego, CA	94	39	41.5%	1,388,320	6.77	2.81
Dallas, TX	207	66	31.9%	1,302,868	15.89	5.07
Jacksonville, FL	164	41	25.0%	985,843	16.64	4.16
Austin, TX	94	39	41.5%	979,882	9.59	3.98
Fort Worth, TX	118	41	34.7%	978,468	12.06	4.19
San Jose, CA	61	27	44.3%	969,655	6.29	2.78
Columbus, OH	98	24	24.5%	913,175	10.73	2.63
Charlotte, NC	89	23	25.8%	911,311	9.77	2.52
Indianapolis, IN	120	31	25.8%	879,293	13.65	3.53
San Francisco, CA	34	18	52.9%	808,988	4.20	2.23
Seattle, WA	35	13	37.1%	755,078	4.64	1.72
Denver, CO	76	28	36.8%	716,577	10.61	3.91
Oklahoma City, OK	101	26	25.7%	702,767	14.37	3.70
Nashville, TN	110	31	28.2%	687,788	15.99	4.51
Washington, DC	44	14	31.8%	678,972	6.48	2.06
El Paso, TX	84	20	23.8%	678,958	12.37	2.95
Las Vegas, NV	42	13	31.0%	660,929	6.35	1.97
Boston, MA	18	7	38.9%	653,833	2.75	1.07
Detroit, MI	131	36	27.5%	633,218	20.69	5.69
Portland, OR	69	23	33.3%	630,498	10.94	3.65
Louisville, KY	118	28	23.7%	622,981	18.94	4.49
Memphis, TN	244	57	23.4%	618,639	39.44	9.21
Baltimore, MD	46	23	50.0%	565,239	8.14	4.07
Milwaukee, WI	79	18	22.8%	561,385	14.07	3.21
Albuquerque, NM	109	52	47.7%	560,274	19.45	9.28
Tucson, AZ	147	35	23.8%	547,239	26.86	6.40
Fresno, CA	52	20	38.5%	545,716	9.53	3.66
Sacramento, CA	69	26	37.7%	526,384	13.11	4.94
Mesa, AZ	69	14	20.3%	511,648	13.49	2.74
Atlanta, GA	84	23	27.4%	510,823	16.44	4.50
Kansas City, MO	98	15	15.3%	510,704	19.19	2.94

Sources: FARS 2023 ARF; Population – Census Bureau
Note: Sorted by highest to lowest population.

Appendix

In this fact sheet people killed in motor vehicle traffic crashes who were on personal conveyances are not classified as pedestrians. Personal conveyances are defined as roller skates, inline skates, skateboards, baby strollers, scooters, toy wagons, motorized skateboards, motorized toy cars, Segway-style devices, motorized and non-motorized wheelchairs, and scooters for those with disabilities. Personal conveyances do not include bicycles and other cycles. Table 9 presents the distribution of people killed on personal conveyances as a percentage of total motor vehicle fatalities for each year in the past decade.

Table 9. Total Fatalities and Fatalities to People on Personal Conveyances Involved in Traffic Crashes, 2014–2023

Year	Total Fatalities	Fatalities to People on Personal Conveyances	
		Number	Percentage of Total Fatalities
2014	32,744	158	0.5%
2015	35,484	160	0.5%
2016	37,806	176	0.5%
2017	37,473	158	0.4%
2018	36,835	150	0.4%
2019	36,355	198	0.5%
2020	39,007	182	0.5%
2021	43,230	214	0.5%
2022	42,721	252	0.6%
2023	40,901	235	0.6%

Source: FARS 2014–2022 Final File, 2023 ARF

Important Safety Reminders

For Pedestrians:

- Walk on a sidewalk or path when one is available.
- If no sidewalk or path is available, walk on the shoulder, facing traffic. Stay alert; don't be distracted by electronic devices, including smart phones, audio players, and other devices that take your eyes and ears off the road.
- Be cautious night and day when sharing the road with vehicles. Never assume a driver sees you (he or she could be distracted, under the influence of alcohol and/or drugs, or just not see you). Make eye contact with drivers as they approach.
- Be predictable. Cross streets at crosswalks or intersections when possible. This is where drivers expect pedestrians.
- If a crosswalk or intersection is not available, locate a well-lit area, wait for a gap in traffic that allows you enough time to cross safely, and continue to watch for traffic as you cross.
- Be visible. Wear bright clothing during the day and wear reflective materials or use a flashlight at night.
- Avoid alcohol and drugs when walking; they impair your judgment and coordination.

