Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous. All diagrams must have the licensed premises area labeled, and outlined or shaded as appropriate.**

What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**
  a diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;

- **Diagram 2:**
  if different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises *(details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change must be submitted and approved before any planned expansion area may be added to the licensed premises);*

- **Diagram 3:**
  a **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;

- **Diagram 4:**
  an **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises *(this can be obtained from sources like Google Earth)*; and

- **Diagram 5:**
  a diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants *(a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises)*.

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	FONTAINE BROOKS & BROWN INC	**MJ License #:**	30219		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	KGB Cultivation				
Premises Address:	8933 S Polaris Ln				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99623

JUL 30 2021

Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.
Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are also applying for an onsite consumption endorsement.

The following details must be included in all diagrams:

- ☐ License number and DBA
- ☐ Legend or key
- ☐ Color coding
- ☐ Licensed Premises Area Labeled and Shaded, or Outlined as appropriate
- ☐ Dimensions
- ☐ Labels
- ☐ True north arrow

The following additional details must be included in Diagram 1:

- ☐ Surveillance room
- ☐ Restricted access areas
- ☐ Storage areas
- ☐ Entrances, exits, and windows
- ☐ Walls, partitions, and counters
- ☐ Any other areas that must be labeled for specific license or endorsement types
- ☐ ** Serving area(s)
- ☐ **Employee monitoring area(s)
- ☐ **Ventilation exhaust points, if applicable

The following additional details must be included in Diagram 2:

- ☐ Areas of ingress and egress
- ☐ Entrances and exits
- ☐ Walls and partitions

The following additional details must be included in Diagrams 3 and 4:

- ☐ Areas of ingress and egress
- ☐ Cross streets and points of reference

The following additional details must be included in Diagram 5:

- ☐ Areas of ingress and egress
- ☐ Entrances and exits
- ☐ Walls and partitions
- ☐ Cross streets and points of reference

I declare under penalty of unsworn falsification that I have attached all necessary diagrams that meet the above requirements, and that this form, including all accompanying schedules, statements, and depictions is true, correct, and complete.

Lacey V. Brooks
Signature of licensee

Lacey V. Brooks
Printed name of licensee

Official Seal
M. Sales
Notary Public-State of Alaska
My Comm. Expires 11/18/2023

M. Sales
Notary Public in and for the State of Alaska

Official Seal
M. Sales
Notary Public-State of Alaska
My Comm. Expires 11/18/202

My commission expires: 11/18/2023

Subscribed and sworn to before me this 26th day of July, 2021.

JUL 30 2021

GENERAL NOTES

A. SUMMARY OF WORK :

SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT INDICATED, REASONABLY INFERRED OR NECESSARY FOR THE EXECUTION OF THE WORK, WHETHER
PERMANENT OR TEMPORARY, INCORPORATED IN THE FINAL PRODUCT OR NOT. THE INTENT
IS TO INCLUDE ALL ITEMS OF WORK NECESSARY FOR THE EXECUTION AND COMPLETION
OF THE PROJECT. THE PROJECT SHALL BE COMPLETELY FINISHED, WATERPROOFED,
INSULATED CLEANED AND READY FOR OCCUPANCY.

B. CODES:

ALL WORK SHALL COMPLY WITH ALL MUNICIPAL STATE AND FEDERAL CODES
AND LAWS, (DEVELOPED UNDER THE 2012 I.B.C., N.E.C., I.P.C., I.M.C., AND I.F.C. AS
AMENDED). THESE PLANS WERE PREPARED FOR USE WITHIN THE STATE OF ALASKA; BASED UPON REQUIREMENTS SET FORTH IN THE INTERNATIONAL BUILDING CODE (I.B.C.) AND THE INTERNATIONAL CODE COUNCIL (ICC). INTERNATIONAL
EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AMERICAN
NATIONAL STANDARDS INSTITUTE/AMERICAN SOCIETY (ANSI)
ONE AND TWO FAMILY DWELLING CODE, AS AMENDED, AND OTHER LOCAL CODES,
ORDINANCES AND DESIGN CRITERIA. THE AUTHOR ASSUMES NO RESPONSIBILITY FOR
THEIR USE OUTSIDE THIS JURISDICTION. PURCHASER / CONTRACTOR IS SOLELY
RESPONSIBLE FOR CONFORMANCE WITH CODES, ORDINANCES, LAWS, ETC. OF ANY
OTHER JURISDICTION.

THE AUTHOR HAS NO RESPONSIBLY FOR PLACEMENT OF BUILDING IN CONFORMANCE
WITH SETBACKS, SIDE YARDS, COVENANTS, ZONING OR OTHER CONSTRAINTS.

OCCUPANCY GROUP: B, F-1, R-3 CONSTRUCTION TYPE: VB

C. DESIGN CRITERIA:

FLAT ROOF LOAD (SNOW)	60 P.S.F.
GROUND SNOW LOAD:	60 P.S.F. (KNIK AK.)
OFFICE FLOOR LOADS:	100 P.S.F. SOIL BEARING 3,000 P.S.F.
CORRIDORS FLOOR LOAD:	80 P.S.F.
STAIR LOAD	100 P.S.F.
DECKS / BALCONIES	50 P.S.F.
HEAT LOSS DELTA "T"	100° F (-30° TO 70°)

WIND

WIND SPEED - 150 MPH
SEE 2012 IBC FIG.1609C - WIND MAP

SEISMIC

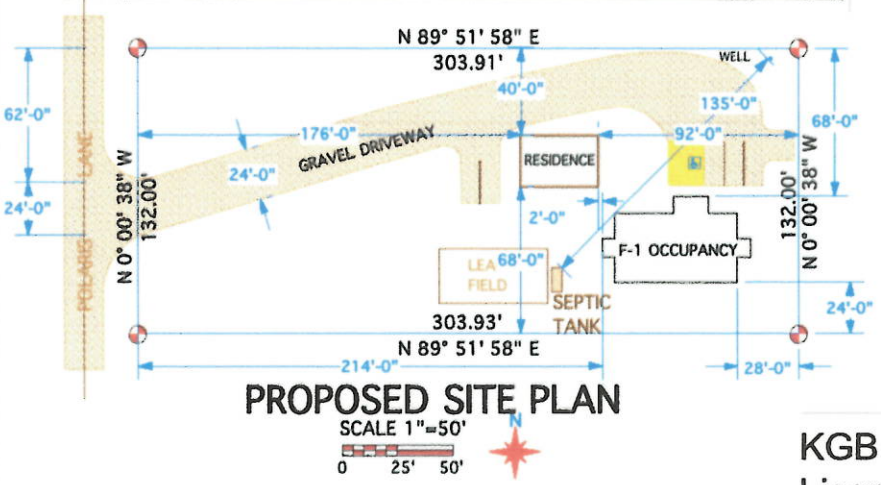
SEISMIC DESIGN CATEGORY - D (IBC), D2 (IRC)
0.2 SECOND MCE SPECTRAL RESPONSE ACCELERATION (SITE CLASS B) SS = 1.5
1.0 SECOND MCE SPECTRAL RESPONSE ACCELERATION (SITE CLASS B) S1 = .55
SEISMICALLY-INDUCED GROUND FAILURE ZONES (HAZARD ZONES) - SEE SEISMIC MAP
SEE ALSO THE SEISMIC HAZARD ZONES MAP LAYER IN THE PROPERTY INFORMATION

