

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.


PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Northern Hospitality Group Inc.	Name (last name first) Jason Motyka
Mailing Address 645 W 3rd Ave Anch, AK, 99501	Mailing Address 645 W 3rd Ave, Anch, AK, 99501
Contact Phone: Day: 907-229-5151 Night:	Contact Phone: Day: 907-229-5151 Night:
FAX:	FAX:
E-mail: Jmotyka@nhg.alaska.com	E-mail: Jmotyka@NH6Alaska.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION 001-021-11-003-22
Property Tax #(000-000-00-000): 001-021-11-003-22
Site Street Address: 721 Depot Drive, Anch, AK, 99501
Property Owner (if not the Petitioner): Ship Creek Property LLC
Current legal description: (use additional sheet in necessary) Downtown Edge TR1 ARR # 20422
Zoning: PC A0 2006-46 Acreage: 12,496 Grid # SW 1229

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input checked="" type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
is the proposed license: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of location: ABC license number:		
Transfer license location:		
Transfer licensed premises doing business as:		

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

5-6-2022 
Date Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit:	Fee:	Case Number assy: 07/26/2022 2022-0078
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COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- Major Employment Center Redevelopment/Mixed Use Area Town Center
 Neighborhood Commercial Center Industrial Center
 Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- Commercial Industrial Parks/opens space Public Land Institutions
 Marginal land Alpine/Slope Affected Special Study
 Residential at _____ dwelling units per acre

Girdwood- Tumagain Arm

- Commercial Industrial Parks/opens space Public Land Institutions
 Marginal land Alpine/Slope Affected Special Study
 Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion site affected)

- Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

- Rezoning - Case Number: _____
 Preliminary Plat Final Plat - Case Number(s): _____
 Conditional Use - Case Number(s): _____
 Zoning variance - Case Number(s): _____
 Land Use Enforcement Action for _____
 Building or Land Use Permit for _____
 Wetland permit: Army Corp of Engineers Municipality of Anchorage

DOCUMENTATION

- Required:
- Original signed application, plus 12 sets of:
 - Building Permit application for new construction or change of use, if applicable
 - Approved parking and landscape plan from Land Use Review
 - Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation, lighting; landscaping; signage; and licensed premises location.
 - Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - Completed application and narrative: explaining the project; construction, operation schedule, and open for business target date.
 - Zoning map showing the proposed location.
 - Completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
- Optional: Traffic impact analysis Economic impact analysis Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

5-6-2022



Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

49th State Spirits and Gifts @ The Rail

What is the gross leaseable floor space in square feet?

186 SF

What is the facility occupant capacity?

3

What is the number of fixed seats(booth and non movable seats)?

N/A

What is the number non-fixed seats(movable chairs, stools, etc.)?

N/A

What will be the normal business hours of operation?

11am - 10pm

What will be the business hours that alcoholic beverages will be sold or dispensed?

11am - 10pm

What do you estimate the ratio of food sales to alcohol beverage sales will be?

70 % Alcoholic beverage sales

5 % Food sales

Type of entertainment proposed: (Mark all that apply)

Recorded music Live music Floor shows Patron dancing Sporting events Other None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? Yes No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? Yes No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

None within 200 feet

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

0	%	less than \$5.00
70	%	\$5.00 to \$10.00
20	%	\$10.00 to \$25.00
10	%	greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

49th State Spirits and Gifts @ the Rail we be a full service package store that will provide locals and tourists to opportunity to shop for unique alaskan beverages and crafts. Policy #18, #21, #22.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

The Use is compatible with existing and proposed land uses in the area and surrounding neighborhood.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

The facility is located in the Ship Creek PC District and the intended use for this facility aligns with the proposed uses in that District.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

The proposal is concurrent with existing use.

2. The demand for and availability of public services and facilities.

No additional public services or facilities will be needed, the existing facilities will be used.

3. Noise, air, water or other forms of environmental pollution.

N/A

4. The maintenance of compatible and efficient development patterns and land use intensities.

This use is compatible with development patterns and land uses. We will be using existing spaces to provide intended services.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license? 2

Within 1,000 feet of your site are how many active liquor licenses? 2

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high 2

How many active liquor licenses are within the boundaries of the local community council? unknown

In your opinion, is this quantity of licenses a negative impact on the local community? No, the approval of this license will help provide additional services to the Ship Creek planned development.

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

Winter Months - 1-2

Summer Months 2-4

Operations procedures. If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- Yes No Happy hours?
- Yes No Games or contests that include consumption of alcoholic beverages?
- Yes No Patron access and assistance to public transportation?
- Yes No Notice of penalties for driving while intoxicated posted or will be posted?
- Yes No Non-alcoholic drinks available to patrons?
- Yes No Solicitation or encouragement of alcoholic beverage consumption?

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility: On site owners and managers will ensure that the facility is a good neighbor to the surrounding neighborhood.

outside facility: Security Cameras and onsite managers and owners will ensure that the facility does not impact the local businesses and residents.

Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security* for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

- Yes No Are real estate and business property taxes current?
 Yes No Are there any other debts owed to the Municipality of Anchorage?

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

- Yes No As the applicant and operator can you comply? If no explain

May 6th , 2022

Francis Mclaughlin

Senior Planner

Municipality of Anchorage

Re: New Package Store Application

Mr. Mclaughlin,

I am a managing member of Ship Creek Property LLC. We currently lease Northern Hospitality Group Inc, Suite # 50 at our building located at 721 Depot Drive, Anchorage, AK, 99501 with a legal description of DOWNTOWN EDGE, TR 1, ARR#20422. The Tax Parcel number is 001-021-11-003.

The Intent of this letter is to authorize the application for conditional use for the application for a package store license to Northern Hospitality Group Inc. If you have any further questions or concern, please feel free to contact me on my cell at 907-229-5151. Thank you for your time.

Jason Motyka

Managing Member

SHIP CREEK PROPERTY LLC.

Dear Assembly Members,

Northern Hospitality Group Inc, D.B.A 49TH State Spirits and Gifts @ The Rail is seeking an REPL license for its facility at 721 Depot Drive, Suite #50 in downtown Anchorage. The zoning district is PC AO 2006-46 (S). As stated in (AMC) 21.40.170.B.1 and 21.40.170.C.1, Alcohol Manufacturing is a permitted use by a conditional use in PC AO 2006-46 (S). Northern Hospitality Group Inc is looking to incorporate a package store and gift shop into Suite #50 at the warehouse space that is approximately 12,496 SF. By converting this portion of the facility into a package store and gift shop and by providing an associated Alaskan retail gift store experience, locals and tourists alike can come and shop for local Alaskan products in a location new to downtown Anchorage. Ship Creek development has long been discussed and with the pandemic starting to pass us this facility will bring new life to the Ship Creek development area and will help spur future developments. Using locally sourced products to the best of our ability and providing world class Alaskan hospitality is at the core of what our company has set out to accomplish. With the addition of this new package store and gift shop, we will be able to ensure that Alaskan products are sold at the highest quality providing the guest the best possible Alaskan products. In the package store a TAP certified, and knowledgeable staff member will ensure that the public is provided with the highest quality products available with all knowledge expected about these unique Alaskan offerings.

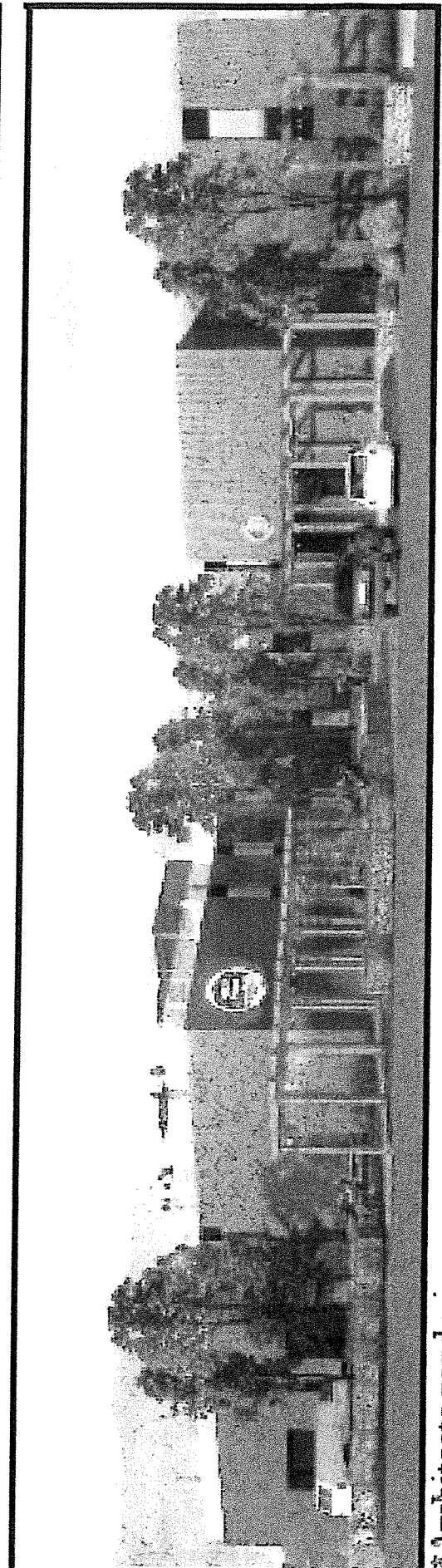
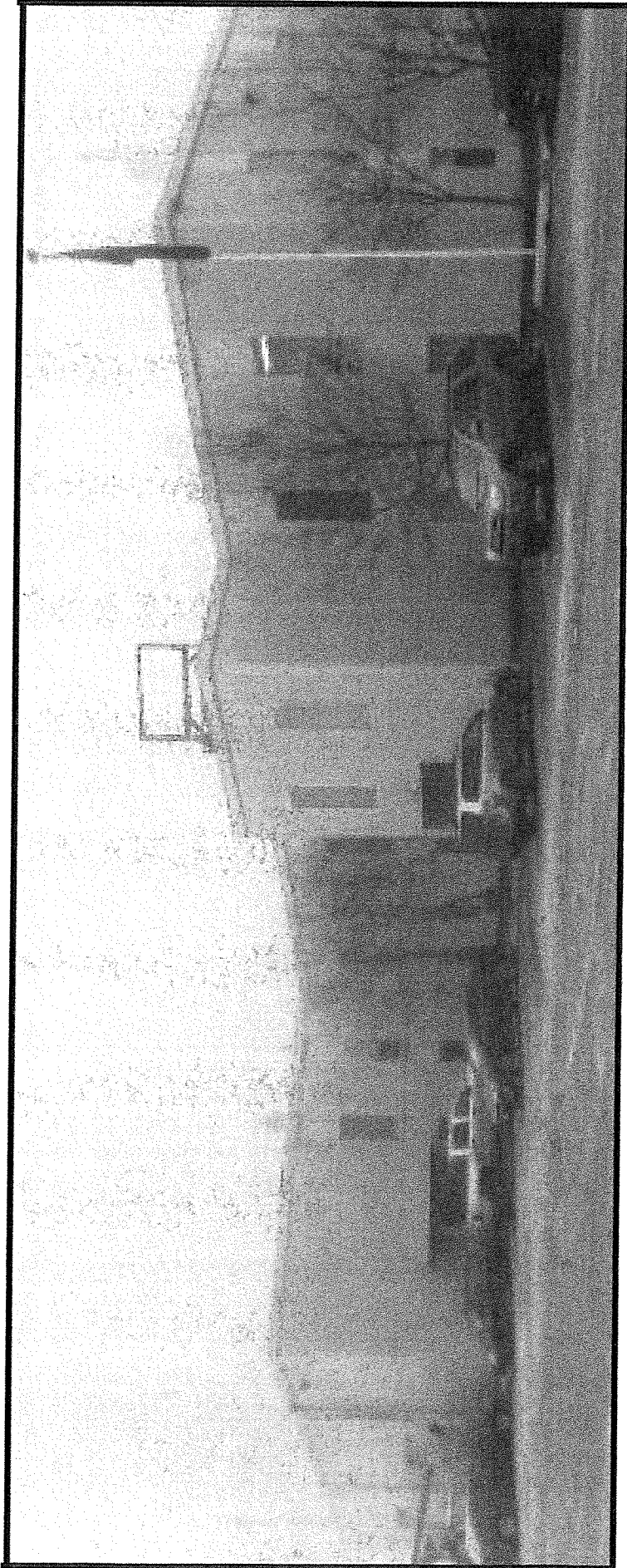
Upon approval we would like to stage construction of the project over the next 4 months with a target completion date by December 2022. In conclusion, we are confident that the changes we are proposing will allow us to provide the public with the best possible Alaskan hospitality and increase the visibility of Ship Creek development area. We feel that this service will add to the overall downtown Anchorage experience for the tourists and locals alike.

