



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: January 21, 2020

FROM: Glen Klinkhart, Interim Director

RE: 5860 Magnetic North
Brewing Co.

**Requested
Action:** New license application

**Statutory
Authority:** AS 04.06.090(b): "The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title."

AS 04.11.480(a): "A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license by sending the board and the applicant a protest and the reasons for the protest within 60 days of receipt from the board of notice of filing of the application... The board shall consider a protest and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application... If an application or continued operation is protested, the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, and unreasonable."

AS 04.11.510(b)(2): "The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except...(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection;"

Staff Rec.: Hold a public hearing; deny the application with a 180 day abeyance.

Background: The Municipality of Anchorage protests the approval of a special land use permit.

The licensee should be notified that under 3 AAC 304.145(h), this abeyance period may not be extended or renewed.

Attachment: Municipality of Anchorage protest
New license application



Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 343-4316 • Fax: (907) 249-7533 <http://www.muni.org/assembly/license>
December 18, 2019

Office of the Municipal Clerk

Ms. Mikal Martin
Alaska Alcohol and Marijuana Control Office
550 W 7th Ave. Ste. 1600
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Martin:

The Anchorage Municipal Assembly at its regular meeting on **December 17, 2019** took the following final actions:

WAIVE OF PROTEST

Renewal Liquor License

- **Beverage Dispensary**
Fu Do Restaurant LL#4109 – AM 804-2019
Gaslight Lounge LL#437 – AM 813-2019
Ralf's Sport's Bar LL#1811 – AM 812-2019
Texas Roadhouse LL#2496 – AM 812-2019
Applebee's Grill & Bar LL#4746 – AM 812-2019
Benihana LL#4161 – AM 812-2019
- **Restaurant/Eating Place**
Tozai Ramen LL#5572 – AM 812-2019

Transfer Liquor License

- **Beverage Dispensary**
Fu Do Restaurant LL#4109 – AM 803-2019
Serrano's Mexican Grill LL#635 – AM 814-2019

PROTEST

New Liquor License

- **Brewery**
Magnetic North Brewing Co. LL#5860 – AR 2019-451
Pending a special land use permit approved by the Assembly.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.
- **Restaurant/Eating Place**
Lime Leaf LL#5858 – AR 2019-452
Pending certifications from the Anchorage Health Department and from the State Fire Marshal and a special land use permit approved by the Planning Department Director.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.
Anchorage Senior Center LL#5857 – AR 2019-453
Pending certification from the Anchorage Health Department and a special land use permit approved by the Planning Department Director.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

Renewal Liquor License

- **Restaurant/Eating Place**

Sushi & Sushi Restaurant LL#1866 – AR 2019-445

Pending certification from the Anchorage Health Department.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

Denny's LL#5450 – AR 2019-446

Pending certification from the Anchorage Health Department.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

Jens' Restaurant LL#2783 – AR 2019-447

Pending certification from the Anchorage Health Department.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

Girdwood Picnic Club LL#5498 – AR 2019-449

Pending certification from the State Fire Marshal.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

- **Beverage Dispensary-Tourism**

Anchorage Marriott Hotel LL#3945 – AR 2019-448

Pending certification from the Anchorage Fire Department.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the December 17, 2019 Assembly Meeting.

Any prior conditions placed on any license are to continue until specifically removed or amended. If you require additional information or if I can be of any assistance, please call me.

Cordially,



Mandy Honest
Business License Official

CC: Magnetic North Brewing Co., LLC – Via Email
Lime Leaf, LLC
Anchor-Age Center
Chun, LLC
D. of Alaska, Inc.
Jens' Restaurant, LLC
Girdwood Picnic Club, LLC
Columbia Properties Anchorage Limited Partnership



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	Magnetic North Brewing Co. LLC		
License Type:	Brewery	Statutory Reference:	AS.04.11.130
Doing Business As:	Magnetic North Brewing Co		
Premises Address:	8861 Golovin Street		
City:	Anchorage	State:	AK
		ZIP:	99507
Local Governing Body:	Municipality of Anchorage		
Community Council:	Abbott Loop		