SITE CLASS -C - VERY DENSE SOIL & ROCK
DESIGN LOAD-BEARING VALUES OF SOIL - GW - 3,000 PSF
FLOOD DESIGN - NOT APPLICABLE

PAGE INDEX

ARCHITECTURAL

A-1.0	PAGE INDEX / PROJECT INFO. /PROPOSED SITE / VICINITY MAP / PROPERTY INFO. / IBC SUMMARY
A-2.0	ELEVATIONS
A-3.0	1st. FLOOR PLAN -
A-3.1	1st. FLOOR REFLECTED CEILING PLAN
A-3.2	1st. FLOOR POWER DISTRIBUTION PLAN
A-3.3	FIRE DETECTION & EVACUATION PLAN
S-1.0	BUILDING SECTION - STRUCTURAL DETAILS
S-2.0	FOUNDATION PLAN- FOUNDATION DETAILS
S-3.0	ROOF FRAMING PLAN - FRAMING DETAILS



PROPOSED SITE PLAN

SCALE 1"=50'

0 25' 50'

MARIJUANA CULTIVATION FACILITY (SMALL)

SITE INFO.

PARCEL #	86403
LEGAL DESCRIPTION	SKYLINE HTS. BLOCK-5, LOT-15
SECTION TOWNSHIP	13T16N
RANGE:	R3W SEWARD MERIADIAN, ALASKA
ZONE	UNRESTRICTED
TAX DIST	311 PLAMER
GRID :	ANCHORAGE B-8 QUADRANGLE
STATE I.D.	ACCT.# 6540B05L015
PLAT	75-10 PALMER RECORDING DIST.
CONSTRUCTION YEAR	2021

I.B.C. 2012

CHAPTER 3 USE / OCCUPANCY	HEMP PRODUCTS F-1	OFFICE B	RESIDENCE R-3
CHAPTER 5 TBL. 503 GENERAL HEIGHT & AREA			
ALLOWABLE AREA	8,500 SQ.'	9,000 SQ.'	UNLIMITED
MAXIMUM HT. /STORIES	1	2	3
OCCUPANCY SEPARATION TBL. 508.4	NR	NR	N/A
CHAPTER-6 TBL. 601 TYPE OF CONST.	V-B	V-B	V-B
1st. FLOOR (GROSS AREA)	1,556 SQ.'	172 SQ.'	864 SQ.'
PRIMARY STRUCTURAL FRAME	0 HR.	0 HR.	0 HR.
EXTERIOR BEARING WALLS	0 HR.	0 HR.	0 HR.
INTERIOR PARTITIONS	0 HR.	0 HR.	0 HR.
FLOOR / CEILING ASSY.S	0 HR.	0 HR.	0 HR.
ROOF CONSTRUCTION	0 HR.	0 HR.	0 HR.
EXTERIOR WALLS TABLE 602	0 HR.	0 HR.	0 HR.

CHAPTER-7 FIRE & SMOKE PROTECTION	B, F-1	N 68'	E 92'	S 24'	W 214'
FIRE SEPARATON DISTANCE	R-3	40'	28'	68'	176'
PROJECTIONS 705.2		NONE	NONE	NONE	NONE
EXT. OPENINGS 705.8		N/A	N/A	N/A	N/A
PARAPETS 705.11 EXC. 705.11.1		NR	NR	NR	NR
DOORS TBL. 716.1(2)					
EXTERIOR-NONRATED		0	0	0	0
@ INTERIOR CORRIDORES		0	0	0	0

CHAPTER-9 FIRE PROTECTION SYSTEMS	HEMP PRODUCTS F-1	OFFICE B	RESIDENCE R-3
SPRINKLER SYSTEM 903.2.9	NR	NR	NR
SURPRESSION SYSTEM TABLE 903.2.11.6	NR	NR	NR
EXTINGUISHERS@75' MAX 906 TBL. 906.3	2-A:20-B:C	2-A:20-B:C	2-A:20-B:C
FIRE ALARMS 907.2.2	NR	NR	NR
SMOKE DETECTORS	REQ.	REQ.	REQ.

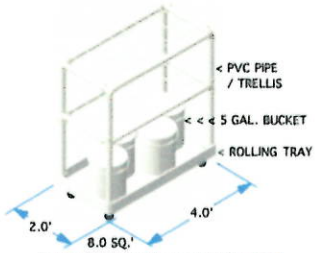
CHAPTER-10 TBL. 1004.1.2 MEANS OF EGRESS			
OCC. LOAD FACTOR	1/300	1/100	1/200
OCCUPANTS	5	2	4
SECURITY DOORS	MTL. INSUL.	MTL. INSUL.	
EXIT SIGNS 1011.1	REQ.	REQ.	
CHAPTER-11 TBL. 1004.1.2 ACCESSIBILITY 1104.4 EXCEPTION			
TOTAL PARKING SPACES	(5) 9' X 20' SPACES		
ACCESSIBLE PARKING SPACES:	(1) VAN ACCESSIBLE 8'+8' X 20'		

CHAPTER-29
PLUMBING REQUIREMENTS

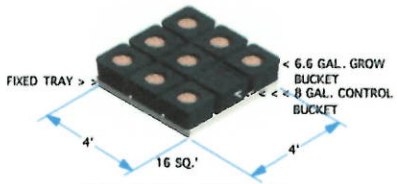
FLOOR	OCCUPANCY & LOAD	WATER CLOSETS / URNALS (ACCESIBLE)	LAV.	DRINKING FOUNTAINS	OTHER
	CULTIVATION FACILITY	1/100 M / F	1/100	1/1000	
1st. FLOOR	F-1 @ 5 OCC	(1) UNISEX	1		1 SER. SK
1st. FLOOR	M @ 2 OCC				
TOTALS		(1) UNISEX	1		2 SER. SK

KGB Cultivation
License # 30219

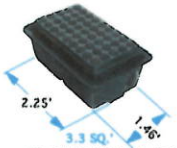
JUL 30 2021



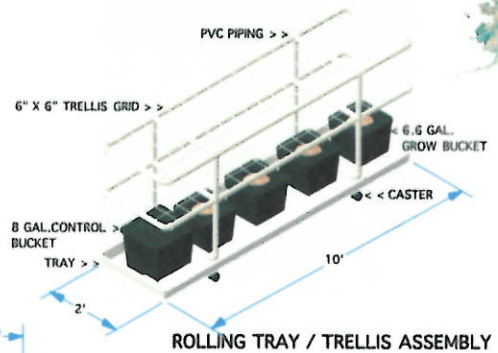
ROLLING TRELLIS TRAY
(VEGETATION ROOM - MOTHERS)
(1) TRAYS REQUIRED
(8)TOTAL SQ. FT.)