Thank you for your time and consideration. Jason

Motyka-Manager

Northern Hospitality Group, Inc.

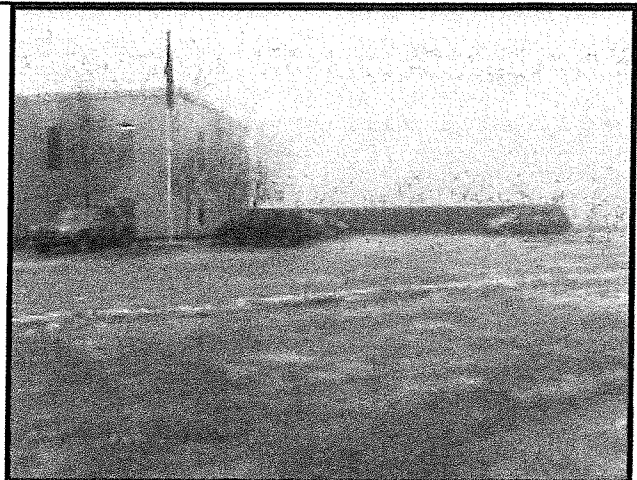
721 W. 1st Avenue
Anchorage, Alaska



*Architects rendering



View northwesterly from/near the SEC.



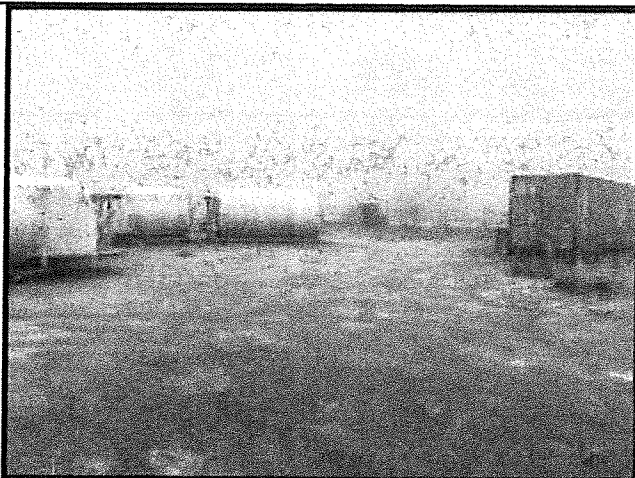
Looking north from/near the SEC.



Looking west along south boundary from/near the SEC.



Looking east along south boundary from/near the SWC.



View northwesterly of the NWC from the south boundary.



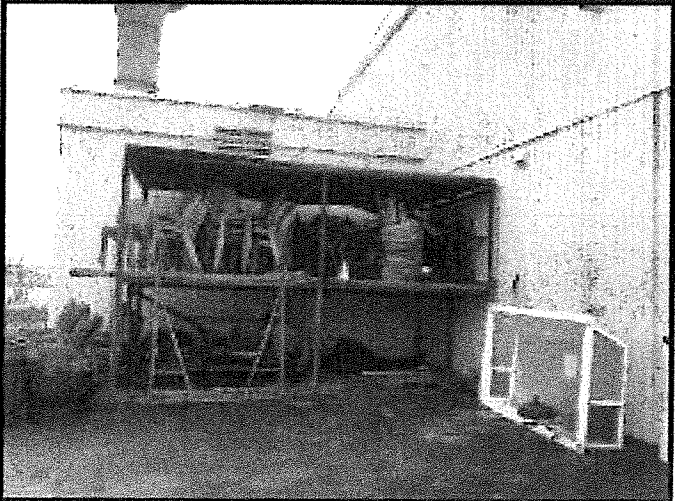
View southwesterly of the SWC and west boundary.



View northwesterly of main entrance into warehouse portion of the building.



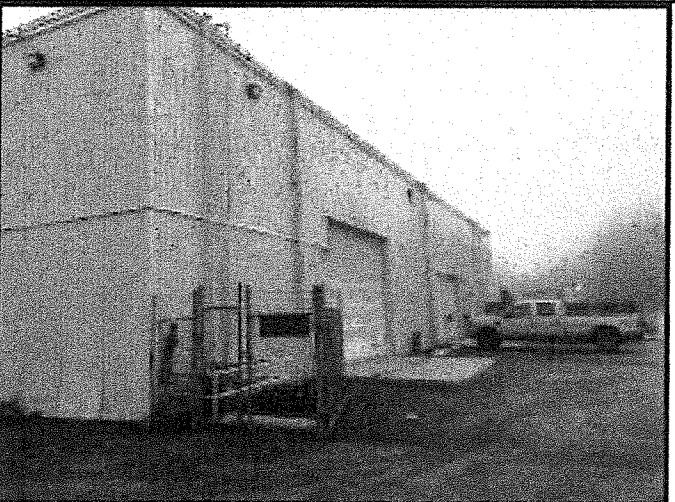
Looking north at the main entrance the office portion of the building.



Looking north at the NWC of the building where the addition will be constructed.



View northeasterly of the warehouse portion of the building.

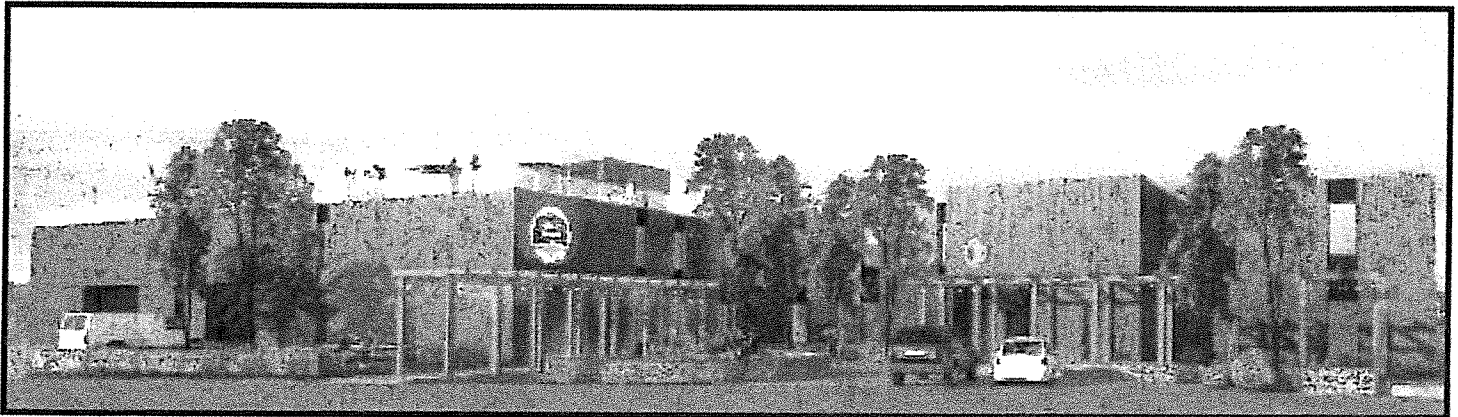
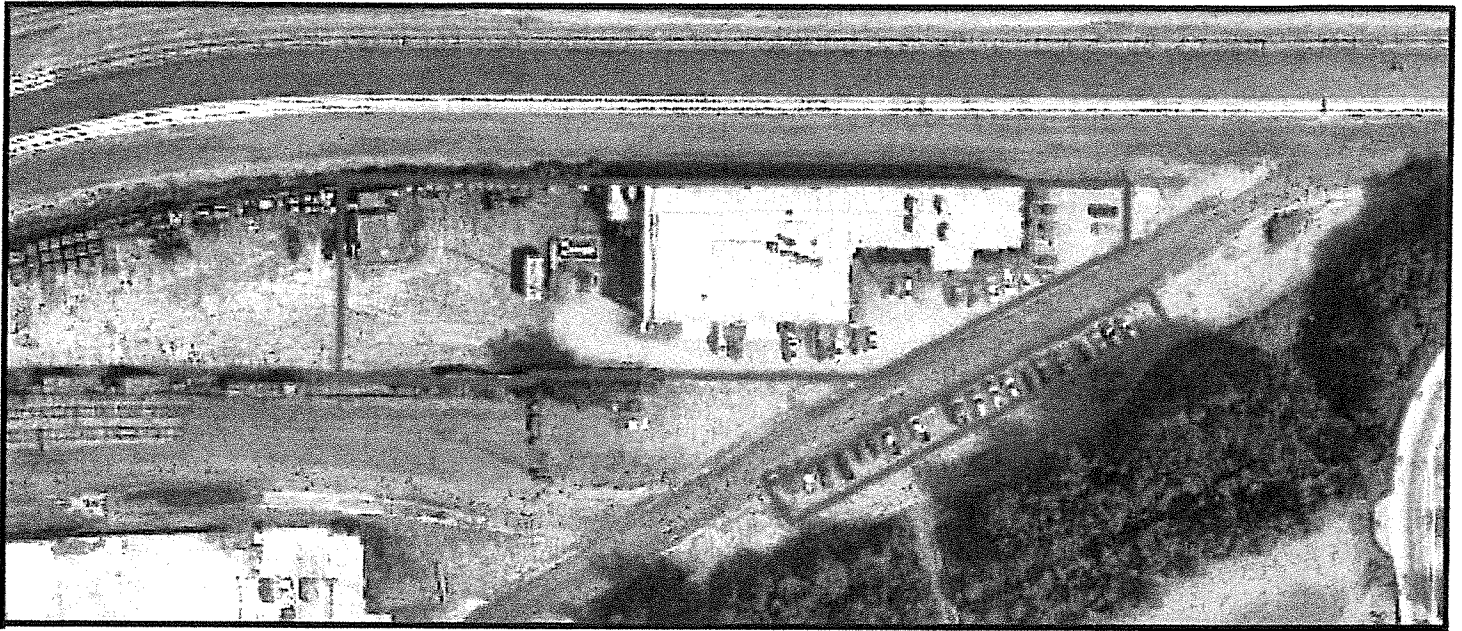


View northeasterly of front of the warehouse portion of the building.



View southeasterly of parking area on the south side of the building.

The subject property consists of a 53,298 SF (\pm 1.22AC) leased parcel located in the Ship Creek industrial area. It is improved with a two-story office/warehouse. An extensive renovation is underway.



*Architects rendering

Legal Description

The parcel is legally described as a Lease Parcel of land within Lot 2 of U.S. Survey 1170 and Lot 1, Block 122 U.S. Survey 408.