Mailing Address:	8861 Golovin Street		
City:	Anchorage	State:	AK
		ZIP:	99507

Designated Licensee:	Jeremiah David Christian		
Contact Phone:	9078917406	Business Phone:	9078917406
Contact Email:	magnorthbrewing@gmail.com		

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: _____

OFFICE USE ONLY			
Complete Date:		License Years:	
Board Meeting Date:		Transaction #:	
Issue Date:		BRE:	

[Form AB-00] (rev 10/10/2016)

Page 1 of 5





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 2 – Premises Information

Premises to be licensed is:



an existing facility



a new building



a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:



applicant



affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an:



applicant



affiliate

Name:					
Address:					
City:		State:		ZIP:	



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Jeremiah David Christian				
Title(s):	Member	Phone:	9078917406	% Owned:	100
Address:	7781 Lars Circle				
City:	Anchorage	State:	AK	ZIP:	99518

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10081471	AK Formed Date:	4/27/18	Home State:	AK
Registered Agent:	Jeremiah Christian	Agent's Phone:	619-507-3152		
Agent's Mailing Address:	7781 Lars Cir				
City:	Anchorage	State:	AK	ZIP:	99518

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

☒ ☐

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐ ☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 6 - Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒ ☐

If "Yes", disclose the name of the individual and the reason for this authorization:

Phylcia Christian, wife of owner, Jeremiah Christian





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

[Handwritten initials]

I certify that all proposed licensees have been listed with the Division of Corporations.

[Handwritten initials]

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

[Handwritten initials]

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

[Handwritten initials]

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

[Handwritten initials]

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

[Handwritten signature]
Signature of licensee

Jeremiah Christian
Printed name of licensee

[Handwritten signature]
Signature of Notary Public

Notary Public in and for the State of Alaska

STATE OF ALASKA
Notary Public
Brandi Millar



My Commission Expires:

My commission expires: 7/10/23

Subscribed and sworn to before me this 3rd day of September, 2019.



THE STATE
of **ALASKA**

Department of Commerce, Community and Economic Development
Division of Corporations, Business and Professional Licensing



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OCT 16 2019

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Corporations Section

State Office Building, 333 Willoughby Avenue, 9th Floor
PO Box 110806, Juneau, AK 99811-0806
Phone: (907) 465-2550 • Fax: (907) 465-2974
Email: corporations@alaska.gov
Website: Corporations.Alaska.Gov

Statement of Change

Domestic Limited Liability Company (AS 10.50)

- This Statement of Change form for Registered Agents or Registered Agent Address Changes is only for Domestic Limited Liability Companies.
- The Statement of Change will not be filed if the official signing this form does not match an official on record for this entity and/or if your entity's biennial report is not current. To verify your entity information on record, go online to Corporations.Alaska.Gov, *Search Corporations Database*
- Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.
- The information you submit is a public record and will be posted on the State's website.

1. Important:

AS 10.50.055-.065

Per AS 10.50.055, each Domestic Limited Liability Company shall (must) continuously (without interruption) maintain in this state (Alaska) a registered agent AND a registered office (with an Alaskan physical location and an Alaskan mailing address) for the purpose of a registered agent's statutory requirements to receive service of processes, notices, or demands required or permitted by law to be served upon the limited liability company.

Failure to meet registered agent requirements could result in involuntary dissolution of the entity's authority to transact business in the State of Alaska. — AS 10.50.408(a)(2),(3)

For more registered agent information go to Corporations.Alaska.Gov, *Registered Agents FAQs*.

2. Fee:

☒ \$25 Nonrefundable Filing Fee (CORF)

3 AAC 16.065(b)

Mail this form and the non-refundable \$25 filing fee in U.S. dollars to the letterhead address. Make the check or money order payable to the State of Alaska, or use the attached credit card payment form.