FIXED TRAY ASSEMBLY
(VEGETATION ROOM)
(7) TRAYS REQUIRED
(112 TOTAL SQ. FT.)



CLONE TRAY
(VEGETATION ROOM)
(2) TRAYS - STACKED
(3.3 TOTAL SQ. FT.)



ROLLING TRAY / TRELLIS ASSEMBLY
(FLOWER ROOMS)
20.0 FT²
(18) ROLLING TRAYS / TRELLIS ASSY.'S
360 TOTAL FT²

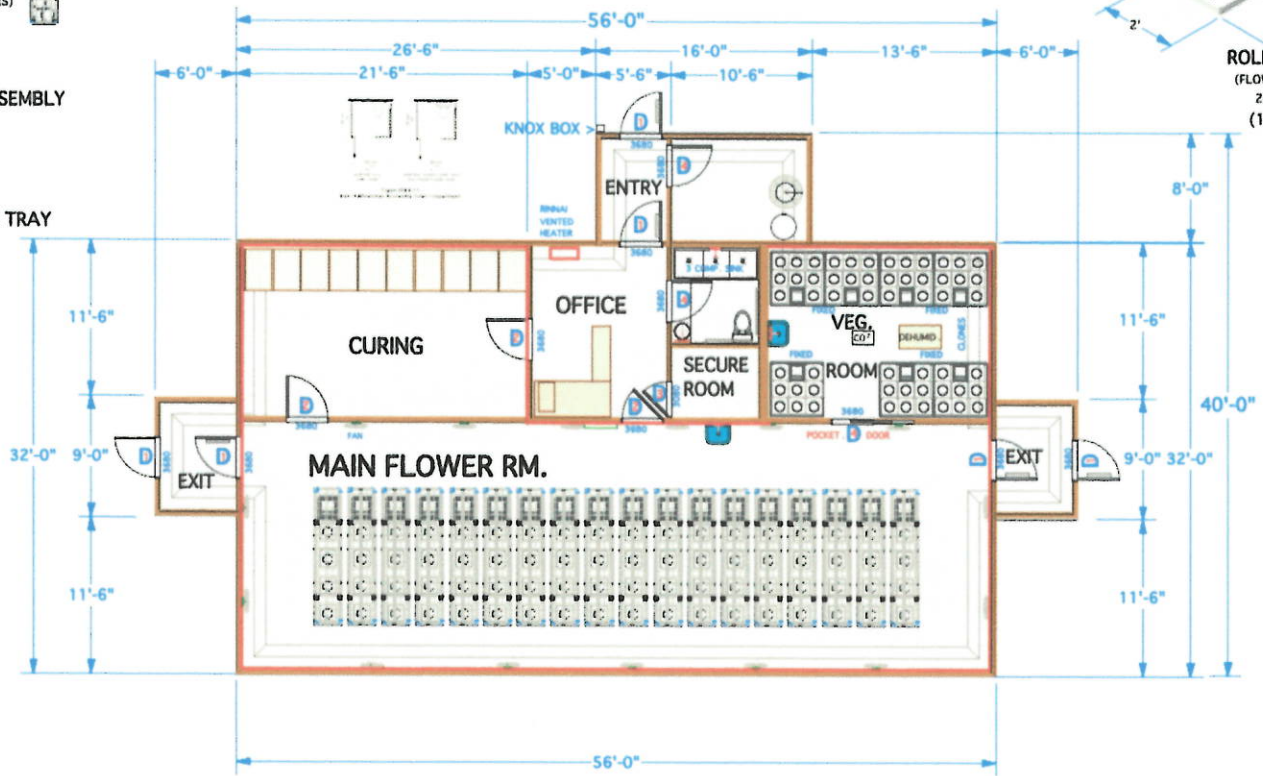
ROLLING TRELLIS TRAY ASSEMBLY
(18) ROLLING TRAYS REQUIRED
360 TOTAL SQ. FT.

FIXED TRAY ASSEMBLY
(7) FIXED TRAYS REQUIRED
112 TOTAL SQ. FT.)

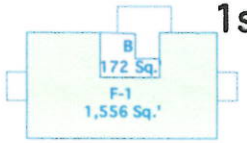
ROLLING TRELLIS MOTHER TRAY
(1) TRAYS REQUIRED
(8 TOTAL SQ. FT.)

CLONE TRAY
(2) TRAYS - STACKED
(3.3 TOTAL SQ. FT.)

TOTAL SQUARE FOOTAGE UNDER CULTIVATION
(483.3 FT²)



DOOR SCHEDULE						
SYMBOL	WIDTH	HEIGHT	TYPE	MATERIAL	FIRE RATING	REMARKS
D	36"	80"	SGL	MTL. INSUL.	N.R.	ELECTRONIC DOOR LOCK, PANIC HDWR
D	36"	80"	SGL	WD. SOLID CORE	N.R.	LOCK SET, KICK PLATE
D	30"	80"	SGL	MTL. INSUL.	N.R.	LOCK SET, KICK PLATE
D	36"	80"	SLD	WOOD GLASS	N.R.	GLASS TEMP. SAFETY GLASS KICK PLATE



1st. FLOOR PLAN

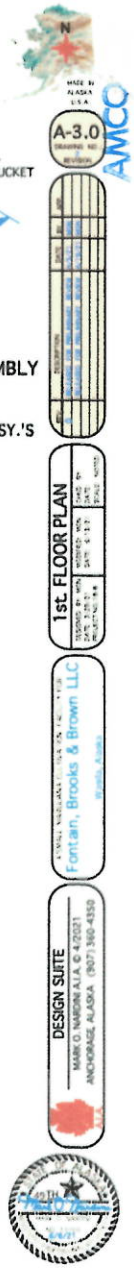
2,025 FT²
F-1 OCCUPANCY
OCC. LD. = 5
SCALE 1/8"=1'-0"
0 5' 10'

