



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

Table with 2 columns: Contact Name/Role and Contact Information. Includes Applicant (Anton Villacorta, LaQuita Chmielowski) and Owner (Anton Villacorta) details.

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.

Table with 4 columns: Fees, Amount, Payments, Amt Paid. Lists Public Notice Sign Deposit, Public Notice Sign Fee, Class V Use Fee, Total Fees, Credit Card, and Amount Due.

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



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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 Structure(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:

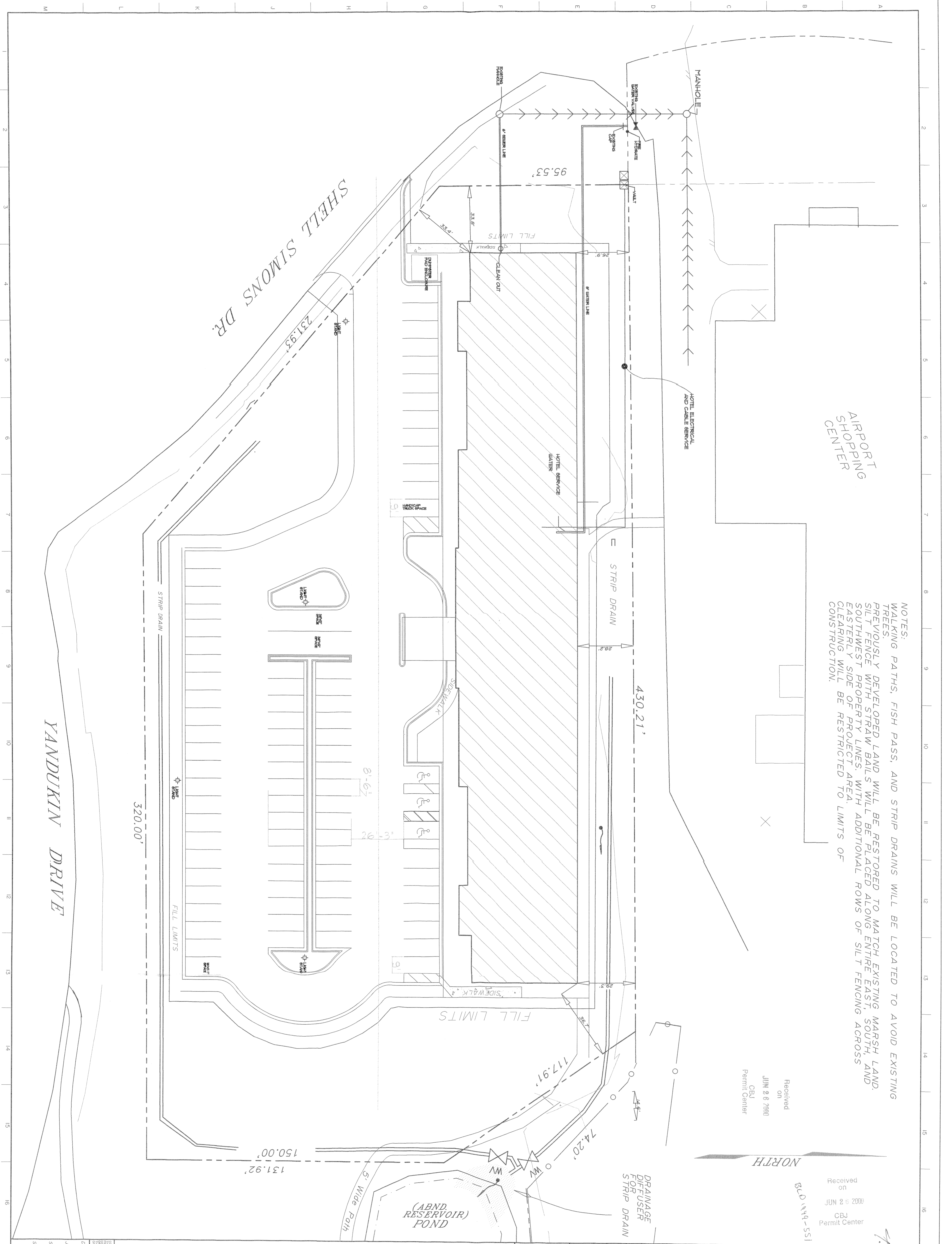
1800 Shell Juneau, LLC owns property located at 1800 Shell Simmons Drive (Tax ID 5B1601000040). , I  
id: 016-061-53-000) in Anchorage, Alaska. The property is located on the east side of Shell Simmons  
Drive and just to the north of the intersection of Yandukin Drive and Shell Simmons Drive.