3. Entity Information on Record with the State:

AS 10.50.060(1)

Entity Name: Magnetic North Brewing Co., LLC

Alaska Entity Number: 10081471



4. PREVIOUS Registered Agent Information on Record with the State:

AS 10.50.060(2), (4)

PREVIOUS Registered Agent Name: United States Corporation Agents, Inc

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PREVIOUS Registered Agent Addresses:

CBPL

→ PHYSICAL Address: 310 K Street, Suite 200

City: Anchorage

State: AK (mandatory)

ZIP Code: 99501

→ MAILING Address: 310 K Street, Suite 200

City: Anchorage

State: AK (mandatory)

ZIP Code: 99501

5. NEW Registered Agent Information to be Updated with the State:

AS 10.50.060(3), (5)

NEW Registered Agent Name: Jeremiah Christian

(Registered agent cannot be the entity listed in Item 3 on Page 1 and cannot be an LLC.)

If the new Registered Agent is an entity, provide its entity number:

NEW Registered Agent Addresses:

→ PHYSICAL Address: 7781 Lars Cir

City: Anchorage

State: AK (mandatory)

ZIP Code: 99518

→ MAILING Address: 7781 Lars Cir

City: Anchorage

State: AK (mandatory)

ZIP Code: 99518

6. Authorization per Alaska Statute:

AS 10.50.060(6)

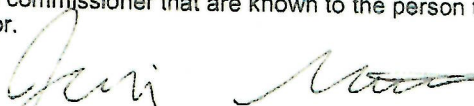
The registered agent change was authorized by the company's manager, or, if the company is not managed by a manager, by the members. Per AS 10.50.860, a limited liability company is to keep and make available the record of the resolution.

7. Required Signature:

AS 10.50.840

The Statement of Change must be signed by: a member (per AS 10.50.840.(a)(2)) or a manager (per AS 10.50.840(a)(1)) currently on record; or an attorney-in-fact (per AS 10.50.840(c)). Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Signature:



Date:

10/16/19

Printed Name: Jeremiah Christian

Title of Authorized Signer:

☒ Member

☐ Manager

☐ Attorney-in-fact

If signing on behalf of a member or manager which is an entity, then identify signer's relationship and signing authority with the member entity. For example: John Smith, President of XYZ Inc. the sole member of ABC LLC.





THE STATE
of **ALASKA**

Department of Commerce, Community and Economic Development
Division of Corporations, Business and Professional Licensing

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Corporations Section

State Office Building, 333 Willoughby Avenue, 9th Floor

PO Box 110806, Juneau, AK 99811-0806

Phone: (907) 465-2550 • Fax: (907) 465-2974

Email: corporations@alaska.gov

Website: Corporations.Alaska.Gov

Contact Information

- Return this form with your filing
- This information may be used by the Division to assist with processing your attached filings
- This form will not be filed for record, or appear online

Entity Information

Enter your entity information as it appears on this filing.

Entity Name: Magnetic North Brewing Co., LLC

AK Entity #: 10081471

Contact Person

Whom may we contact with any questions or problems with this filing?

Company: Magnetic North Brewing Co., LLC

Contact: Jeremiah Christian

Mailing Address: 7781 Lars Cir

Anchorage

AK

99518

Phone: 619-507-3152

Email: magnorthbrewing@gmail.com

Document Return Address

Provide an address for the return of your filed documents.

- ☒ Return my filings to the address provided **ABOVE**
☐ Return my filings to this address provided **BELOW**

Company:

Contact: Jeremiah Christian

Mailing Address: 7781 Lars Cir

Anchorage

99518

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ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.



Section 1 – Establishment Information

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

Licensee:	Magnetic North Brewing Co, LLC	License Number:	5860		
License Type:	Brewery				
Doing Business As:	Magnetic North Brewing Co				
Premises Address:	8861 Golovin Street				
City:	Anchorage	State:	AK	ZIP:	99518



Room Schedule							
#	Name	Area	Occ	Wall Finish	Ceiling Finish	Base Finish	Floor Finish
101	BREWERY	723 SF	1.4	GYP/P1	GYP/P1	N/A	C
102	RR	40 SF	N/A	GYP/P1	GYP/P1	TILE	C
103	CLOSET	26 SF	N/A	GYP/P1	GYP/P1	N/A	C
104	SERVING STATION	133 SF	1	GYP/P1	GYP/P1	N/A	C
105	TASTING LOUNGE	153 SF	10.2	GYP/P1	GYP/P1	N/A	C
106	ENTRY	76 SF	N/A	GYP/P1	GYP/P1	N/A	C
201	STORAGE	584 SF	1.2	GYP/P1	GYP/P1	N/A	PLY

NOTE: ROOM FINISHES ARE EXISTING TO REMAIN.