N

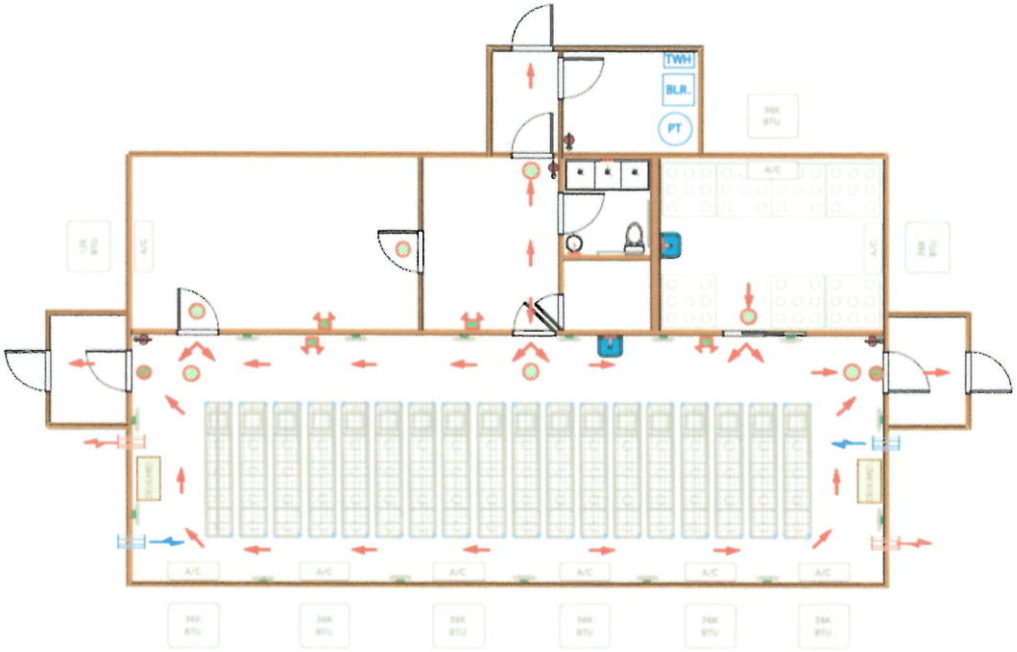
PROPOSED LICENSE PREMISES BOUNDRY (BUILDING PERIMETER)
RESTRICTED ACCESS AREA
PROPOSED LICENSE PREMISES

Surveillance Room and Storage = Secure Room, Office

KGB Cultivation
License # 30219



JUL 30 2021



FIRE DETECTION & EVACUATION PLAN

2,025 SQ.'
F-1 OCCUPANCY
SCALE 1/8"=1'-0"

0 5' 10'

N

KGB Cultivation
License # 30219

WALL FAN

FIRE / ELECTRICAL LEGEND

MANUAL FIRE ALARM ON DEDICATED CIRCUIT	"F" OCCUPANCY W/S.D. THRU OUT NOT REQ. TBL. 3412 & 9	
SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACK-UP ON DEDICATED CIRCUIT		
HORN/STROBE FIRE ALARM ON DEDICATED CIRCUIT	IBC 1006 NR	
EMERGENCY LIGHTING W/BATTERY BACK-UP ON DEDICATED CIRCUIT	IBC 1006	
ILLUMINATED EXIT SIGN W/EMERGENCY LIGHTS W/BATTERY BACK-UP ON DEDICATED CIRCUIT	IBC 1006	
FIRE EXTINGUISHER 2-A,20-B:C TYPICAL	IBC 906	
EVACUATION ROUTE DIRECTION OF TRAVEL		