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



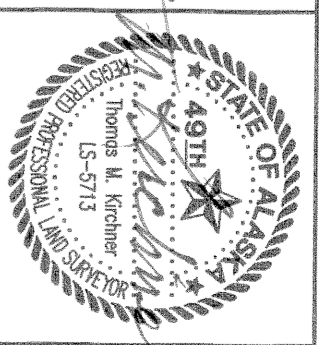
NOTES:  
 WALKING PATHS, FISH PASS, AND STRIP DRAINS WILL BE LOCATED TO AVOID EXISTING TREES.  
 PREVIOUSLY DEVELOPED LAND WILL BE RESTORED TO MATCH EXISTING MARSH LAND. SILT FENCE WITH STRAW BAILS WILL BE PLACED ALONG ENTIRE EAST, SOUTH, AND SOUTHWEST PROPERTY LINES WITH ADDITIONAL ROWS OF SILT FENCING ACROSS EASTERLY SIDE OF PROJECT AREA.  
 CLEARING WILL BE RESTRICTED TO LIMITS OF CONSTRUCTION.

Received on JUN 28 2000  
 CBJ Permit Center

Received on JUN 28 2000  
 CBJ Permit Center

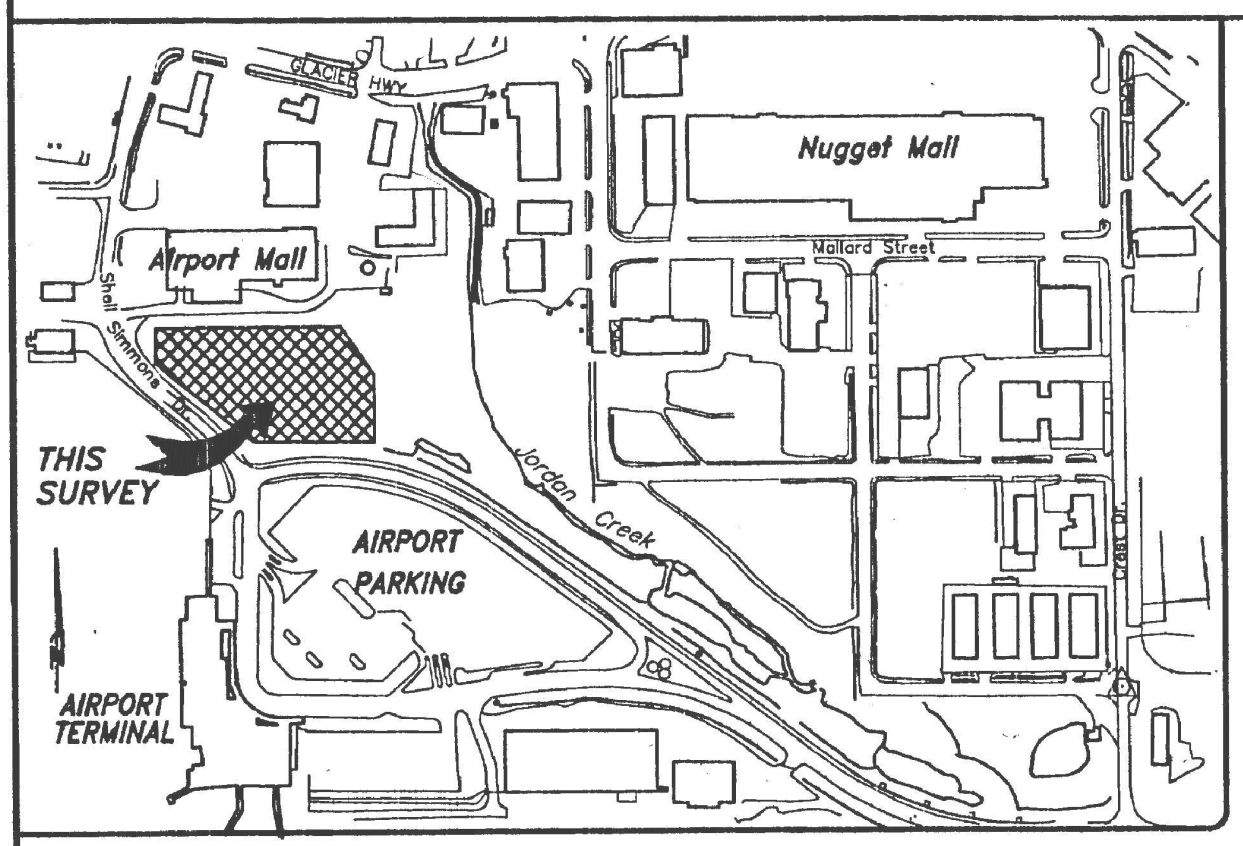
BLD 144-551

**ALS**  
 ALASKA LAND SURVEYING CO.  
 2204 KA-SEE-AN DRIVE DR.  
 JUNEAU, ALASKA 99801  
 907-789-0000 Office  
 907-789-4224 Fax