MOA Tax ID Number

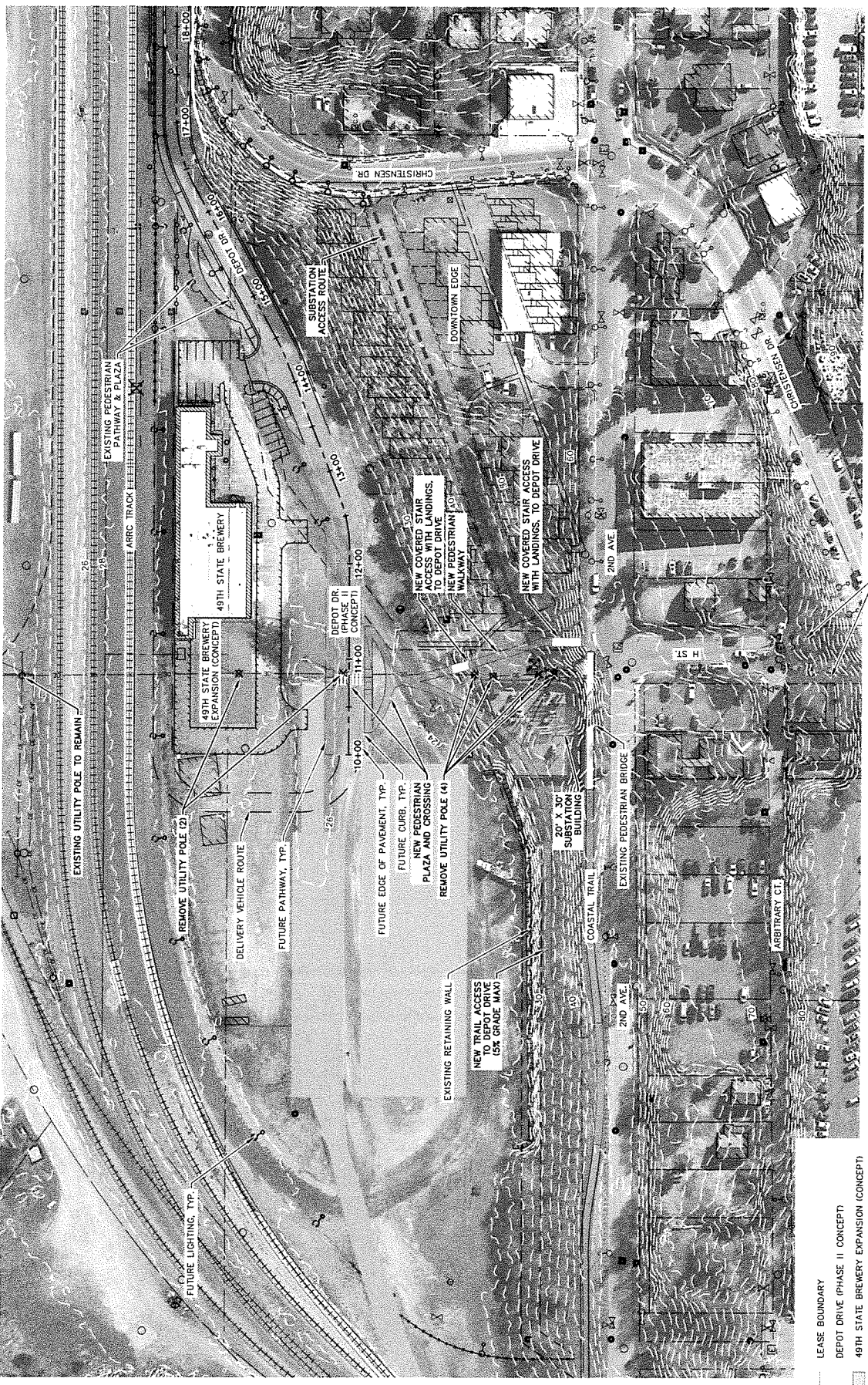
002-071-26-001

Owner of Record

Alaska Railroad Corporation (ARRC)

Lessee (Leasehold Owner)

Ship Creek Property, LLC



LEGEND:

- LEASE BOUNDARY
- DEPOT DRIVE (PHASE II CONCEPT)
- 49TH STATE BREWERY EXPANSION (CONCEPT)
- NEW TRAIL / WALKWAY ACCESS
- NEW COVERED STAIR ACCESS WITH LANDINGS
- REDUCED SUBSTATION
- SUBSTATION ACCESS ROUTE
- EXISTING STAIR & PATHWAY ACCESS

NOTES:

1. AERIAL IMAGE: 2015 MUNICIPALITY OF ANCHORAGE
2. TOPOGRAPHY, COMPOSITE OF 2018 ARRC SURVEY AND 2015 MUNICIPALITY OF ANCHORAGE LIDAR DATA.
3. CONTOURS SHOWN AT 2' INTERVALS.

CRW ENGINEERING CONSULTANTS
 400 NORTH 1ST AVE, SUITE 200
 ANCHORAGE, ALASKA 99501
 PHONE: (907) 261-8777
 FAX: (907) 261-8778

**DEPOT DRIVE
 PEDESTRIAN ACCESS PLANNING
 SITE FIGURE**

DATE: 03/20/21
 SCALE: GRAPHIC
 FIGURE: 1

PROJECT: 31105.01
 STATUS: CONCEPT

0' 50' 100'

49TH STATE BREWERY - WAREHOUSE
 721 DEPOT DRIVE
 ANCHORAGE, ALASKA

49TH STATE BREWERY - WAREHOUSE
 721 DEPOT DRIVE
 ANCHORAGE, ALASKA

49TH STATE BREWERY - WAREHOUSE
 721 DEPOT DRIVE
 ANCHORAGE, ALASKA

REVISIONS
 NO. DESCRIPTION DATE

DATE PREPARED
 DATE REVIEWED
 SHEET NAME
 COVER
 SHEET NO.
 C1

NOT FOR CONSTRUCTION
 (NOT SCALE WHEN PRINTED AT 11x17)

49TH STATE BREWERY DOWNTOWN EDGE SUBDIVISION, TRACT 1 721 DEPOT DRIVE ANCHORAGE, AK 99501 PROGRESS DRAWINGS

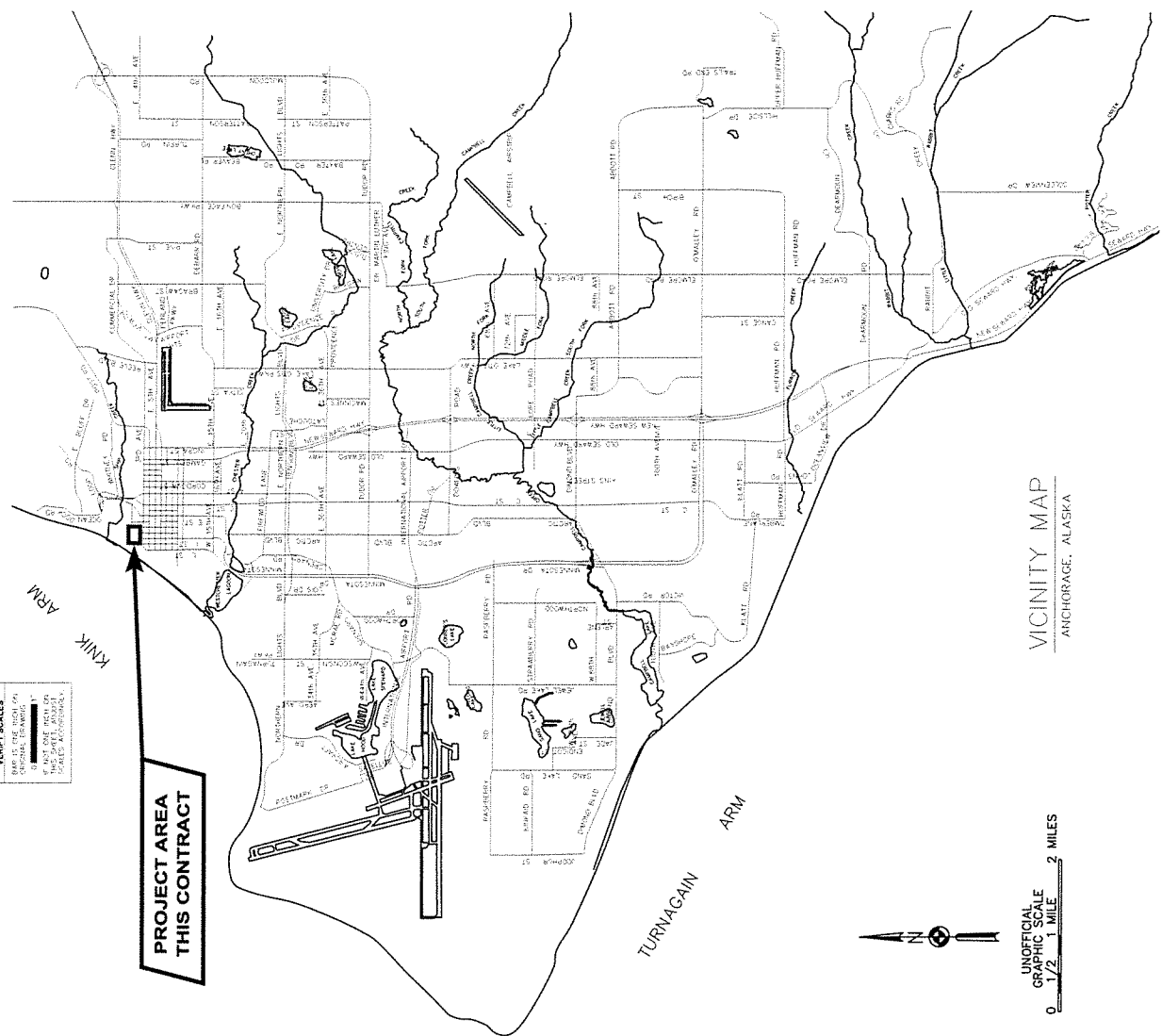
LEGAL DESCRIPTION:
 DOWNTOWN EDGE SUBDIVISION, TRACT 1
 PLAT 2018-48,
 ANCHORAGE RECORDING DISTRICT
 SE 1/4 SEC. 8, T. 13N, R. 8W, S.M.

OWNER INFORMATION:
 SHIP CREEK PROPERTY, LLC
 645 WEST 3RD AVENUE
 ANCHORAGE, AK 99501

SITE ADDRESS:
 721 DEPOT DRIVE
 ANCHORAGE, AK 99501

SHEET NO.	COVER SHEET	SHEET INDEX SUBJECT
C1	COVER SHEET	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C2	GENERAL NOTES, LEGEND, AND ABBREVIATIONS	SURVEY CONTROL PLAN
C3	SURVEY CONTROL PLAN	DEMOLITION PLAN
C4	DEMOLITION PLAN	SITE PLAN
C5	SITE PLAN	GRADING AND DRAINAGE PLAN
C6	GRADING AND DRAINAGE PLAN	SIGNING AND STRIPING PLAN
C7	SIGNING AND STRIPING PLAN	DETAILS
C8	DETAILS	LANDSCAPE PLAN
A1-A7	LANDSCAPE PLAN	ARCHITECTURAL
M1-M13	ARCHITECTURAL	MECHANICAL
E1	MECHANICAL	ELECTRICAL

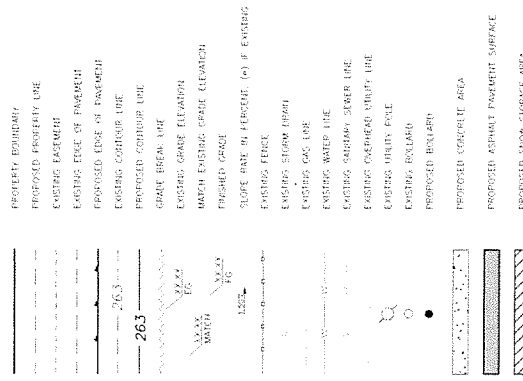
H&E
 The Braut Company, Inc.
 601 E. 57th Place, #102
 Anchorage, AK 99518
 Ph. 907-522-6776
 Fx. 907-522-6779
 License No. AECC857



GENERAL NOTES:

- CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS-DRAINAGE-UTILITIES-PARKS, DATED 2015 HEREAFTER REFERRED TO AS M.A.S.S., AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
- DRAWING SCALES ON SHEETS WHEN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
- CONTRACTOR SHALL MAINTAIN "REQUIRE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REQUIRE" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOB SITE.
- CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS-BUILT PLANS. INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
- THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. CONTRACTOR IS RESPONSIBLE TO READ AND UNDERSTAND ALL INFORMATION CONTAINED ON THESE PLANS. THE TERM "CONTRACTOR" AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND VENDORS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THIS ENGINEER FOR ANY OBSERVATIONS REGARDING THE STATUS OF THESE NOTES. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DERIVED BY THE APPLICABLE NOTES.
- NO FROZEN SOILS CAN BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND.
- ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION, ROOT MAT, AND OTHER ORGANIC MATERIALS.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED PLACED IN FILLS.
- IMPORT FROM POINT ASKS: OSWALDY ROAD - NORTH ON SEWARD HIGHWAY - WEST ON 3RD AVENUE - NORTH ON CHRISTENSEN AVENUE - EAST ON W. 1ST AVENUE - WEST ON DETROIT DRIVE.
- FILLER SHALL BE PLACED ON EAST ON DEFOY DRIVE - WEST ON W. 1ST AVENUE - SOUTH ON CHRISTENSEN AVENUE - NORTH ON SEWARD HIGHWAY - WEST ON 3RD AVENUE - SOUTH ON 1ST STREET/ANNEKOSTA DRIVE - WEST BOUND BROADWAY - GRAB LANE ROAD.
- NOTES OF OPERATIONAL METHOD: SEE DRAWING 20A-784. IN COMPLIANCE WITH THE MUNICIPAL CODE AND NOTES OF OPERATIONAL REQUIREMENTS DURING CONSTRUCTION IN AUC 15-20-0008-5 SURVEY NOTES.
- THE BASIS OF ELEVATION IS BENCH MARK 1118.10, HAVING A VALUE OF 118.04 ABOVE SEA LEVEL. A POINT IS LOCATED ON THE NE CORNER OF THE ARI BUILDING LOCATED ON TELEPHONE AVENUE.
- SURVEY DATA WAS PROVIDED BY THE BOHNET CO., FIELD BOOK 2018-2 PAGE 50.
- EASING UTILITIES:
- LOCATIONS DESIGNATED FOR THE UTILITIES AND OTHER EXISTING FEATURES ARE APPROXIMATE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND SOME FROM UTILITY COMPANY LOCATES, AND THEREFORE MAY NOT BE VISIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMANCE ANY NECESSARY NOTIFICATION PRIOR TO CONSTRUCTION.
- (UNDERGROUND) OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR WITHIN THE PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXISTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND ORDINANCES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE POWERING UTILITY.
- LANDSCAPING IS REQUIRED WHERE THE FEEL OF BURNED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS-BUILT DRAWINGS AND MAY NOT BE VISIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ELEVATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