*ALL INTERIOR WALLS 1HR. FIRE RATED
**SEE PG. S-1.0 FOR WALL DETAILS

AMCO

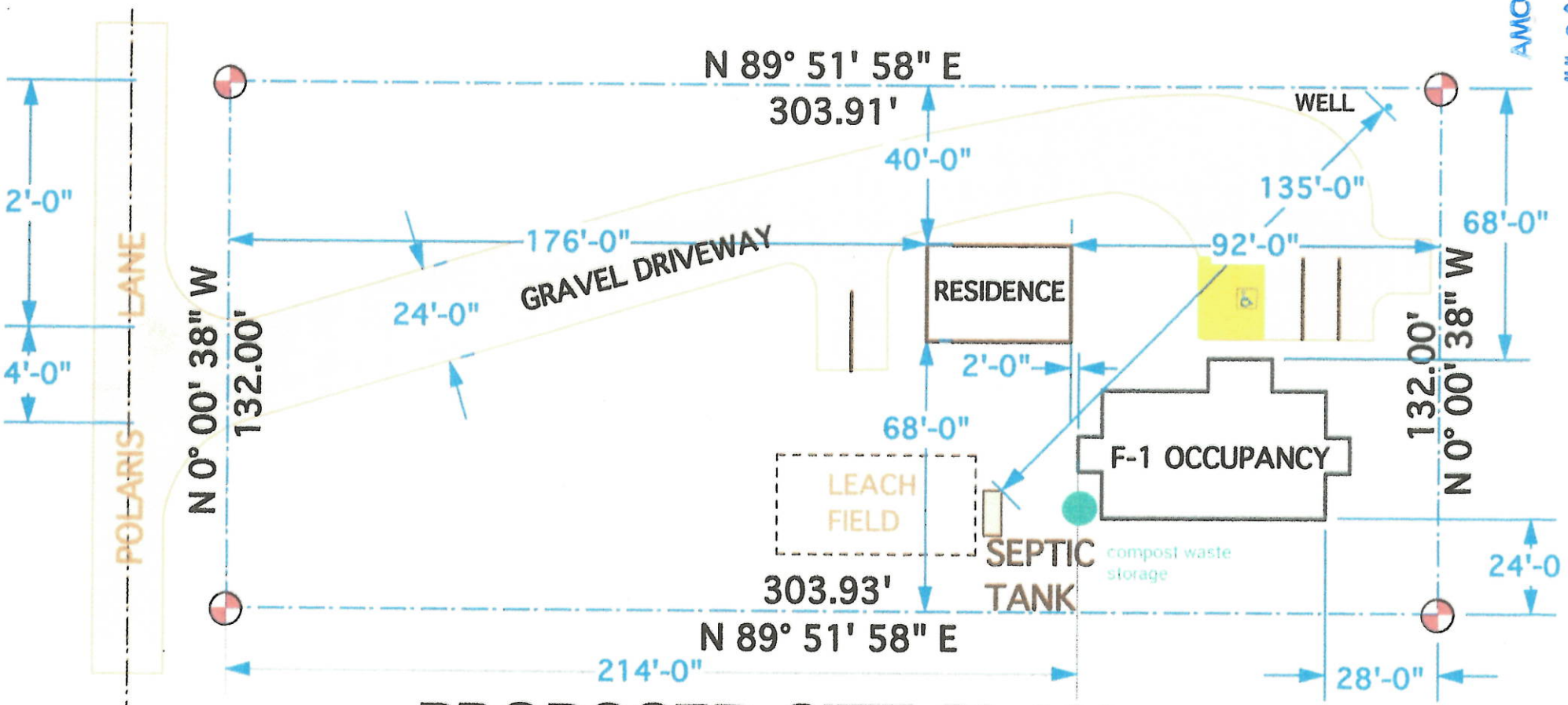
A-3.2

ELECTRICAL PLAN

Fontain, Brooks & Brown LLC

DESIGN SUITE
MARK D. NARDIN A.I.A. © 2021
ANCHORAGE, ALASKA (907) 360-4350

JUL 30 2021



PROPOSED SITE PLAN

SCALE 1"=50'

0 25' 50'

N

KGB Cultivation
License # 30219

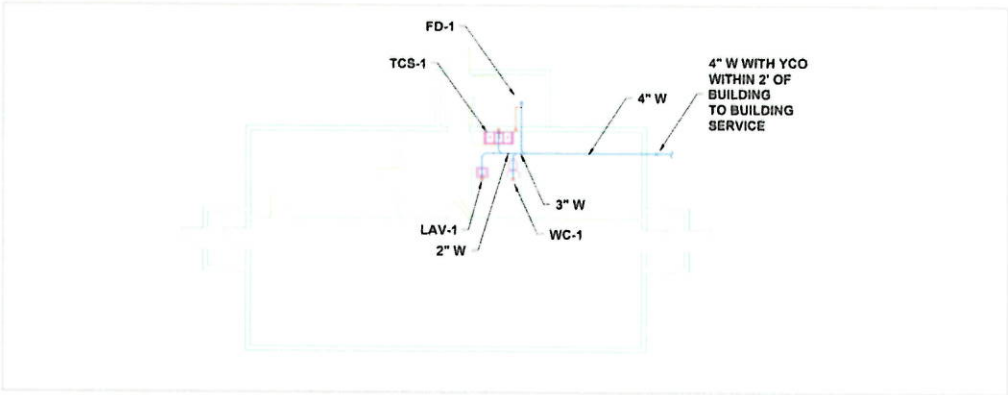
AMCO
JUL 30 2021

KGB Cultivation
License # 30219

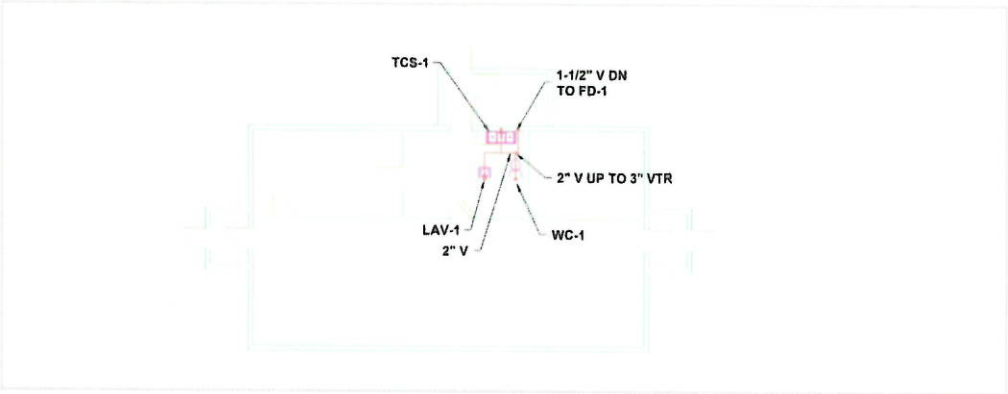
N

AMCO

JUL 30 2021



1 W AND V PLAN
1/8" = 1' - 0"



2 ABOVE FLOOR VENT PLAN
1/8" = 1' - 0"

SCOPE
7216 LAKE OTIS PKWY
ANCHORAGE, AK 99507

STATE OF ALASKA
49TH
Ron Thompson
No. ME-9046
REGISTERED PROFESSIONAL ENGINEER

LIC # 101702
6/30/2021

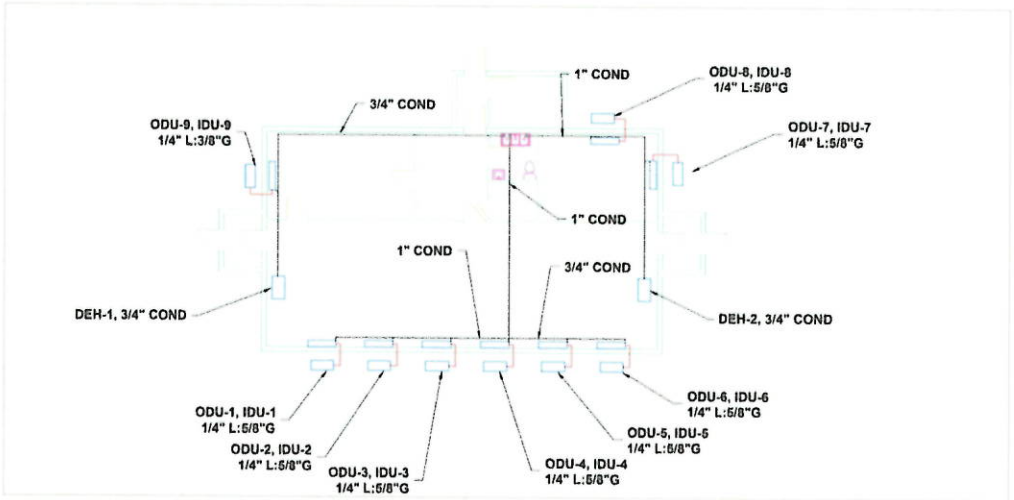
BROOKS GROW
PROJECT ADDRESS
ANCHORAGE, AK 99501

REVISIONS:
1.
2.
3.
4.
5.