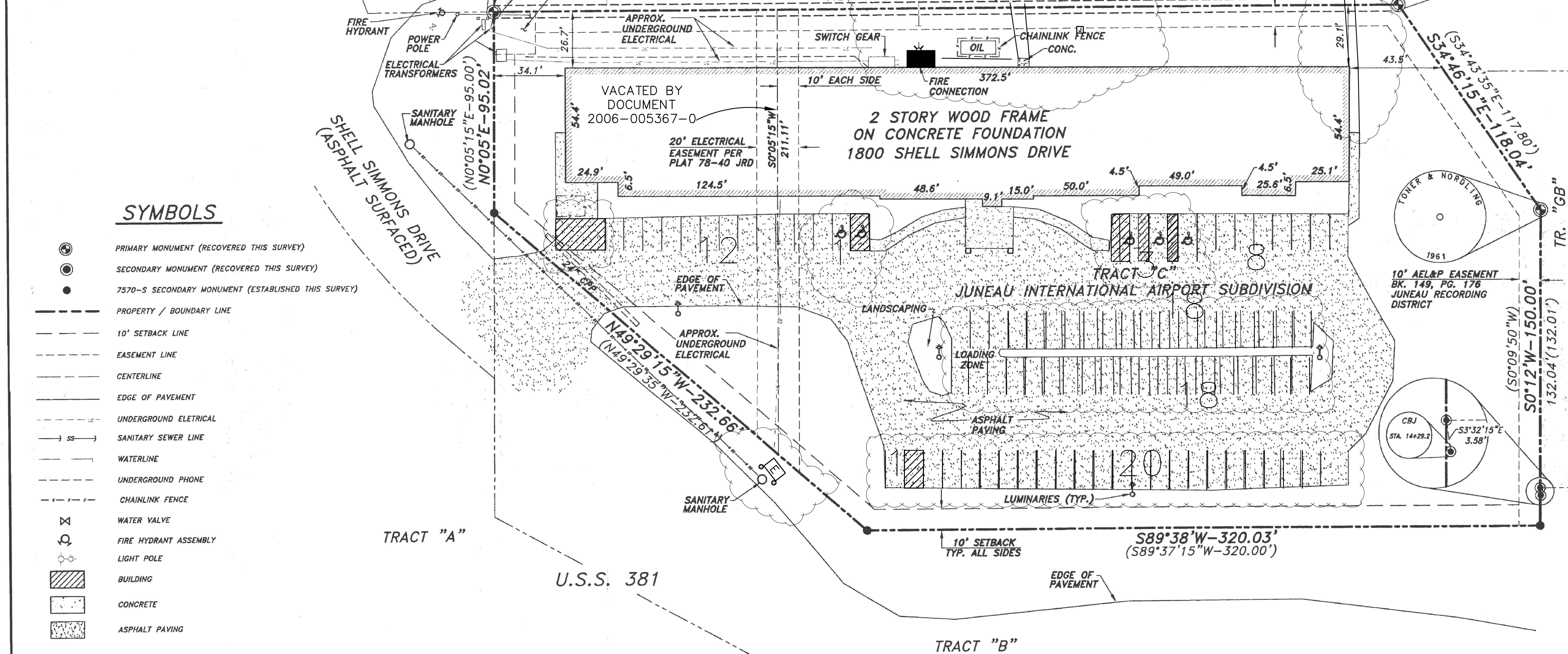


**WESTERN STEEL GUEST HOUSE**  
 JUNEAU, ALASKA  
**AS CONSTRUCTED DRAWING**

DATE: 22 JUNE 2000  
 JOB NO.: 9605.01/  
 SCALE: 1" = 20'  
 SHEET NUMBER: 1. OF 1.



**TRACT "C"**  
**JUNEAU INTERNATIONAL AIRPORT SUBDIVISION**  
 APPROXIMATE SCALE: 1" = 500'  
 8" 100' 250' 500'



**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 ELECTRICAL
- SANITARY SEWER LINE
- WATERLINE
- UNDERGROUND PHONE
- CHAINLINK FENCE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT ASSEMBLY
- ⊙ LIGHT POLE
- ▨ BUILDING
- ▩ CONCRETE
- ▨ ASPHALT PAVING

**STATEMENT OF ENCROACHMENTS**

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**

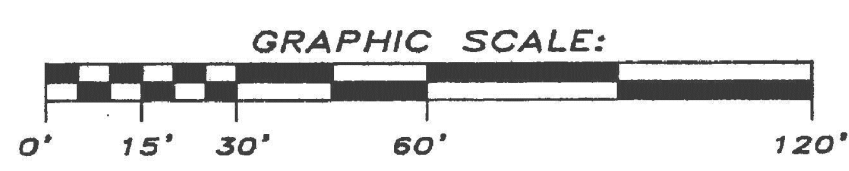
INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY SHELL SIMMONS DRIVE AND THE JUNEAU INTERNATIONAL AIRPORT ACCESS ROAD, (ASPHALT SURFACED ROADWAY), WITH DEDICATED RIGHT-OF-WAY MAINTAINED BY THE CITY & BOROUGH OF JUNEAU, ALASKA.

**PARKING**

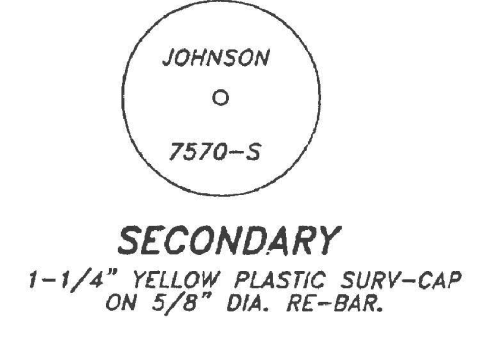
STRIPPING AND AREA EXIST. FOR 1 LOADING ZONE, 78 STANDARD AND 5 ACCESSIBLE VEHICLE PARKING STALLS WITHIN TRACT "C".

**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.



**TYPICAL MONUMENT**  
 (ESTABLISHED THIS SURVEY)



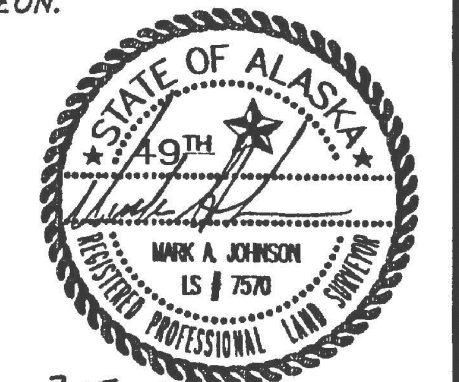
**LEGAL DESCRIPTION**

**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 SOUTHWEST 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, 2008.