For Drivers:

- Look for pedestrians everywhere. Pedestrians may not be walking where they should be or may be hard to see—especially in poorly lit conditions, including dusk/dawn/night and poor weather.
- Always stop for pedestrians in the crosswalk or where pedestrian crosswalk signs are posted.
- Never pass vehicles stopped at a crosswalk. They may be stopped to allow pedestrians to cross the street.
- Slow down and look for pedestrians. Be prepared to stop when turning or otherwise entering a crosswalk.
- Never drive under the influence of alcohol and/or drugs.
- Follow the speed limit; slow down around pedestrians.
- Stay focused and slow down where children may be present, like school zones and neighborhoods.

— NHTSA's Research and Program Development

Fatality Analysis Reporting System

FARS contains data on every fatal motor vehicle traffic crash within the 50 States, the District of Columbia, and Puerto Rico. To be included in FARS, a traffic crash must involve a motor vehicle traveling on a trafficway customarily open to the public and must result in the death of a vehicle occupant or a nonoccupant within 30 days of the crash. The Annual Report File (ARF) is the FARS data file associated with the most recent available year, which is subject to change when it is finalized the following year to the final version known as the Final File. The additional time between the ARF and the Final File provides the opportunity for submission of important variable data requiring outside sources, which may lead to changes in the final counts. More information on FARS can be found at www.nhtsa.gov/crash-data-systems/fatality-analysis-reporting-system.

The updated final counts for the previous data year will be reflected with the release of the recent year's ARF. For example, along with the release of the 2023 ARF, the 2022 Final File was released to replace the 2022 ARF. The final fatality count in motor vehicle traffic crashes for 2022 was 42,721, which was updated from 42,514 in the 2022 ARF. The number of pedestrian fatalities from the 2022 Final File was 7,593, which was updated from 7,522 from the 2022 ARF.

Crash Report Sampling System

NHTSA's National Center for Statistics and Analysis (NCSA) redesigned the nationally representative sample of police-reported traffic crashes, which estimates the number of police-reported injury and property-damage-only crashes in the United States. CRSS replaced the National Automotive Sampling System (NASS) General Estimates System (GES) in 2016. More information on CRSS can be found at www.nhtsa.gov/crash-data-systems/crash-report-sampling-system-crss.

Product Information Catalog and Vehicle Listing (vPIC) Vehicle Classification

Historically, vehicle type classifications (e.g., passenger cars, light trucks, large trucks, motorcycles, buses) from FARS, NASS GES, and CRSS used for analysis and data reporting were based on analyst-coded vehicle body type. NHTSA did not have manufacturer authoritative data to assist in vehicle body type coding. NCSA has developed a Product Information Catalog and Vehicle Listing (vPIC) dataset that is being used to decode VINs (Vehicle Identification Numbers) and extract vehicle information. Details of vehicles (make, model, body class, etc.) involved in crashes are obtained from vPIC via VIN-linkage. The VIN-derived information from vPIC uses the manufacturer's classification of body class, which allows for more accurate vehicle type analysis.

The vPIC-based analysis data are available beginning with 2020 FARS and CRSS data files. Vehicle-related analysis for 2020 and later years are based on vPIC vehicle classification. As a result, the 2020 and later-year vehicle type classifications are not comparable to 2019 and earlier-year vehicle type classifications. This change affects any analysis with a vehicle component to it. More information on vPIC can be found at https://vpic.nhtsa.dot.gov/.

Important Change for Motorized Bicycles

Prior to 2022, motorized bicycles were collected as motor vehicles and classified as motorcycles in FARS and CRSS, and their operators and passengers were captured as motorists. Beginning in 2022, FARS and CRSS are no longer collecting motorized bicycles as motor vehicles. Consequently, operators and passengers of motorized bicycles will be captured as pedalcyclists when involved in a motor vehicle traffic crash. Any traffic crash involving only motorized bicycle(s) will no longer be captured in FARS or CRSS.

The suggested APA format citation for this document is:

National Center for Statistics and Analysis. (2025, June). *Pedestrians: 2023 data* (Traffic Safety Facts. Report No. DOT HS 813 727). National Highway Traffic Safety Administration.