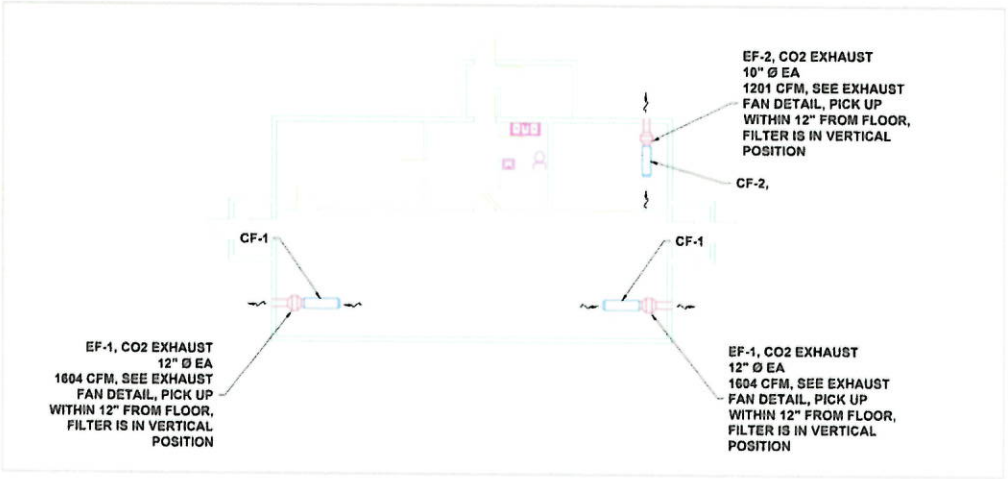
PROJECT NR:	2021-55
DATE:	6/30/21
DRAWN BY:	RJT
SCALE:	AS-NOTED
SHEET NUMBER:	

M-5

KGB Cultivation
License # 30219



1 COOLING PLAN
1/8" = 1' - 0"



2 CO2 EXHAUST PLAN
1/8" = 1' - 0"

SCOPE
7216 LAKE OTIS PKWY
ANCHORAGE, AK 99507

STATE OF ALASKA 49TH
Ron Thompson
No. ME-9046
REGISTERED PROFESSIONAL ENGINEER
LIC # 101702
6/30/2021

BROOKS GROW
PROJECT ADDRESS
ANCHORAGE, AK 99501

REVISIONS:
1.
2.
3.
4.
5.

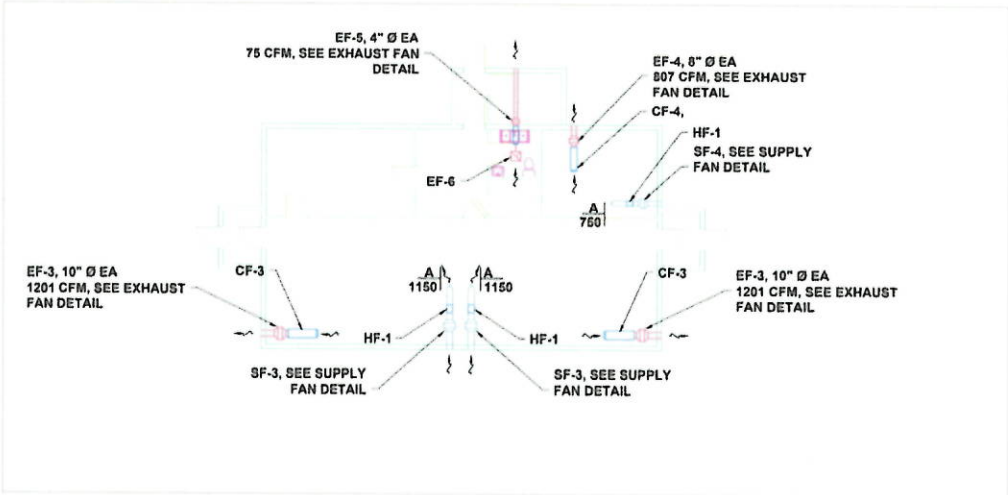
PROJECT NR:	2021-55
DATE:	6/30/21
DRAWN BY:	RJT
SCALE:	AS-NOTED
SHEET NUMBER:	

M-6

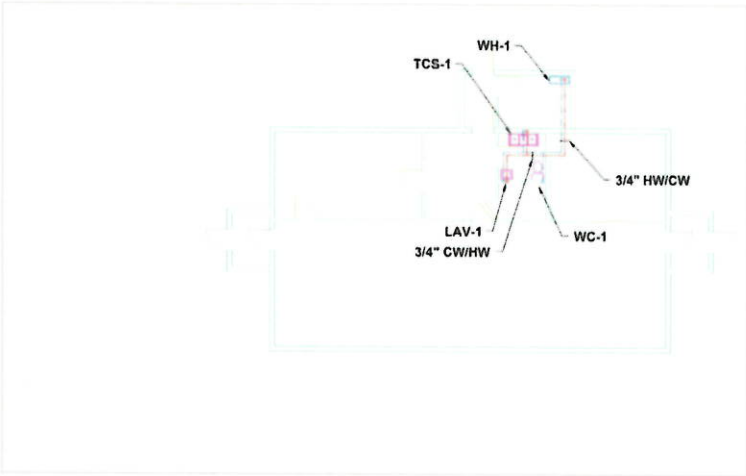
AMCO
JUL 30 2021

KGB Cultivation
License # 30219

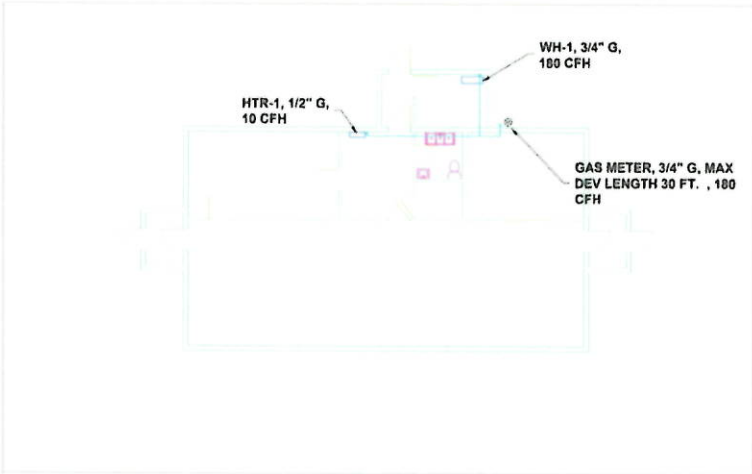
AMCO
JUL 30 2021



1 VENTILATION PLAN
1/8" = 1' - 0"



2 DOMESTIC PIPING PLAN
1/8" = 1' - 0"



3 GAS PIPING PLAN
1/8" = 1' - 0"

SCOPE
7215 LAKE OTIS PKWY
ANCHORAGE, AK 99507

STATE OF ALASKA
49TH
Ron Thompson
No. ME-9246
REGISTERED PROFESSIONAL ENGINEER

LIC # 101702
6/30/2021

BROOKS GROW
PROJECT ADDRESS
ANCHORAGE, AK 99501

REVISIONS:
1.
2.
3.
4.
5.