GRADE FILL LEGEND



ABBREVIATIONS

AS	ASBESTOS
ANS	NATIONAL CONCRETE PAVEMENT
BM	BENCH MARK
BOW	BOTTOM OF WALL
CL	CENTERLINE
CLP	CENTERLINE OF PAVED METAL PIPE
E	ELECTRICAL
EL	ELEVATION
EP	EDGE OF PAVEMENT
ES	EXISTING SURFACE
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOW LINE
FLC	FLOW LINE EXISTING
G	GAS
GR	GRADE BREAK
HW	HURFET FIELD
M	MANHOLE
MCS	MINIMUM CLEARANCE SPECIFICATIONS
MAX	MAXIMUM
MW	MANHOLE
NO	NOT TO BE PERFORMED BY OTHERS
NTS	NOT TO SCALE
PH	POST HOLE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PU	PUBLIC UTILITY
PUW	PUBLIC UTILITY EASEMENT
R	RIGHT-OF-WAY
REF	REFERENCE
SEFI	SEWER FORCE MAIN
SEPH	SEWER FORCE MAIN
TEL	TELEPHONE
TEC	TOP BACK OF CURB
TOP	TOP OF WALL
TY	TYPICAL

49TH STATE BREWERY - WAREHOUSE
721 DEPOT DRIVE
ANCHORAGE, ALASKA

3/3/2022
REVISION
DATE
BY


3/3/2022
DATE
BY

3/3/2022
DATE
BY

3/3/2022
DATE
BY

811
Know what's below.
Call before you dig.

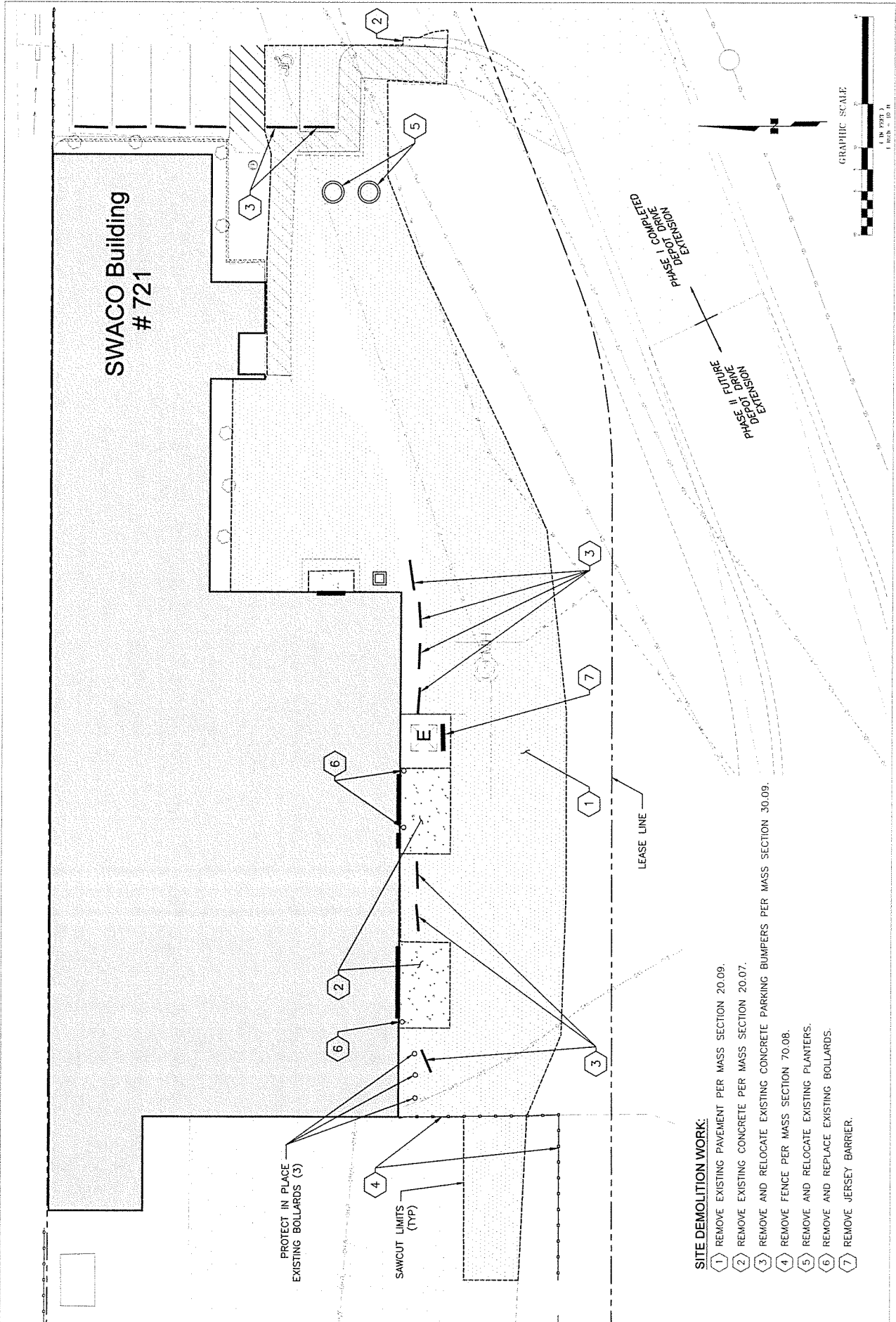
NOT FOR CONSTRUCTION


 The Beaman Company, Inc.
 601 E. 57th Street, Anchorage, AK 99518
 Phone: 907-522-8778
 Fax: 907-522-8778
 License No. ACC0957

49TH STATE BREWERY - WAREHOUSE
 SITE IMPROVEMENTS
 721 DEPOT DRIVE
 ANCHORAGE, ALASKA

PROJECT NO.	3-21-2017
DATE	3-21-2017
REVISED	08
SHEET NAME	
DEMOLITION PLAN	
SWITCHING	


C4



SITE DEMOLITION WORK:

- ① REMOVE EXISTING PAVEMENT PER MASS SECTION 20.09.
- ② REMOVE EXISTING CONCRETE PER MASS SECTION 20.07.
- ③ REMOVE AND RELOCATE EXISTING CONCRETE PARKING BUMPERS PER MASS SECTION 30.09.
- ④ REMOVE FENCE PER MASS SECTION 70.08.
- ⑤ REMOVE AND RELOCATE EXISTING PLANTERS.
- ⑥ REMOVE AND REPLACE EXISTING BOLLARDS.
- ⑦ REMOVE JERSEY BARRIER.

NOT FOR CONSTRUCTION

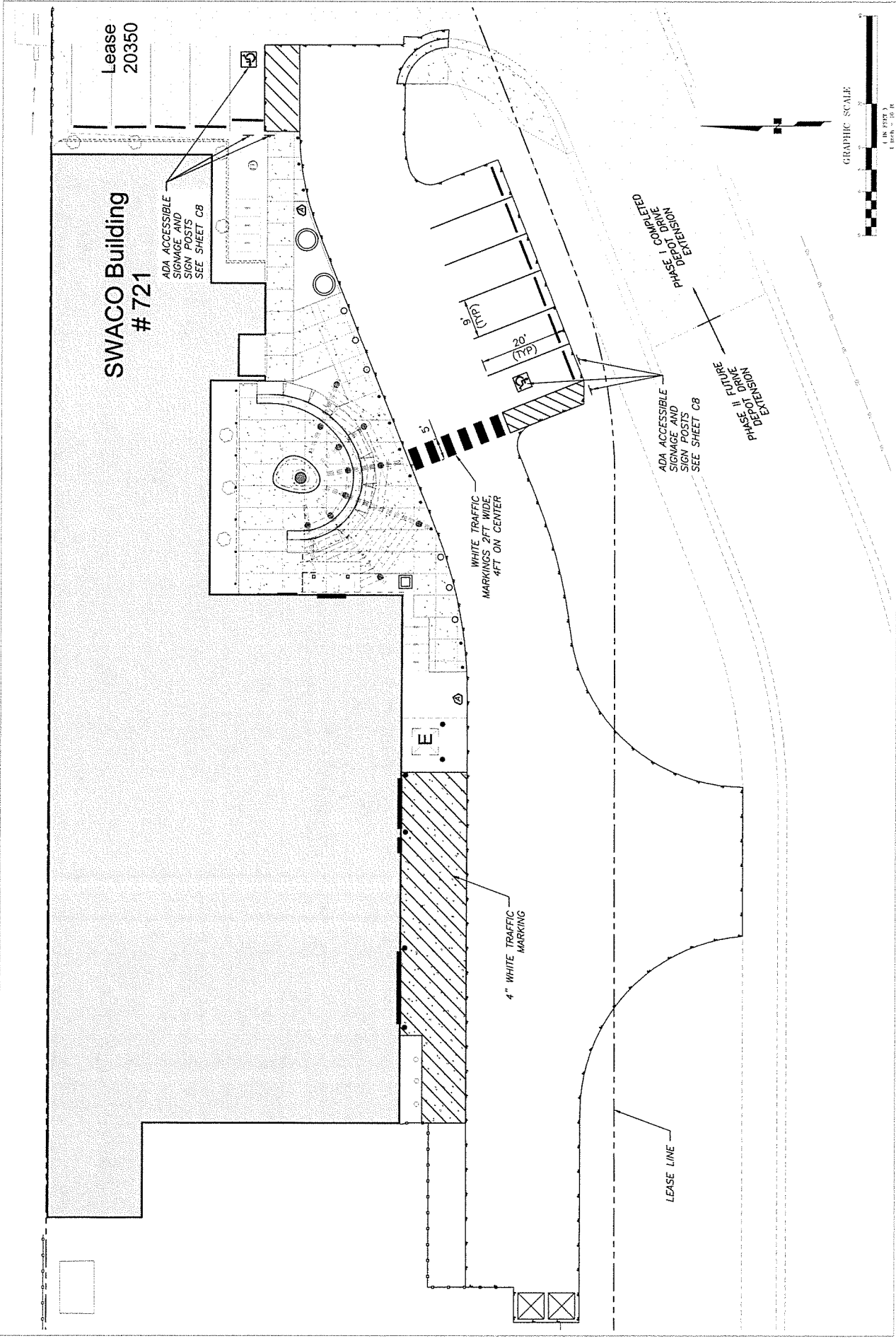


 THE BOARD COMPANY, Inc.
 401 B South Park #102
 Anchorage, AK 99518
 Tel: 907-524-8100
 Fax: 907-522-8178
 License No. AC63937