**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 SURVEYOR 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.



Signature of Surveyor  
 7570-S

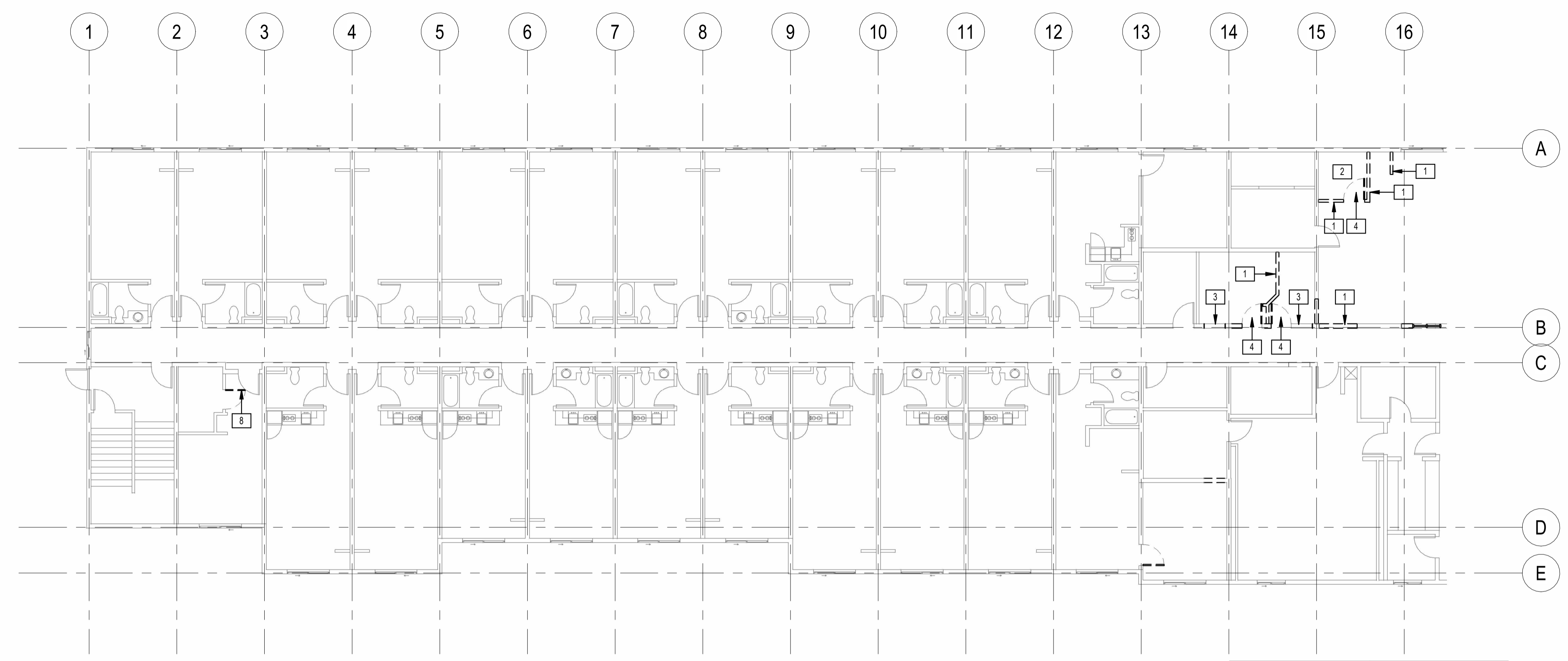
2	2/24/06	REVISED CERTIFICATE	CRC
1	2/3/06	REVISED CERTIFICATE	CRC
REVISION	DATE	DESCRIPTION	BY
F.B. 1 OF			
SURVEY DATE: JAN. 12, 2006		SCALE: 1"=30'	
CADD: 061701.DWG		DATE: 1-18-06	
R&M PROJ. NO.: 061701		R&M DWG. NO. L-925	

A:\2006\061701\061701.DWG (1:15:50) 1-19-06 1:45 PM C.C.