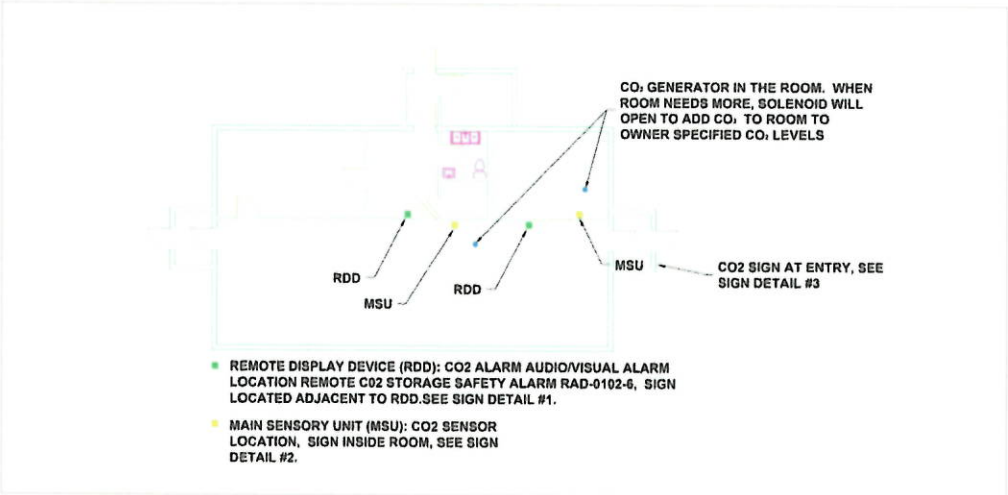
PROJECT NR:	2021-55
DATE:	6/30/21
DRAWN BY:	RJT
SCALE:	AS-NOTED
SHEET NUMBER:	

M-7

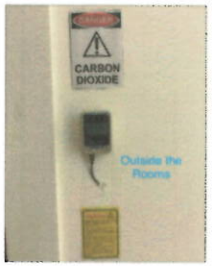
KGB Cultivation
License # 30219

N

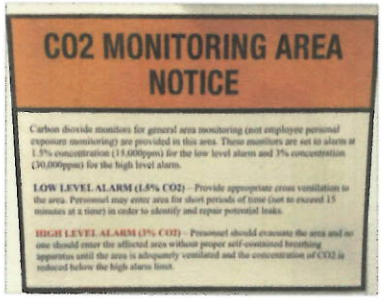
AMCO
JUL 30 2021



1 CO2 ALARM AND GENERATOR PLAN
1/8" = 1' - 0"



2 CO2 SIGN #1 DETAIL
NTS



3 CO2 SIGN #2 DETAIL
NTS

4 CO2 SIGN #3 DETAIL
NTS

SCOPE
7216 LAKE OTIS PKWY
ANCHORAGE, AK 99507

STATE OF ALASKA 49TH
Ron Thompson
No. ME-9246
REGISTERED PROFESSIONAL ENGINEER
LIC # 101702
6/30/2021

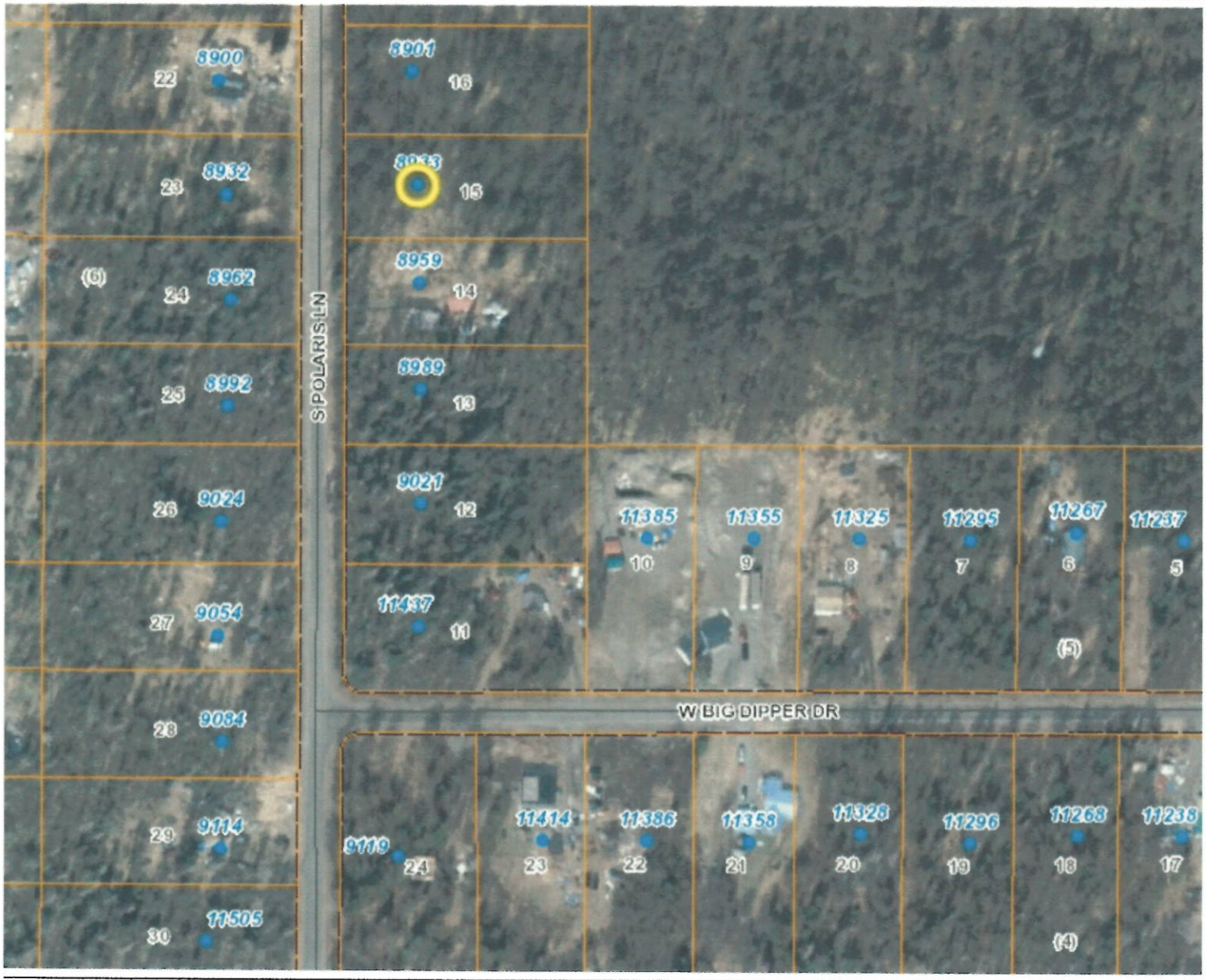
BROOKS GROW
PROJECT ADDRESS
ANCHORAGE, AK 99501