ROOM SCHEDULE LEGEND

GYP: GYPSUM WALL BOARD, TYPE X
P1: LATEX ACRYLIC, MOLD/MOISTURE RESISTANT PAINT
RB1: 4" (MIN) RUBBER COVE BASE
C: SLAB ON GRADE, RESEALED
TILE: PORCELAIN TILE WAINSCOT

Door Schedule							
Door #	Width x Height	Type	Room	Door Material	Frame Material	Hardware Group	Comments
201	45'x64"	BARN	MEZZANINE	-	-	-	CUSTOM DOOR BY OWNER

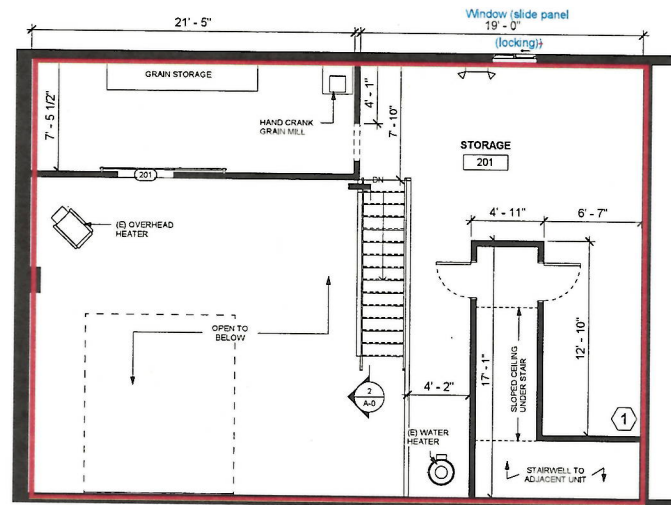
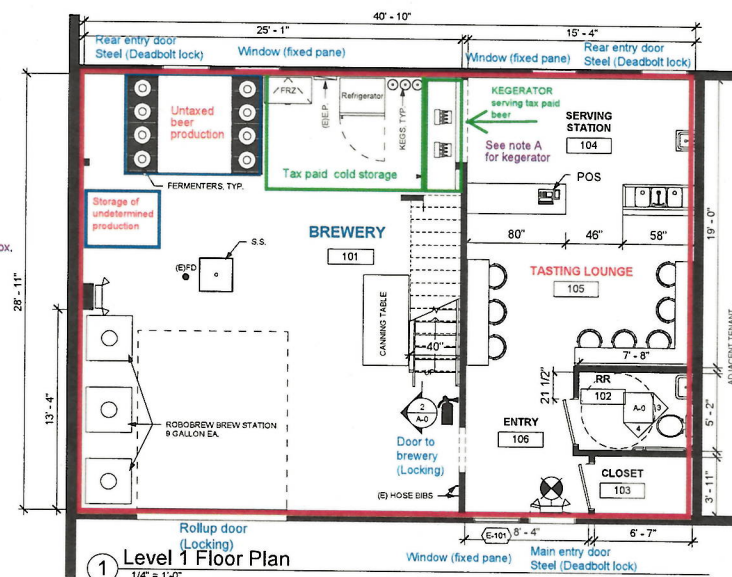
- NOTE:
- UNLABELED DOORS ARE EXISTING TO REMAIN. CONFIRM COMMERCIAL LATCH HARDWARE & REPLACE AS NECESSARY.
 - DOOR 201 IS NOT AN EGRESS COMPONENT AND SHALL BE PROVIDED WITH A FLOOR BOLT TO FIRMLY SECURE THE DOOR WHEN NOT IN USE FOR MATERIAL TRANSFER



KEY - SYMBOL - LEGEND	
	EXISTING WALL
	FIRE EXTINGUISHER, 2A:10BC, MOUNT 48" AFF (MEASURED TO GRIP)
	EXIT SIGN W/ EMERGENCY LIGHT, 90 MINUTE BATTERY
	EMERGENCY LIGHT, 90 MINUTE BATTERY