**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



2 FIRST FLOOR DEMO PLAN - WEST  
 SCALE: 3/32" = 1'-0"

**GENERAL DEMOLITION NOTES**

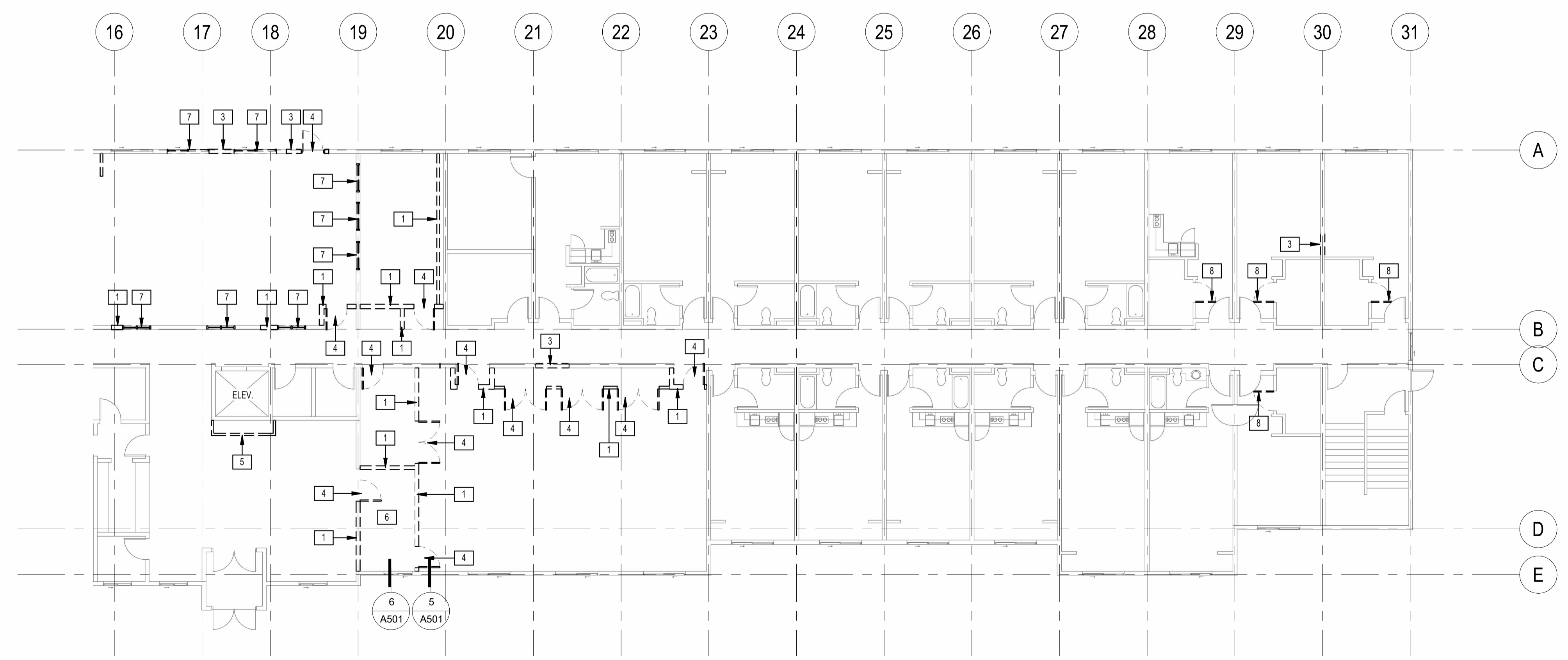
- COORDINATE ALL DEMOLITION WITH NEW WORK ON INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.
- VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.

**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



1 FIRST FLOOR DEMO PLAN - EAST  
 SCALE: 3/32" = 1'-0"

**KEY PLAN**

JUNEAU EXTENDED STAY - PHASE II

PROJECT ADDRESS:  
 1800 Shell Simmons Drive  
 JUNEAU, ALASKA 99801  
 61 PROJECT NO. 2K25019



**REVISIONS**

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5	1.20.2026	PLUMBING REVISIONS



**FIRST FLOOR PLAN - WEST**  
 SCALE: 3/32" = 1'-0"

KEY PLAN

**GENERAL NEW WORK NOTES**

- COORDINATE ALL NEW WORK WITH INTERIOR DESIGN, ARCHITECTURAL, MECHANICAL AND ELECTRICAL.
- VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.
- MODIFY SPRINKLERS AS REQUIRED AND PROVIDE NEW SMOKE DETECTORS IN UNIT.
- 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



**FIRST FLOOR PLAN - EAST**  
 SCALE: 3/32" = 1'-0"

KEY PLAN