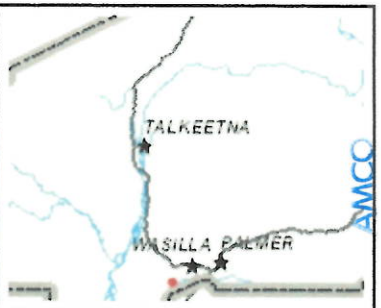
REVISIONS:
1.
2.
3.
4.
5.

PROJECT NR:	2021-55
DATE:	6/30/21
DRAWN BY:	RJT
SCALE:	AS-NOTED
SHEET NUMBER:	

M-8

Matanuska-Susitna Borough





JUL 30 2021

Legend

- Road Mileposts
- Roads
  - Highway
  - Major Road
  - Medium Road
  - Minor Road
  - Ramp
  - Primitive Road
  - Private Road
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- Government Lot Lines
- ROW and Easements
  - ROW Road
  - ROW RR
  - ROW Easement
  - Section line easement
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- Section Lines

KGB Cultivation
License # 30219

N

1: 4,514

0 0.07 0.14 Miles

iS_1984_Web_Mercator_Auxiliary_Sphere
Matanuska-Susitna Borough

Reported on 07/25/2021 09:09 PM

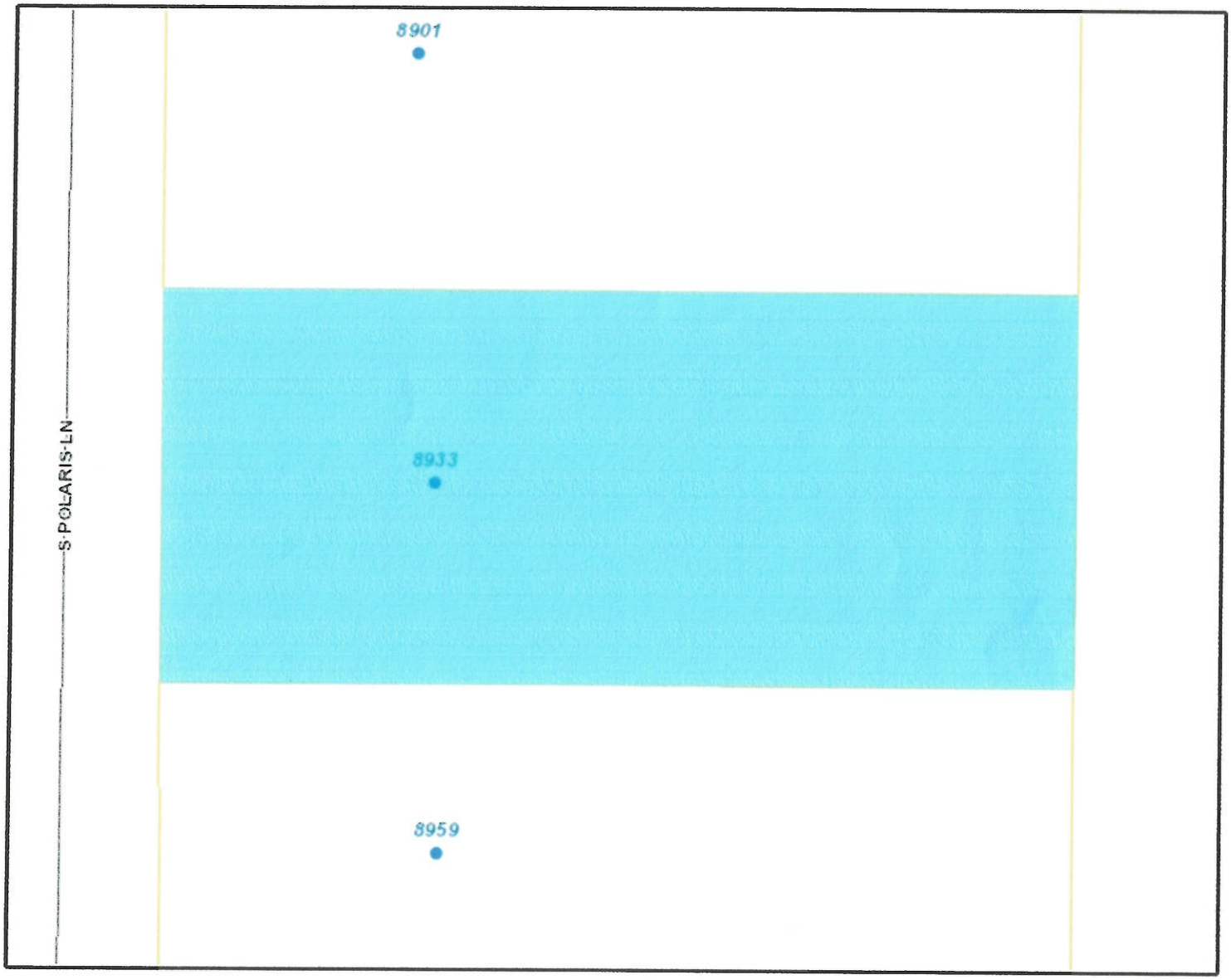
THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

This map was automatically generated using Geocortex Essentials.

Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

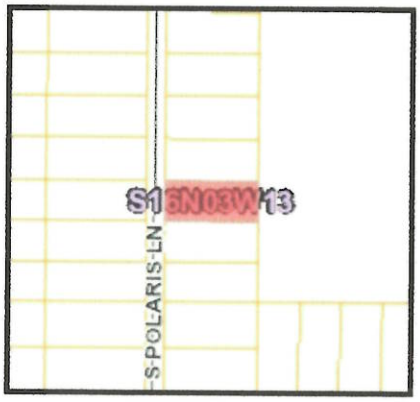
Account ID: 6540B05L015

Owner(s): FONTAINE BROOKS & BROWN INC

General Owner: PRIVATE

Legal Description: SKYLINE HTS BLOCK 5 LOT 15

KGB Cultivation
License # 30219



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated
7/25/2021 8:15:58 PM

AMCO
JUL 30 2021