SHEET NOTES

- 1 MAX TRAVEL FROM LOCATION: 68 FEET



181202



Determine DESIGN LLC AECL1613
903 W. NORTHERN LITS, BLVD # 206
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@determinedesign.com

Sheet Issue Date: 4/26/2019 2:10:09 PM
Drawn by: Chris Hayes



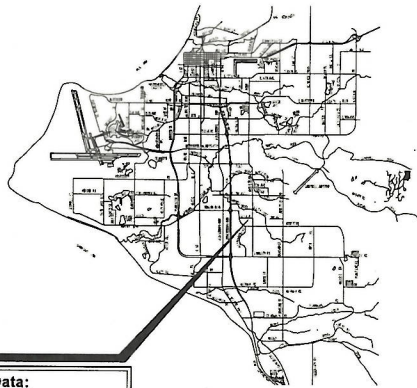
Project Title: Magnetic North Brewing Co, LLC
Prepared for: Magnetic North Brewing Co, LLC
Sheet Title: Floor Plan
Address: 8861 Golovin St. Anchorage, AK 99507

A-1.0

C19-

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

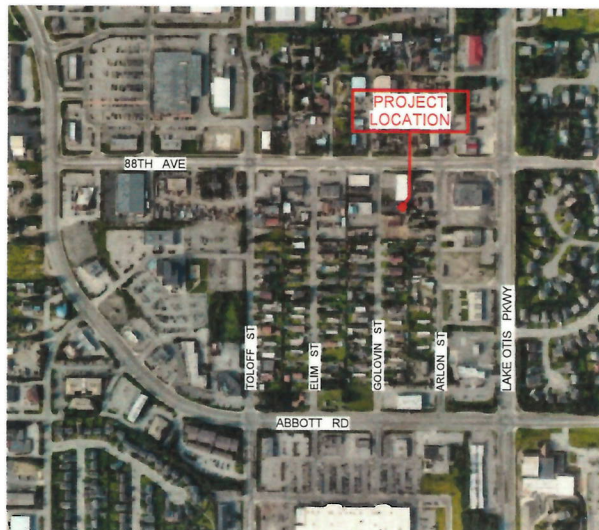
VICINITY MAP - ANCHORAGE, ALASKA



Site Data:

LEGAL: MOOREHAND LT 5
ADDRESS: 8861 GOLOVIN ST
CITY, STATE: ANCHORAGE, AK
ZONING: H1
LOT SIZE: 9,449 SF
PARCEL: 014-294-19-000
GRID: 5W2333

SITE VICINITY



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

CODE REVIEW

I. CODE: 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL FIRE CODE, 2012 EXISTING BUILDING CODE, & 2012 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY AMC TITLE 23.

II. SCOPE: ALTERATION: LEVEL 1
DESCRIPTION OF PROJECT: PREVIOUS WAREHOUSE SPACE BEING REPURPOSED FOR SMALL BREWERY TO PRODUCE BEVERAGES UP TO 16% ABV.
REPLACEMENT OF PLUMBING FIXTURES AND NEW CASEWORK TO BE ADDED. NO PARTITIONS TO BE ADDED OR REMOVED.

III. OCCUPANT CLASSIFICATION: F2 & R3 (SEPARATED)
LEVEL AREA FUNCTION OCC
GROUND 2,070 SF WAREHOUSE(F2)
SECOND 1,350 SF APARTMENT(R3)

PROJECT AREA: 1,260 GSF AREA W/ 2ND LEVEL 600 SF
GROUND 1,107 SF BREWERY(F2) 2.2
153 SF TASTING(F2) 10.2
SECOND 600 SF STORAGE(F2) 1.2

TOTAL OCC: 13.6(14)

303.1.2 SMALL ASSEMBLY SPACES
THE FOLLOWING ROOMS SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:

1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS A PART OF THAT OCCUPANCY.