49TH STATE BREWERY - WAREHOUSE
 SITE IMPROVEMENTS
 721 DEPOT DRIVE
 ANCHORAGE, ALASKA

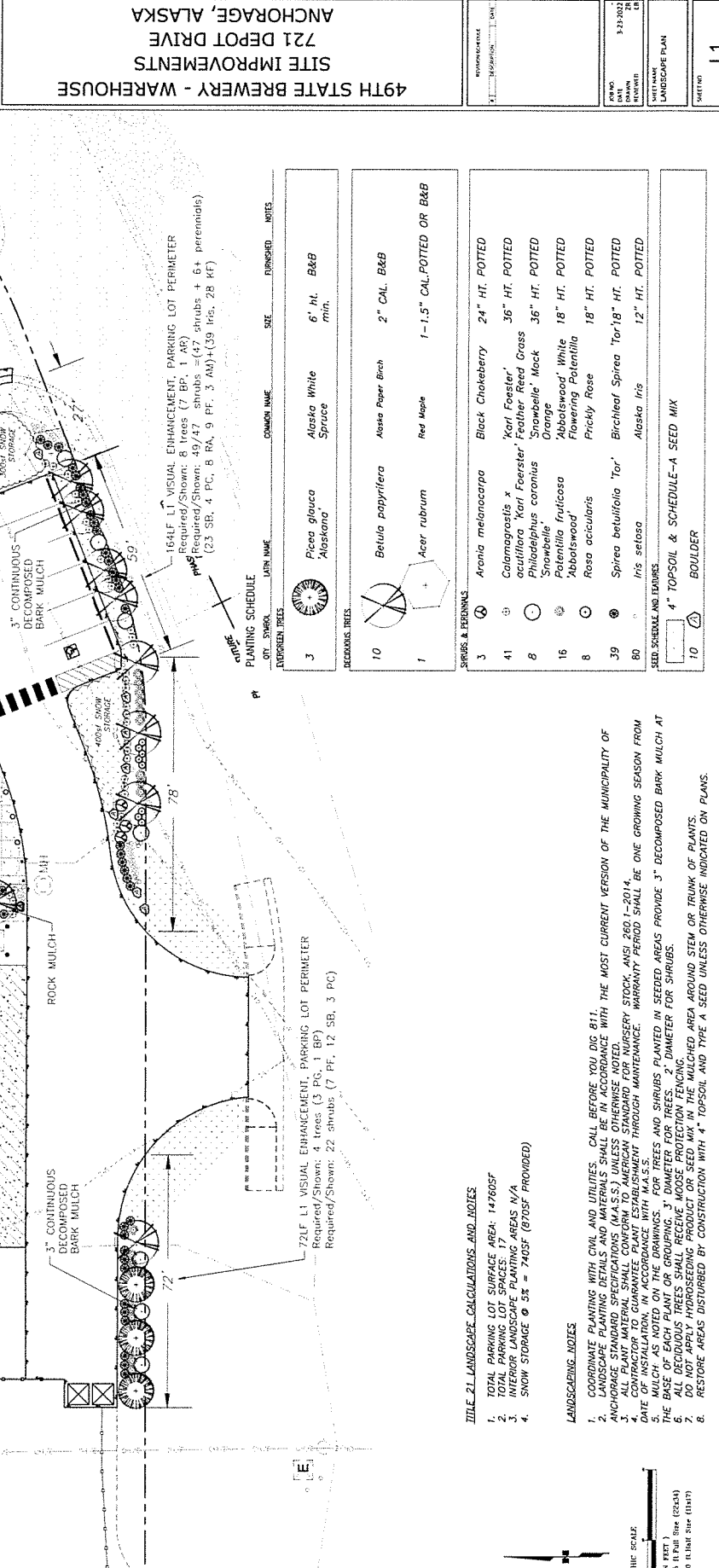
PROJECT NO.	3333007
DRAWN BY	RF
CHECKED BY	CB
DATE	

SHEET NAME
 SIGNING AND STRIPING
 PLAN
 SHEET NO.
 C7



NOT FOR CONSTRUCTION

THE BROAD COMPANY, INC.
 801 E. 5TH STREET, SUITE 102
 ANCHORAGE, AK 99518
 TEL: 907-522-2778
 FAX: 907-522-2779
 LICENSE NO. AKCC0957

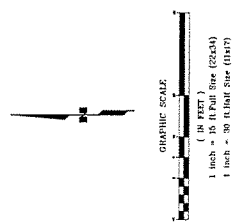


TITLE 21 LANDSCAPE CALCULATIONS AND NOTES

- TOTAL PARKING LOT SURFACE AREA: 14760SF
- TOTAL PARKING LOT SPACES: 17
- INTERIOR LANDSCAPE PLANTING AREAS N/A
- SNOW STORAGE @ 3% = 7405F (8705F PROVIDED)

LANDSCAPING NOTES

- COORDINATE PLANTING WITH CIVIL AND UTILITIES. CALL BEFORE YOU DIG 811.
- LANDSCAPE PLANTING DETAILS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.) UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
- PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE DATE OF INSTALLATION, CURRENT ESTABLISHMENT THROUGH MAINTENANCE, WARRANTY PERIOD SHALL BE ONE GROWING SEASON FROM DATE OF INSTALLATION.
- MULCH AS NOTED ON THE DRAWINGS. FOR TREES AND SHRUBS PLANTED IN SEEDBED AREAS PROVIDE 3" DECOMPOSED BARK MULCH AT THE BASE OF EACH PLANT OR GROUPING. 3" DIAMETER FOR TREES, 2" DIAMETER FOR SHRUBS.
- ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION FENCING.
- DO NOT APPLY HYDROSEEDING PRODUCT OR SEED MIX IN THE MULCHED AREA AROUND STEM OR TRUNK OF PLANTS.
- RESTORE AREAS DISTURBED BY CONSTRUCTION WITH 4" TOPSOIL AND TYPE A SEED UNLESS OTHERWISE INDICATED ON PLANS.



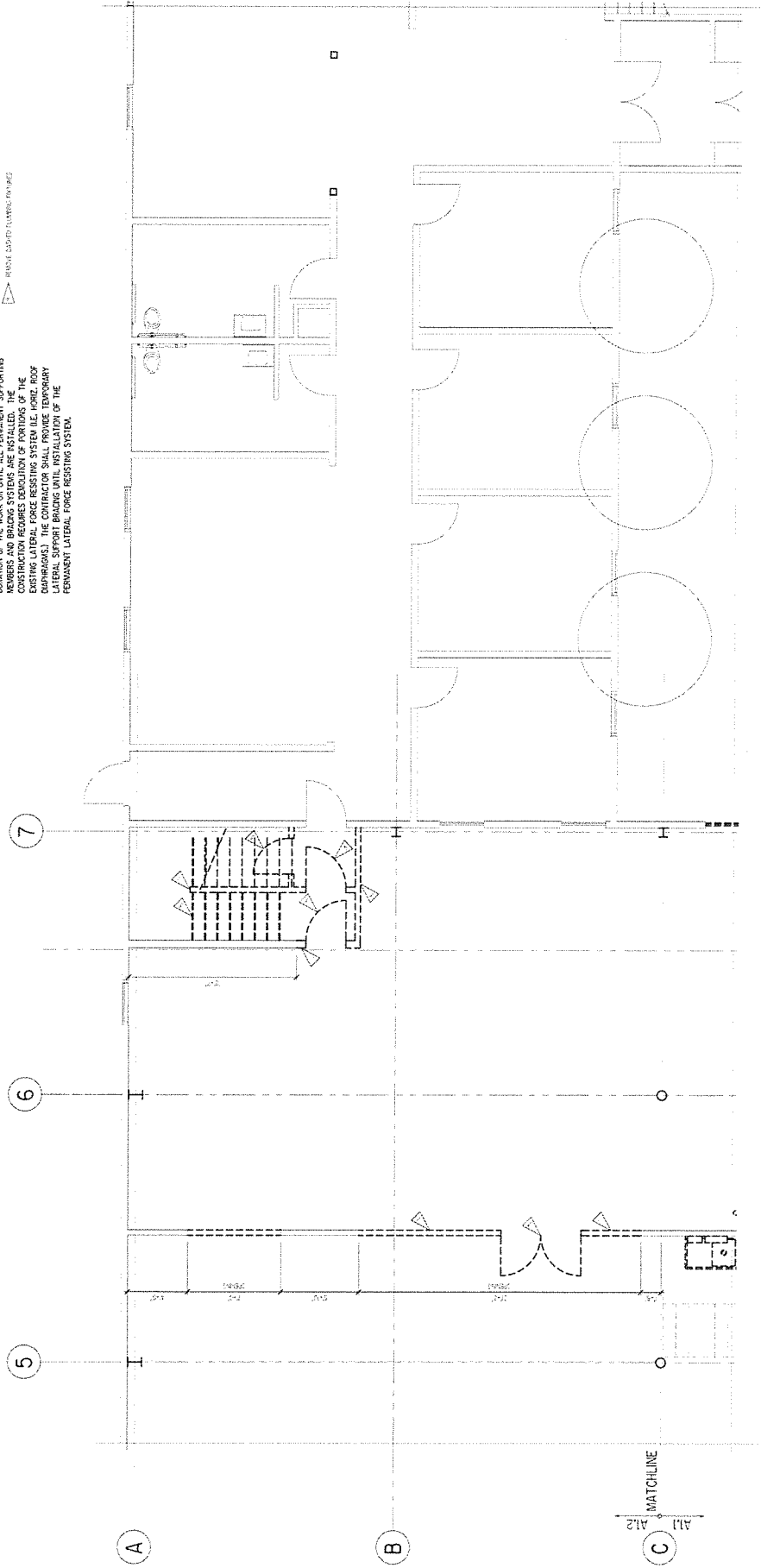
PLANTING SCHEDULE	QTY.	SYMBOL	Latin Name	Common Name	Size	Remarks - Notes
DECIDUOUS TREES	3		<i>Picea glauca</i> <i>Alaskana</i>	Alaska White Spruce	6" Ht. B&B min.	
DECIDUOUS TREES	10		<i>Betula papyrifera</i>	Alaska Paper Birch	2" CAL. B&B	
DECIDUOUS TREES	1		<i>Acer rubrum</i>	Red Maple	1-1.5" CAL. POITED OR B&B	
SPRINGS & FERNS	3		<i>Atrium melanocarpa</i>	Black Choleberry	24" HT. POITED	
SPRINGS & FERNS	41		<i>Calamagrostis x acutiflora</i>	'Karl Foerster'	36" HT. POITED	
SPRINGS & FERNS	8		<i>Phladelphus coronatus</i>	'Feather Reed Grass	36" HT. POITED	
SPRINGS & FERNS	16		<i>Potentilla fruticosa</i>	'Snowbelle' Mock Orange	36" HT. POITED	
SPRINGS & FERNS	8		<i>Potentilla fruticosa</i>	'Abbotswood' White Flowering Potentilla	18" HT. POITED	
SPRINGS & FERNS	39		<i>Rosa acicularis</i>	Prickly Rose	18" HT. POITED	
SPRINGS & FERNS	80		<i>Spiraea betulifolia</i>	'Tor'	18" HT. POITED	
SPRINGS & FERNS	80		<i>Iris setosa</i>	Alaska Iris	12" HT. POITED	
SEED, SCHEDULE AND FEATURES						4" TOPSOIL & SCHEDULE-A SEED MIX
	10					BOULDER

DEMOLITION KEY NOTES

- ▲ REMOVE CEILING PANELS
- ▲ REMOVE CEILING TRUSSES
- ▲ REMOVE CEILING JOISTS
- ▲ REMOVE CEILING BRACING
- ▲ REMOVE CEILING HANGERS
- ▲ REMOVE CEILING LIGHT FIXTURES
- ▲ REMOVE CEILING ELECTRICAL AND TELEPHONE CONDUITS
- ▲ REMOVE CEILING FLEXIBLE DUCTWORK
- ▲ REMOVE CEILING SUPPORT STRUCTURES