For More Information:

Motor vehicle traffic crash data are available from the National Center for Statistics and Analysis (NCSA), NSA-230. NCSA can be contacted at NCSARequests@dot.gov or 800-934-8517. NCSA programs can be found at www.nhtsa.gov/data. To report a motor vehicle safety-related problem or to inquire about safety information, contact the Vehicle Safety Hotline at 888-327-4236 or https://www.nhtsa.gov/report-a-safety-problem.

The following data tools and resources can be found at https://cdan.dot.gov.

- Fatal Motor Vehicle Traffic Crash Data Visualizations
- Fatality and Injury Reporting System Tool (FIRST)
- State Traffic Safety Information (STSI)
- Traffic Safety Facts Annual Report Tables
- FARS Data Tables (FARS Encyclopedia)
- Motor Vehicle Crash Databook
- Leading Cause of Death Reports
- Crash Viewer
- Product Information Catalog and Vehicle Listing (vPIC)
- FARS, NASS GES, CRSS, NASS Crashworthiness Data System (CDS), and Crash Investigation Sampling System (CISS) data can be downloaded for further analysis.

Other fact sheets available from NCSA:

- Alcohol-Impaired Driving
- Bicyclists and Other Cyclists
- Children
- Large Trucks
- Motorcycles
- Occupant Protection in Passenger Vehicles
- Older Population
- Passenger Vehicles
- Race and Ethnicity
- Rural/Urban Traffic Fatalities
- School-Transportation-Related Traffic Crashes
- Speeding
- State Alcohol-Impaired-Driving Estimates
- State Traffic Data
- Summary of Motor Vehicle Traffic Crashes
- Young Drivers

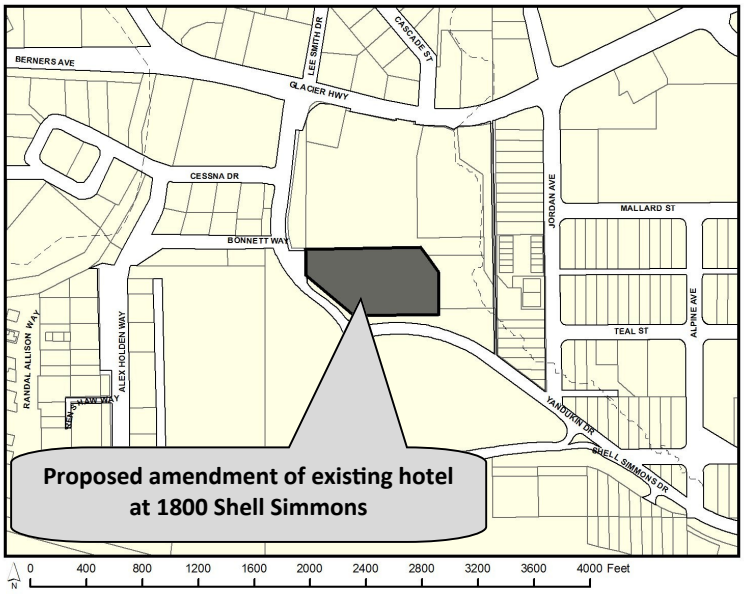
Detailed data on motor vehicle traffic crashes are published annually in *Traffic Safety Facts: A Compilation of Motor Vehicle Traffic Crash Data*. The fact sheets and Traffic Safety Facts annual report can be found at https://crashstats.nhtsa.dot.gov/.

U.S. Department of Transportation
National Highway Traffic Safety Administration

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **amendment of existing hotel approval (USE1999-0050), to include four additional guest rooms, restaurant, bar, and small-scale retail** at **1800 Shell Simmons** in a **General Commercial (GC) zone.**

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **Monday, June 1, 2026** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through May 18

Comments received during this period will be sent to the Planner, Forrest Courtney, to be included as an attachment in the staff report.

May 19 — noon, June 5

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, June 9, 2026

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

June 10

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4208**
Email: **pc_comments@juneau.gov or forrest.courtney@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: USE2026 0005
Parcel No.: 5B1601000040
CBJ Parcel Viewer: http://epv.juneau.org

Printed May 13, 2026



Attachment AC - USE2026 0005 Public Notice Sign