SEPARATION ASSEMBLIES ARE EXISTING TO REMAIN AND THERE SHALL BE NO PENETRATIONS IN EXISTING SEPARATIONS

IV. SPECIAL DETAILED OCCUPANCY REQUIREMENTS
N/A

V. GENERAL HEIGHTS AND AREAS

ADDRESS IDENTIFICATION (EXISTING)
SIGNS SHALL BE PERMITTED SEPARATELY

BASIC ALLOWABLE (MOST RESTRICTIVE IBC T503): F2
13,000 SF / 2 STORY

ACTUAL AREA/STORY: 2,070 SF / 2 STORY

VI. TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION REQUIRED: VB
OCCUPANT GROUP CLASSIFICATION (RESTRICTIVE): F2

EXTERIOR WALL REQUIRED RATING (IBC T602)
DISTANCE RATING(MOST RESTRICTIVE)
X<5' - 1-HOUR
5<X<10' - 1-HOUR
10<X<30' - 0-HOUR / NO RATING

VII. FIRE RESISTANCE REQ'D

* EXISTING FIRE SEPARATIONS BETWEEN TENANT SPACES TO REMAIN

VIII. INTERIOR FINISHES TABLE 803.9 & 804.4

SPRINKLER (NO)

CLASS C WALL/CEILING FINISHES REQUIRED
CLASS II FLOORS COMPLYING WITH DOC FF-1 'PILL TEST'

IX: FIRE PROTECTION SYSTEMS

IFC 506.1: PROVIDE KNOX BOX *KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE CODE OFFICIAL.*
MOUNT KNOX BOX AT 66" AFG

IFC 503: FIRE APPARATUS ROAD WITHIN 150' OF ALL EXTERIOR WALLS MEASURED BY WALKING DISTANCE.

IFC 903 NFPA 13 SPRINKLER REQUIRED (NO).

IFC 906.1: PORTABLE FIRE EXTINGUISHERS REQUIRED: EVERY 75'

IFC 907: MANUAL PULL FIRE ALARM REQUIRED (NO)

X. MEANS OF EGRESS

AREA:
CORRIDOR WIDTH SHALL NOT BE LESS THAN .36"
DOORS SHALL NOT PROJECT MORE THAN 7" INTO WIDTH.
MULTIPLE EXITS NOT REQUIRED PER IBC TABLE 1015.1
EXIT SHALL BE ILLUMINATED. 90 MIN BATTERY BACKUP

MAX DEAD END: 20 FT (IBC 1018.4)
COMMON PATH: 75 FT (IBC T1014.3)
DISTANCE TO EXIT WHERE MULTIPLE: N/A
MAX TRAVEL DISTANCE: 68'-0"

EGRESS PATH SHALL BE ILLUMINATED BY WITH 1 FOOT-CANDLE AT ALL TIMES WITH 90 MINUTE BATTERY BACKUP

STAIRS: EXISTING

EXISTING STAIRS: EXISTING AND IN COMPLIANCE WITH IFC SECTION 1104.10: EXISTING STAIRS IN BUILDINGS SHALL BE PERMITTED TO REMAIN IF THE RISE DOES NOT EXCEED 8 1/4" AND THE RUN IS NOT LESS THAN 9 INCHES.

NEW CODE COMPLIANT HANDRAILS AND GUARDRAIL TO BE PROVIDED

RAMPS: N/A

XI: ACCESSIBILITY

ALTERATION LESS THAN 50% VALUATION DOES NOT REQUIRE INCREASE WITH REGARD TO TOILET FACILITIES. EXISTING LEVEL OF ACCESSIBILITY SHALL BE MAINTAINED AND IMPROVED BY ADDING NEW GRAB BARS

XII: INTERIOR ENVIRONMENT

LIGHTING & TEMPERATURE, NATURAL VENTILATION
IF VENTILATION TO BE NATURAL, OPENABLE PORTION NOT LESS THAN 4%

1,860 SF OF FLOOR AREA
49% = 74.4 SF OF OPERABLE OPENINGS REQUIRED
180 SF OPERABLE DOOR OPENINGS PROVIDED

MINIMUM ROOM HEIGHT NOT LESS THAN 7'-6"
EXCEPTION: STORAGE, RESTROOM, KITCHEN & MEZZANINE AREAS PERMITTED MINIMUM HEIGHT OF 7'-0"
MINIMUM WIDTH IN ALL OCCUPIED AREAS NOT LESS THAN 3' EXCEPT TO ACCESS MEP, 2'

UNOCCUPIED SPACES CRAWL SPACE OR ATTIC (NO):

ATTIC ACCESS: N/A. HOT ROOF

CRAWL SPACES: N/A. SLAB ON GRADE

XXIV: PLUMBING FACILITIES

EXISTING TO REMAIN:
1 LAV
1 W.C.