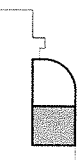
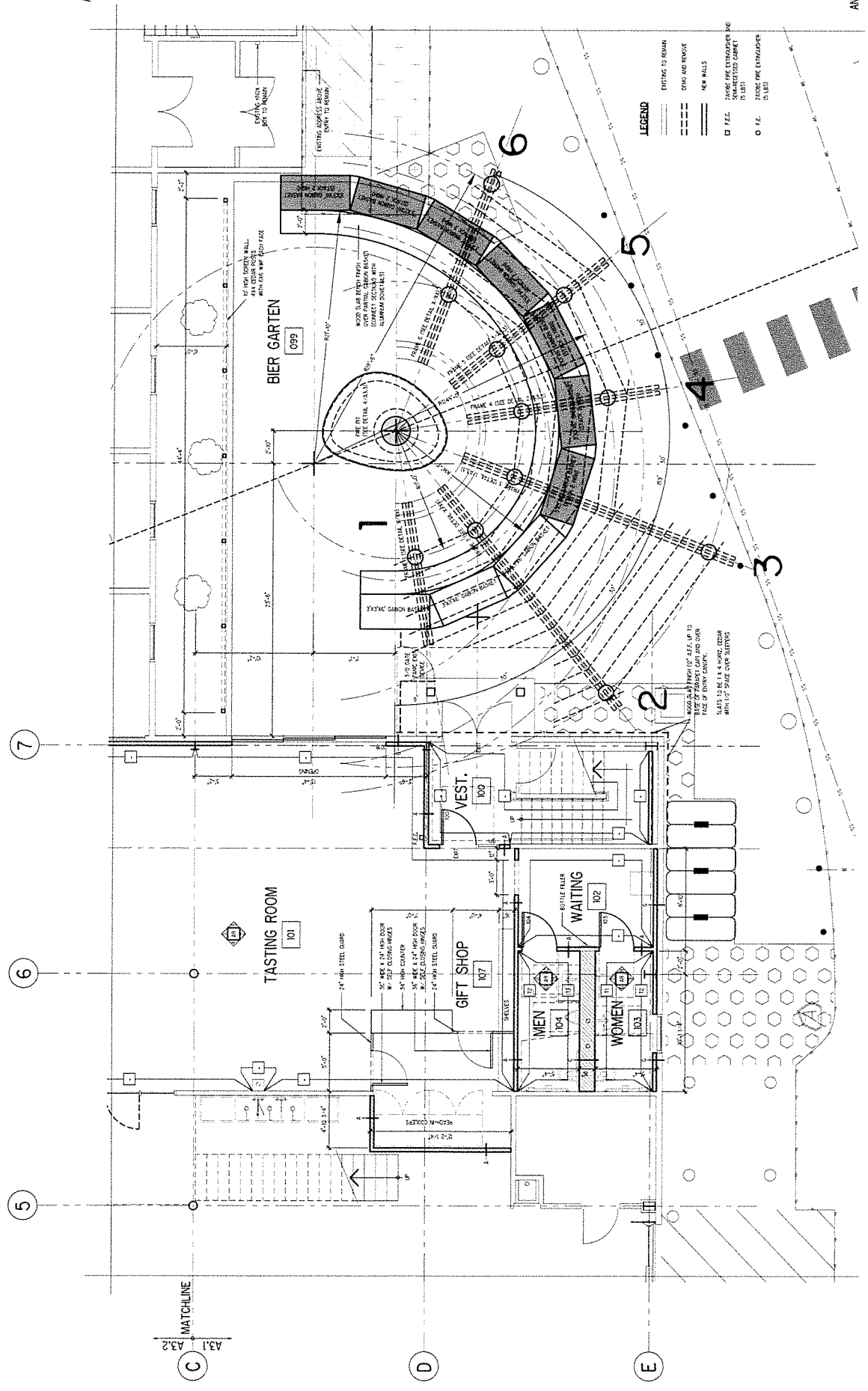
GENERAL DEMOLITION NOTES:

- COORDINATE ALL DEMOLITION WITH NEW WORK ON ARCHITECTURAL.
- VERIFY ALL EXISTING CONDITIONS ARE AS DESCRIBED IN THESE DRAWINGS. NOTIFY ARCHITECT IF DISCREPANCY.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING CONDITIONS AS DESCRIBED IN THESE DRAWINGS. PRIOR TO BEGINNING DEMOLITION WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING CONSTRUCTION, UTILITIES, MECHANICAL, AND ELECTRICAL COMPONENTS. DISCONNECT ALL ELECTRICAL AND MECHANICAL COMPONENTS FROM EXISTING SYSTEMS. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT THE EXISTING AND NEW CONSTRUCTION FOR THE DURATION OF THE WORK OR UNTIL ALL PERMANENT SUPPORTING MEMBERS AND BRACING SYSTEMS ARE INSTALLED. THE CONTRACTOR SHALL PROVIDE TEMPORARY LATERAL BRACING SYSTEM (IE. LATERAL ROOF DIAPHRAGMS). THE CONTRACTOR SHALL PROVIDE TEMPORARY LATERAL SUPPORT BRACING UNTIL INSTALLATION OF THE PERMANENT LATERAL FORCE RESISTING SYSTEM.



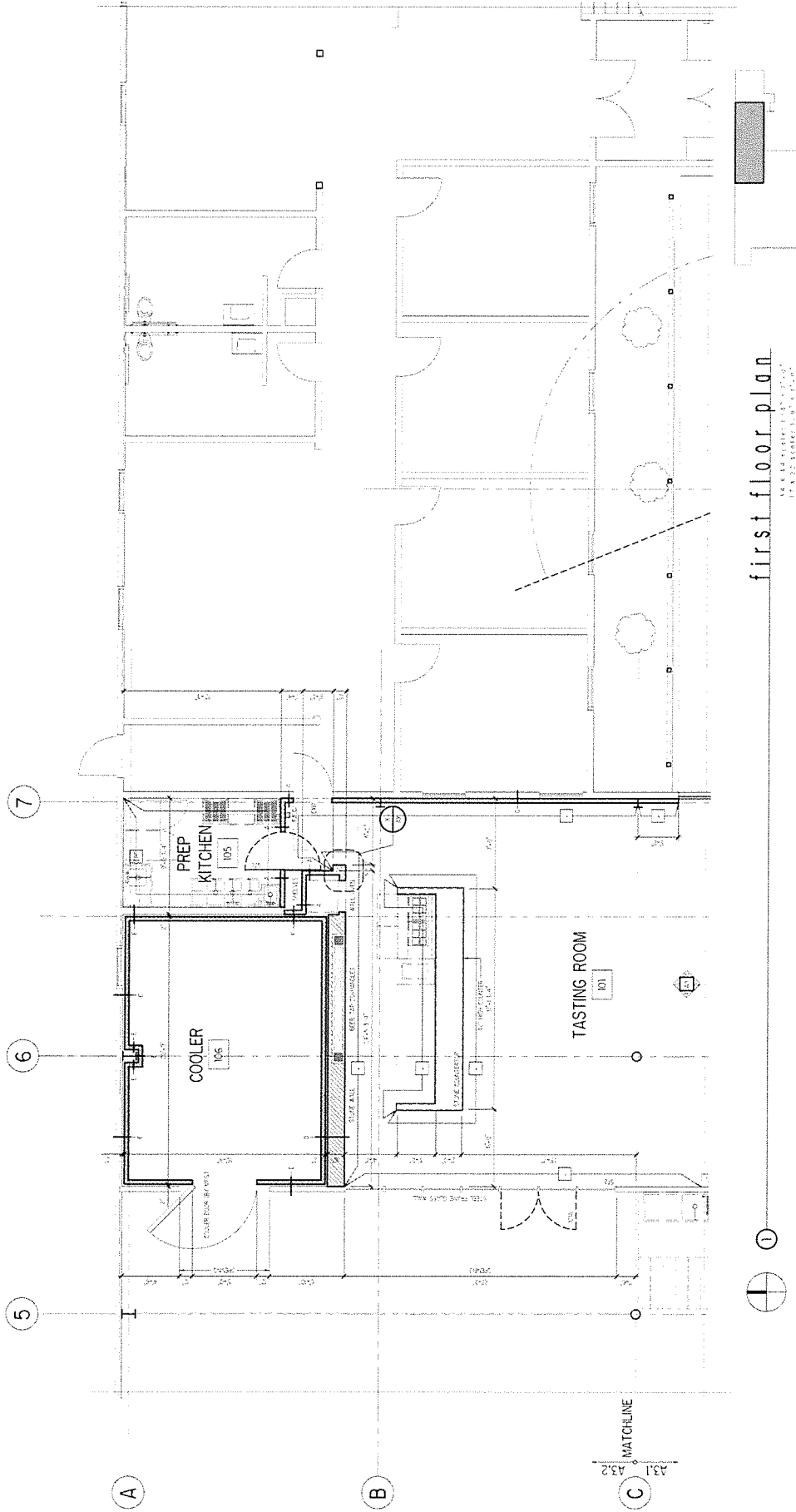
first floor plan
 22 X 42 sheets (1 of 2)
 10.11.2020 10:11:20 AM

KEY PLAN
 DATE: 03/23/2022
 RAILROAD SUBMITTAL SET



first floor plan
 1/4" = 1'-0"
 1/8" = 1'-0"

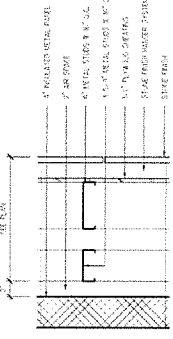
DATE: 03/23/23
 RAILROAD SUBMITTAL SET



first floor plan

DATE: 03/23/2022
 KEYPLAN
 RAILROAD SUBMITTAL SET

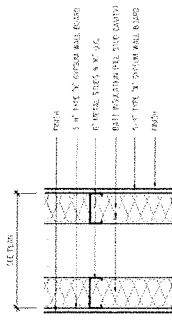
FOR ALL WALLS COVER AND FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 ALL WALLS SHALL BE FINISHED TO THE FACE OF THE FINISH MATERIAL.
 ALL WALLS SHALL BE FINISHED TO THE FACE OF THE FINISH MATERIAL.
 ALL WALLS SHALL BE FINISHED TO THE FACE OF THE FINISH MATERIAL.



D

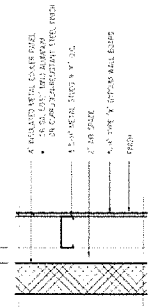


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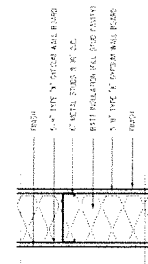


C

FOR ALL WALLS COVER AND FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 ALL WALLS SHALL BE FINISHED TO THE FACE OF THE FINISH MATERIAL.
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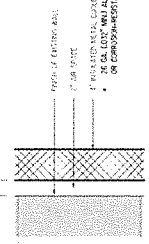


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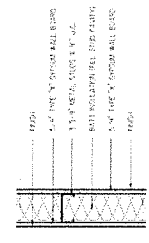


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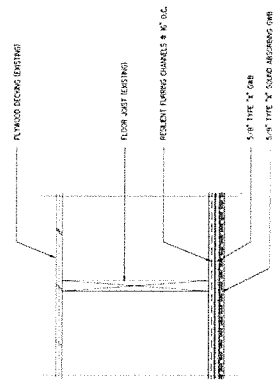
FOR ALL WALLS COVER AND FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
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E