NEW:
1 SERVICE SINK

SEPARATE FACILITIES & WATER FOUNTAINS NOT REQUIRED IN OCCUPANCIES OF 15 OR FEWER PERSONS

CODE REVIEW: 2012 IEBC

CHAPTER 5 IEBC, NO CHANGE OF USE: F-2

INDEX

T-01 Vicinity, Index & Code Review
A-0 Specifications, Demo Plan & Rail Detail
A-1.0 Floor Plan

NOTE:
MECHANICAL & ELECTRICAL SCOPE LIMITED TO MOVING OUTLETS, LIGHTING & PLUMBING FIXTURES AS REQUIRED.
TO BE DEFERRED SUBMITTAL BY CONTRACTOR

PREVIOUS PARKING REQUIRED (21.07-4):
1,860 / 1,000 = 1.9
(WAREHOUSE)

810 / 750 = 1.1
(MANUFACTURING (GENERAL, HEAVY, LIGHT))

1,350 / N/A = 1.8
(HOUSEHOLD LIVING, TWO-BEDROOM)

TOTAL REQUIRED: 4.8(5)

CURRENT PARKING REQUIRED (21.07-4):
1,707 / 750 = 2.3
(MANUFACTURING (GENERAL, HEAVY, LIGHT))

153 / 100 = 1.5
(BAR)

810 / 750 = 1.1
(MANUFACTURING (GENERAL, HEAVY, LIGHT))

1,350 / N/A = 1.8
(HOUSEHOLD LIVING, TWO-BEDROOM)

TOTAL NOW REQUIRED = 6.7(7)

SPACES PROVIDED: SEE CIVIL

181202



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Project Title: Magnetic North Brewing Co, LLC
Prepared for: Magnetic North Brewing Co, LLC
Sheet Title: Vicinity, Index & Code Review
Address: 8861 Golovin St, Anchorage, AK 99507

T-01

C19-

SPECIFICATIONS

01 GENERAL REQUIREMENTS

A. PROJECT IDENTIFICATION: MAGNETIC NORTH, LLC
B. PROJECT SUMMARY: LEVEL 1 ALTERATION
C. DESCRIPTION OF WORK: PREVIOUS WAREHOUSE SPACE BEING REPURPOSED FOR SMALL BREWERY TO PRODUCE BEVERAGES UP TO 16% ABV.

REPLACEMENT OF PLUMBING FIXTURES AND NEW CASEWORK TO BE ADDED. NO PARTITIONS TO BE ADDED OR REMOVED.

D. PERMITS AND FEES ARE THE RESPONSIBILITY OF OWNER TO PURCHASE AND CONTRACTOR TO OBTAIN.

E. CODES: COMPLY WITH APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR COMMUNICATIONS TO ARCHITECT.

F. DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS.

G. EXISTING CONDITIONS: NOTIFY ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS OR FILL WITHOUT PRIOR WRITTEN APPROVAL FOR PERMIT.

H. COORDINATION

1. COORDINATE WORK OF ALL TRADES
2. PREPARE COORDINATION DRAWINGS OF WORKING AREAS WITH CLOSE TOLERANCES
3. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS.

I. ADJUSTMENT TO SPRINKLER HEAD: N/A
J. ADJUSTMENT TO EMERGENCY ALARM: N/A

02 EXISTING CONDITIONS (NOT USED)

03 CONCRETE (NOT USED)

04 MASONRY (NOT USED)

05 METALS (NOT USED)

06 WOOD, PLASTIC, COMPOSITES (NOT USED)

07 THERMAL & MOISTURE PROTECTION (NOT USED)

08 OPENINGS

DOOR HARDWARE: ALL FINISHES TO BE STAINLESS, CHROME, OR BRUSHED NICKEL. SEE DOOR SCHEDULE FOR SPECIFIC HARDWARE SCHEDULES. FURNISH HARDWARE AS NOTES IN DOOR HARDWARE SCHEDULE. BEST PRODUCTS OF HAGAR, SCHLAGE, LCN.

L: PASSAGE LOCK. DOES NOT LOCK ON EITHER SIDE. EITHER LEVER OPERATES LATCHBOLT AT ALL TIMES.

E: ENTRY LOCK/LATCH. LATCHBOLT ON ENTRY SIDE. EITHER LEVER OPERATES LATCHBOLT EXCEPT WHEN LOCKED FROM EGRESS SIDE. LOCKED POSITION MAY BE RETAINED OR MAY RESET EVERY ENTRY. LATCHBOLT IS ONLY OPERATED VIA KEY ON ENTRY SIDE WHILE LOCKED. EGRESS SIDE LEVER ALWAYS ACTIVE.

B: BATHROOM PRIVACY LOCK. EITHER LEVER OPERATES LATCHBOLT UNLESS LOCKED FROM EGRESS SIDE. LOCK AUTOMATICALLY RELEASES WITH OPERATION OF EGRESS SIDE LEVER. EMERGENCY KEY UNLOCKS LATCH FROM ENTRY SIDE. EGRESS LEVER ALWAYS ACTIVE.

DOOR FRAMES: N/A

WINDOWS & GLASS: N/A

09 FINISHES

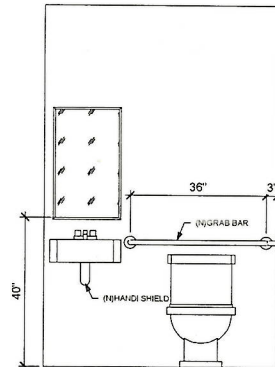
SEE ROOM FINISH SCHEDULE FOR SPECIFIC ROOM FINISH

10 SPECIALTIES (NOT USED)

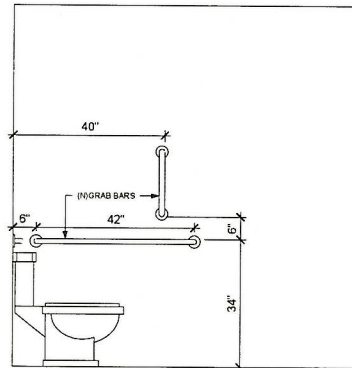
11 EQUIPMENT

BREWING EQUIPMENT TO BE PROVIDED BY OWNER

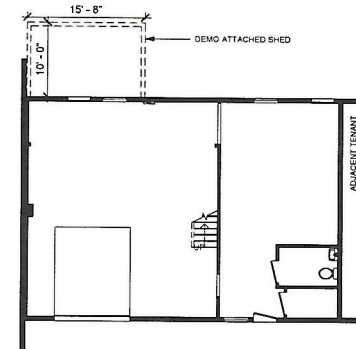
12 FURNISHINGS (NOT USED)



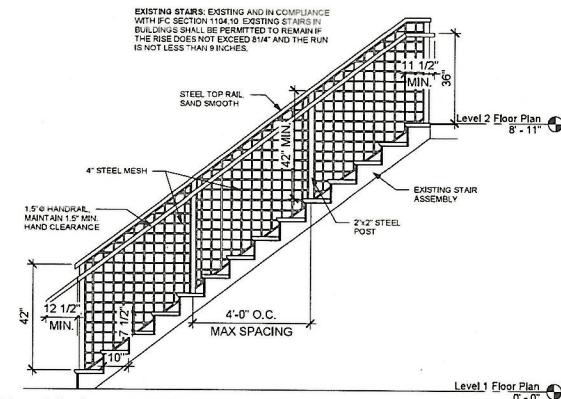
3 Restroom Front View
3/4" = 1'-0"



4 Restroom Side View
3/4" = 1'-0"

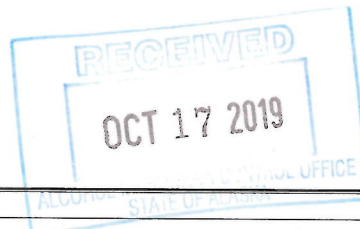


1 Demo Plan
1/8" = 1'-0"



2 Hand & Guardrail Detail
1/2" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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