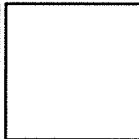


A



H

Wall assemblies



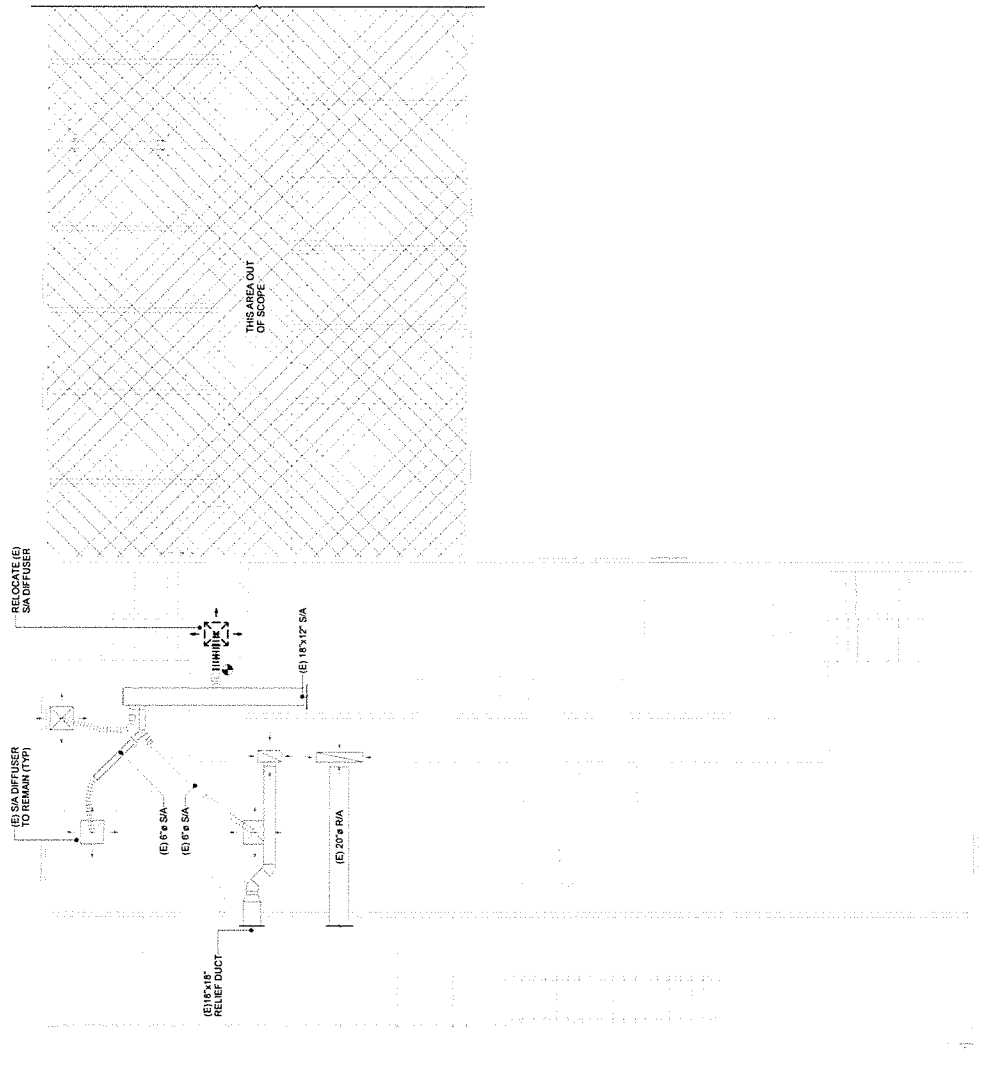
JERNSTROM
ENGINEERING
CONSULTING MECHANICAL ENGINEERS
721 DEPOT DRIVE, ANCHORAGE ALASKA 99501
PHONE: 907.522.1042
FAX: 907.522.1042
WWW.JERNSTROMENGINEERING.COM
LICENSE: ASCE 1146

49TH STATE BREWING
TAP ROOM REMODEL
721 DEPOT DR. ANCHORAGE, AK
SECOND FLOOR HVAC - DEMO

THIS SHEET IS FULL SIZE AT
1/8" = 1'-0"
3/4" x 11 1/2"

DATE	10/20/2021	HE
DRAWN		CU
CHECK		
PROJECT	201121	
SHEET NO.		

M5



1 SECOND FLOOR HVAC PLAN - DEMO
3/16" = 1'-0"

95% DRAWINGS

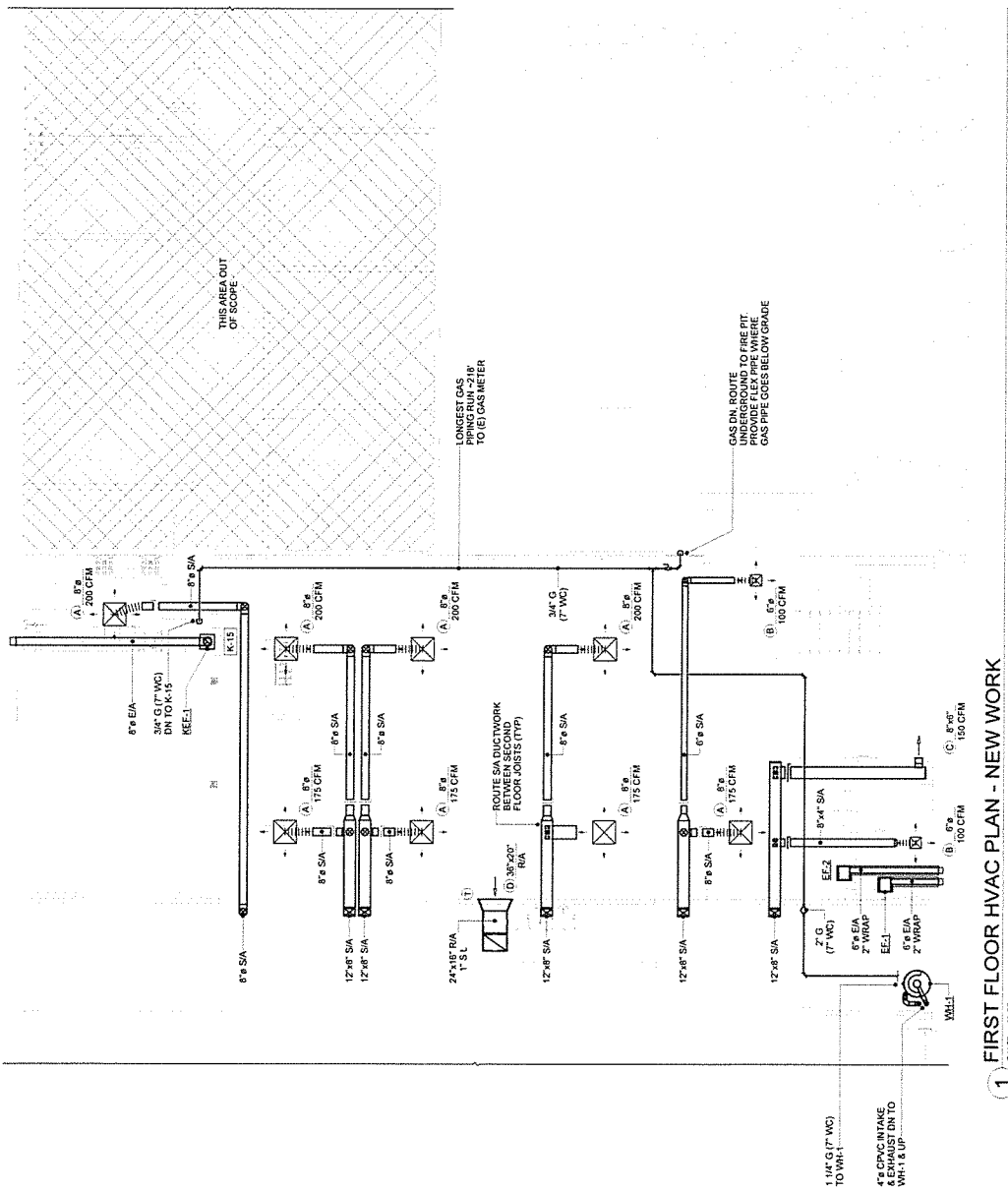


JERNSTROM
ENGINEERING
CONSULTING MECHANICAL ENGINEERS
OFFICE 721 DEPOT DRIVE, ANCHORAGE, ALASKA 99501
PHONE 907.522.1044
FAX 907.522.1044
WWW.JERNSTROMENGINEERING.COM
LICENSE MECH. 1146

49TH STATE BREWING
TAP ROOM REMODEL
721 DEPOT DR, ANCHORAGE, AK
FIRST FLOOR HVAC - NEW WORK

DATE	10/09/2021	BY	CU
DRAWN		CHECK	
PROJECT	200122		
SHEET NO.			

M6



1 FIRST FLOOR HVAC PLAN - NEW WORK
3/16" = 1'-0"

95% DRAWINGS



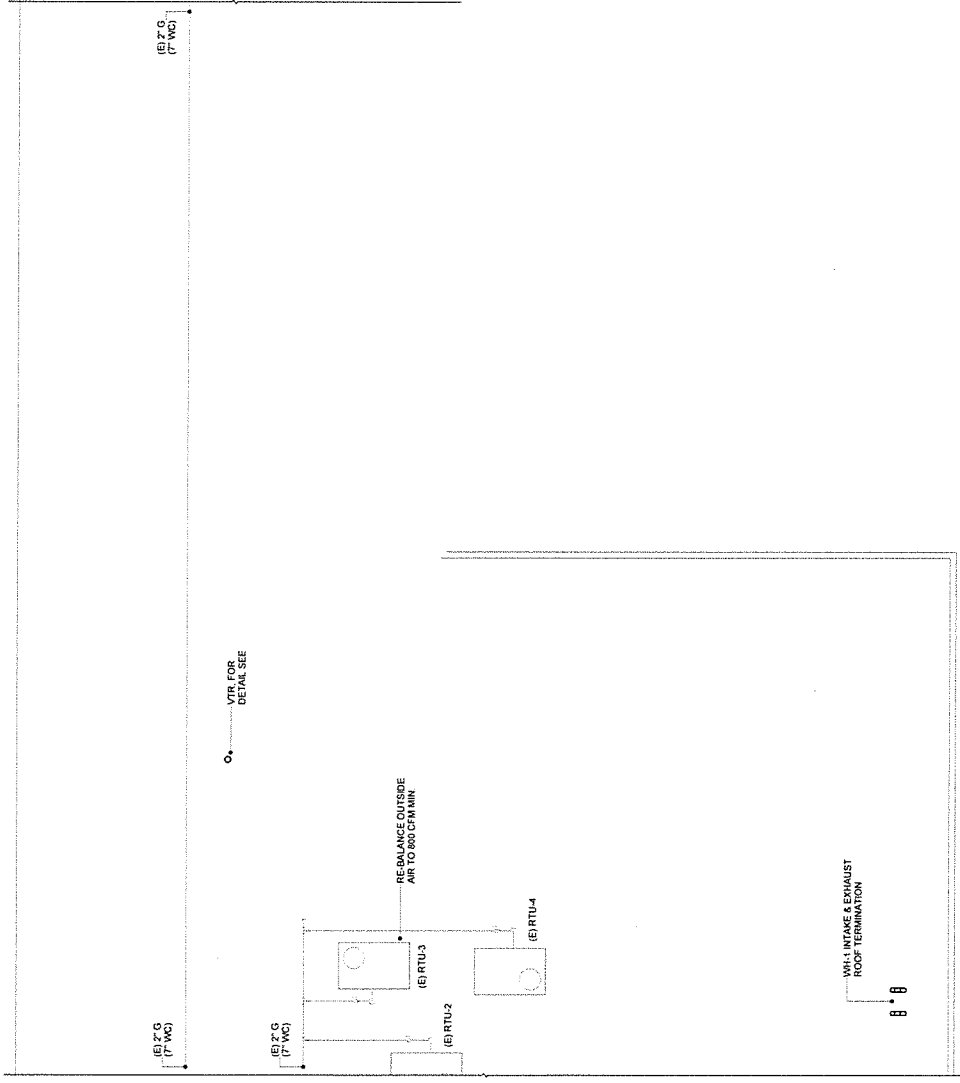
JERNSTROM
ENGINEERING
CONSULTING MECHANICAL ENGINEERS
721 DEPOT DRIVE, ANCHORAGE ALASKA 99501
PHONE: 907.522.1042
FAX: 907.522.1043
WWW.JERNSTROMENGINEERING.COM
LICENSE: MECL 1146

49TH STATE BREWING
TAP ROOM REMODEL
721 DEPOT DR, ANCHORAGE, AK
ROOF PLAN - MECHANICAL

THIS SHEET IS FULL SIZE AT
1/8" = 1'-0"
3/4" x 27"

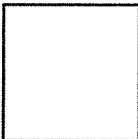
DATE	10/26/2021	BY	HE
DRAWN		CHECK	CJ
PROJECT	207132		

SHEET NO.
M11



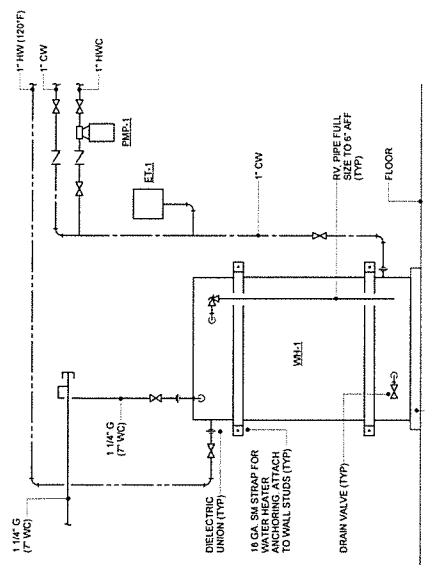
1 ROOF PLAN - MECHANICAL
3/16" = 1'-0"

95% DRAWINGS

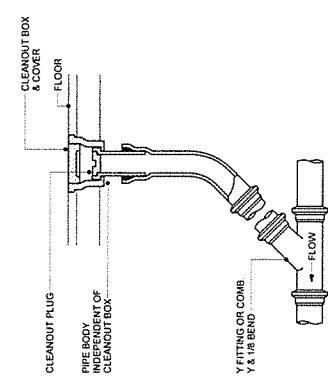


JERNSTROM
ENGINEERING
CONSULTING MECHANICAL BUSINESS
721 DEPOT DRIVE ANCHORAGE ALASKA 99501
ANCHORAGE, ALASKA 99501
TEL: 907.562.9222
FAX: 907.562.9222
WWW.JERNSTROMENGINEERING.COM
LICENSE
MECHANICAL
NO. 10000021
EXPIRES 01/01/2013

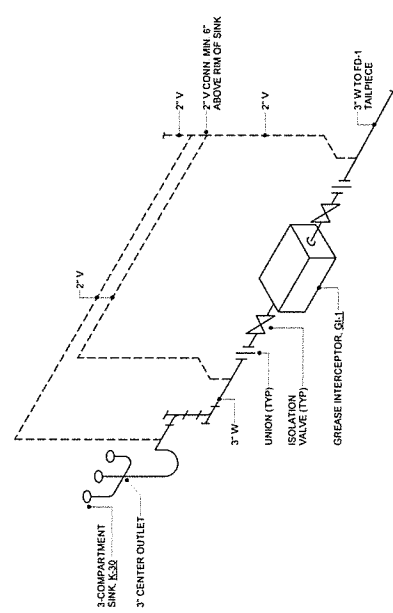
49TH STATE BREWING
TAP ROOM REMODEL
721 DEPOT DR. ANCHORAGE, AK
PLUMBING SCHEMATICS & DETAILS
THIS SHEET IS FULL SIZE AT 1/4" = 1'-0"
DATE: 10/20/2021
DRAWN BY: HE
CHECKED BY: DJ
PROJECT: 2021.23
SHEET NO. **M12**



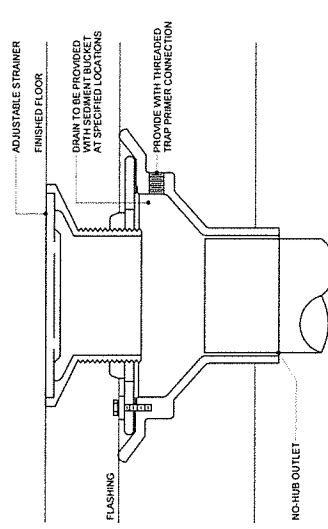
1 WATER HEATER PIPING SCHEMATIC
NTS



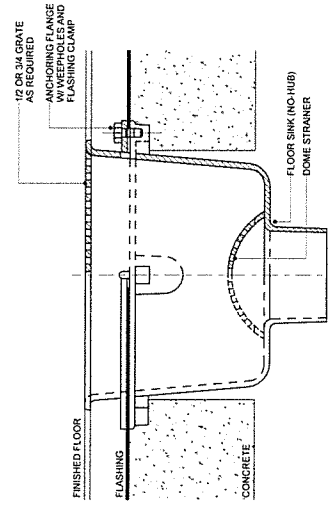
2 FLOOR CLEANOUT DETAIL
NTS



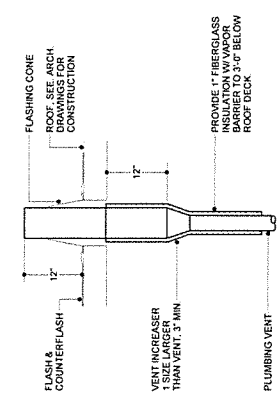
3 GREASE INTERCEPTOR DETAIL
NTS



4 FLOOR DRAIN DETAIL WITH TRAP PRIMER
NTS



5 FLOOR SINK DETAIL
NTS



6 VENT THRU ROOF DETAIL
NTS

1455 STREET SUITE 400
ANCHORAGE ALASKA 99501
PH: 407.274.0100
WWW.RIMDESIGN.COM

IIZA
ENGINEERING SOLUTIONS
1111 W. 11TH AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501
PH: 407.274.0100 FAX: 407.274.0101

**65%
DESIGN
DOCUMENTS**

PROJECT TITLE: 49TH STATE BREWERY - TASTING ROOM REMODEL
ADDRESS: 721 DEPOT DR. ANCHORAGE, ALASKA
OWNER: 49TH STATE BREWERY
SHEET TITLE: ELECTRICAL SITE PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2021.11.19
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
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95	REVISED	
96	REVISED	
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98	REVISED	
99	REVISED	
100	REVISED	

GENERAL NOTES

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES PROVIDING FLOOD LIGHT AND INSTALLING TWO NEW WALL MOUNTED TALL CORNER LIGHT FIXTURES TO PROVIDE ILLUMINATION FOR THE NEW PARKING LOT ON THE EAST SIDE OF THE EXISTING BUILDING.
- DESIGN INTENT IS TO CONNECT THE NEW FIXTURES ADDED UNDER THIS PROJECT TO THE EXISTING LIGHTING BRANCH CIRCUIT. THE EXISTING BRANCH CIRCUIT ON THE EAST SIDE OF THE BUILDING LIGHT FIXTURES ARE TO BE CONTROLLED AUTOMATICALLY VIA EXISTING PHOTOCELL. NO MODIFICATIONS TO THE EXISTING LIGHTING CIRCUITS ARE ANTICIPATED.

SHEET NOTES

- INDICATED BY: (1)
- DEMOLISH EXISTING 250W HALOGEN FLOOD LIGHT ON EXISTING LIGHTING BRANCH CIRCUIT P2-20. SALVAGE EXISTING BRANCH CIRCUITRY FOR RE-USE, TO THE EXTENT POSSIBLE.
 - PROVIDE NEW TYPE 'X' LIGHT FIXTURE AND CONNECT TO EXISTING LIGHTING BRANCH CIRCUIT P2-20 IN LOCATION OF EXISTING HALOGEN FLOOD LIGHT.
 - PROVIDE NEW TYPE 'X' LIGHT FIXTURE AND CONNECT TO EXISTING LIGHTING BRANCH CIRCUIT P2-20 FOR POWER AND CONTROL.

**SITE LIGHTING ANALYSIS
OPEN PARKING LOT**

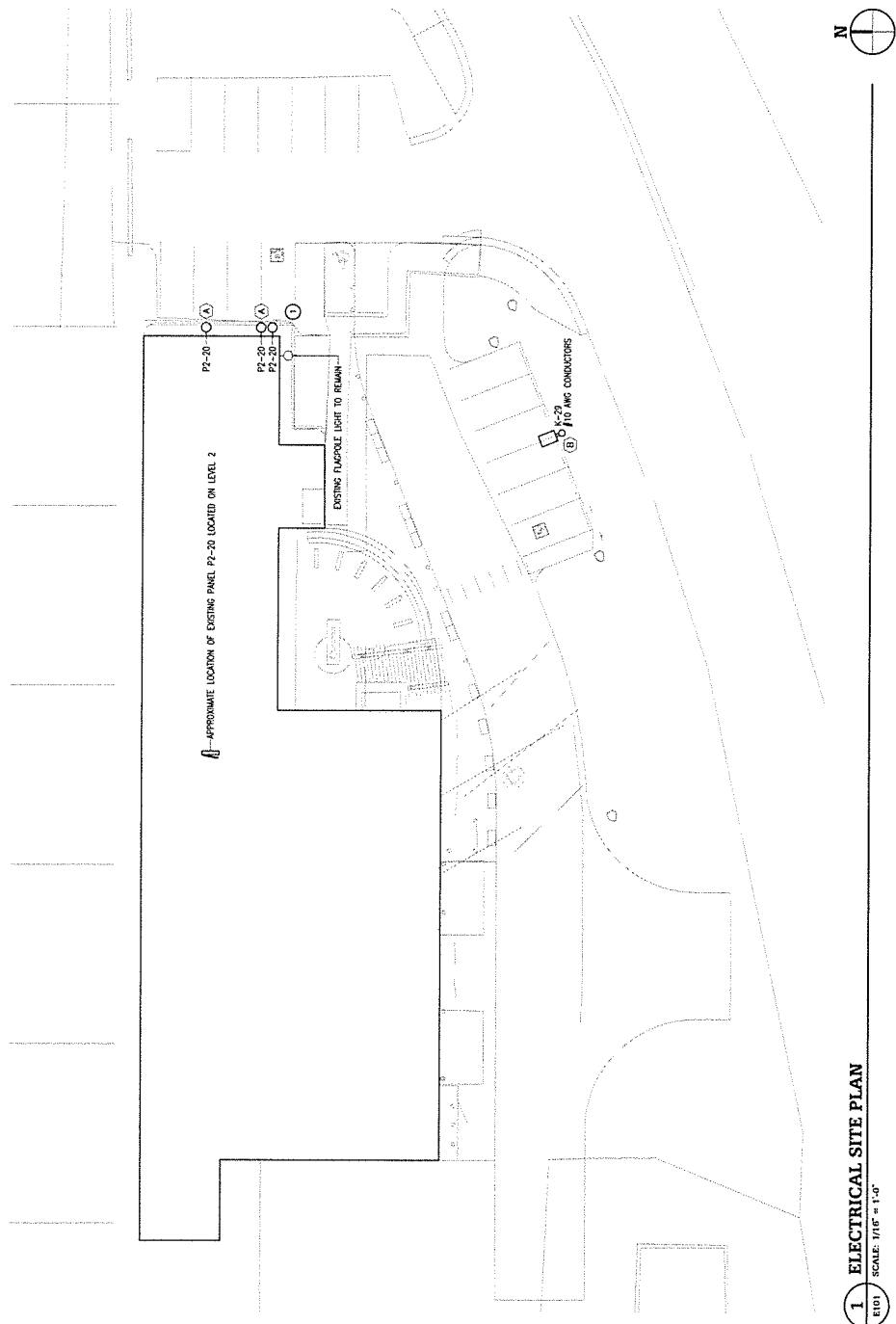
RECOMMENDED ILLUMINATION LEVEL (IES HANDBOOK TABLE 21-21)	0.2 fc
MINIMUM HORIZONTAL ILLUMINANCE	20:1
UNIFORMITY RATIO (HORIZONTAL)	0.1 fc
MINIMUM VERTICAL ILLUMINANCE	0.1 fc
DESIGNED ILLUMINATION LEVELS	0.2 fc
UNIFORMITY RATIO (VERTICAL)	18:1
MINIMUM VERTICAL ILLUMINATION	0.2 fc
UNIFORMITY RATIO (VERTICAL)	0.2 fc

THE PARKING AREA LIGHTING IS DESIGNED TO PROVIDE CLARE TO MOTORISTS AND PEDESTRIANS. THE LIGHTING DESIGN MEETS THE ILLUMINATION AND UNIFORMITY RATIO REQUIREMENTS SPECIFIED IN THE ILLUMINATION REQUIREMENTS OF THE IES HANDBOOK, 10TH EDITION, NORTH AMERICA, CURRENT EDITION, AND AUG. TITLE 21.45.000X.4.4.

LOAD ANALYSIS

LOAD REMOVED AS A RESULT OF THIS PROJECT	(-250W)
LOAD ADDED AS A RESULT OF THIS PROJECT	+108W
NET LOAD CHANGE AS A RESULT OF THIS PROJECT	(-142W)

CONCLUSION:
OVERALL THERE WILL BE AN OVERALL DECREASE IN LOAD OF 142 WATTS ON THE EXISTING LIGHTING BRANCH CIRCUIT SUPPLYING THE LIGHTS ON THE EAST SIDE OF THE BUILDING DUE TO A RESULT OF THIS PROJECT.



LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NUMBER	DESCRIPTION	LAMP		
			TYPE	WATTAGE	HEIGHT
A	LITHONIA FIRST LED-P3-10K-12W- 400-TM-400-20-080D	0-SERIES SIZE 2 LED WALL LUMINAIRE WITH 30 LED'S, 5500°K CORRELATED COLOR TEMPERATURE, FORWARD THROW OPTIC, DIMMABLE, INTEGRATED WATT POINT SUPPORT AND BLACK FINISH.	LED	54	WALL +18'-0"
B	LITHONIA FIRST LED-P3-10K-12W- 400-TM-400-20-080D	0-SERIES 1 LED EXTERIOR FIXTURE WITH TYPE P3 OPTICS, 4000K COLOR TEMPERATURE, MOUNT SQUARE POLE MOUNTING, PROVIDE 20 SQUARE POLE WITH BLACK FINISH.	LED	102	POLE 4'0"

1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"