



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: June 8, 2022

FROM: Kristina Serezhenkov, OLE

RE: #6043 Aviator

**Statutory &
Regulation
Authority:**

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. A protest received after the 60-day period may not be accepted by the board, and in no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer. The local governing body may protest the continued operation of a license during the second year of the biennial license period by sending the board and the licensee a protest and the reasons for the protest by January 31 of the second year of the license. The procedures for action on a protest of continued operation of a license are the same as the procedures for action on a protest of a renewal 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 or continued operation, and the protest and the record of the hearing conducted under AS 04.11.510(b)(2) or (4) shall be kept as part of the board's permanent record of its review. 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)(1): "if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested"

3 AAC 304.145(h) "The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed."

Background: This new Brewpub license application was deemed complete on April 21, 2022. On June 8, 2022, the Municipality of Anchorage protested the new application pending approval by the Assembly of a special land use permit

Staff Recommendation: Consider the Municipality of Anchorage protest and determine if the protest is arbitrary, capricious and unreasonable. If the protest is deemed not to be arbitrary, capricious and unreasonable then deny the application with a 180-day abeyance.

Attachment:

Municipality of Anchorage Protest

AB-00

AB-02

AB-03



Municipality of Anchorage

P.O. Box 196650 Anchorage, Alaska 99519-6650 Telephone: (907) 343-4316 Fax: (907) 249-7533 www.muni.org/clerklicensing

Office of the Municipal Clerk Licensing

June 8, 2022

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

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Craig:

The Anchorage Municipal Assembly at its regular meeting on **June 7, 2022**, took the following actions:

WAIVE OF PROTEST

Renewal Liquor License – AM 325-2022

- **Beverage Dispensary License:**
McGinleys Alaskan Pub, LL#4545;
- **Restaurant/Eating Place License:**
The Writer's Block Bookstore & Café, LL#5610;
Guido's Pizza, LL#2636;
- **Package Store License:**
Crush, LL#4779;
Crush Bottle Shop, LL#4820;
- **Wholesale-General License:**
The Odom Corporation, LL#5714

PROTEST

Transfer Liquor License

- **Restaurant/Eating Place**
Northern China Restaurant, LL#5772 – AR 2022-188
Pending certification from the Anchorage Fire Department and payment in full of taxes owed to the Municipality.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the June 7, 2022 Assembly Meeting.

New Liquor License

- **Brewpub**
Aviator, LL#6043 – AR 2022-189
Pending approval by the Assembly of a special land use permit.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the June 7, 2022 Assembly Meeting.

If you require additional information or if I can be of any assistance, please contact me.

Cordially,

Mandy Honest

Digitally signed by Mandy Honest
DN: cn=Mandy Honest, o=Municipality of Anchorage,
ou=Municipal Clerk's Office,
email=miranda.honest@anchorageak.gov, c=US
Date: 2022.06.08 10:15:49 -08'00'

Mandy Honest
Business License Official

CC: Ryan Yelle, Current Planning
Above listed licensees.



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:	Alaska Hotel Group, 239 W. 4th Avenue, LP				
License Type:	Brewpub	Statutory Reference:	04.11.135		
Doing Business As:	Aviator				
Premises Address:	239 W. 4th Avenue				
City:	Anchorage	State:	AK	ZIP:	99501
Local Governing Body:	MOA				
Community Council:	Downtown				

Mailing Address:	445 E 5th Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

Designated Licensee:	Mark Begich				
Contact Phone:	907-229-1465	Business Phone:	907-229-1465		
Contact Email:	markbegich@gmail.com				

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

OFFICE USE ONLY				
Complete Date:		License Years:		License #: 6043
Board Meeting Date:		Transaction #:	100349681	
Issue Date:		BRE:	KRS.	



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.

[Empty text box for school distance]

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.

[Empty text box for church distance]

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

Table with fields: Name, Address, City, State, ZIP

This individual is an: applicant affiliate

Table with fields: Name, Address, City, State, ZIP



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:	Mash, LLC (Affiliate Mark Begich)				
Title(s):	General Partner/Limited Partner	Phone:	907-229-1465	% Owned:	20
Address:	445 E 5th Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

Entity Official:	Sheldon Fisher				
Title(s):	Limited Partner	Phone:	907-240-1101	% Owned:	10.96
Address:	445 E 5th Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

Entity Official:	Mark Begich				
Title(s):	Limited Partner	Phone:	907-229-1465	% Owned:	10.96
Address:	445 E. 5th Ave.				
City:	Anchorage	State:	AK	ZIP:	99501

Entity Official:	Grizzly Investments, LLC				
Title(s):	Limited Partner	Phone:	907-227-6255	% Owned:	10.96
Address:	5317 Arctic Blvd.				
City:	Anchorage	State:	AK	ZIP:	99518

AMCO
FEB 18 2022

Steven and Karen Compton

Limited Partner

10.96%

1811 Westchester Circle

Anchorage, Alaska 99517

Phone: 907-227-2527

AMCO

FEB 18 2022



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 #:	10139792	AK Formed Date:	7/31/2020	Home State:	AK
Registered Agent:	Mark Begich		Agent's Phone:	907-229-1465	
Agent's Mailing Address:	445 E 5th Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

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):

BD Tourism #5994 in Anchorage, AK. # 6010
 New BD Tourism Duplicate Applied for in November, in Anchorage AK, not yet processed.

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:

The Law Offices of Ernouf & Coffey, P.C. is assisting with the license transfer application process.



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.



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



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.



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.



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



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.

Signature of licensee

Signature of Notary Public

Mark Begich

Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: 12/04/2023

Subscribed and sworn to before me this 7 day of December, 20 .





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:	Alaska Hotel Group, 239 W. 4th Avenue, LP	License Number:	
License Type:	Brewpub		
Doing Business As:	Aviator		
Premises Address:	239 W. 4th Avenue		
City:	Anchorage	State:	AK
		ZIP:	99501



Alaska Alcoholic Beverage Control Board

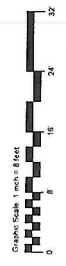
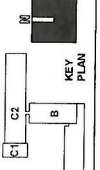
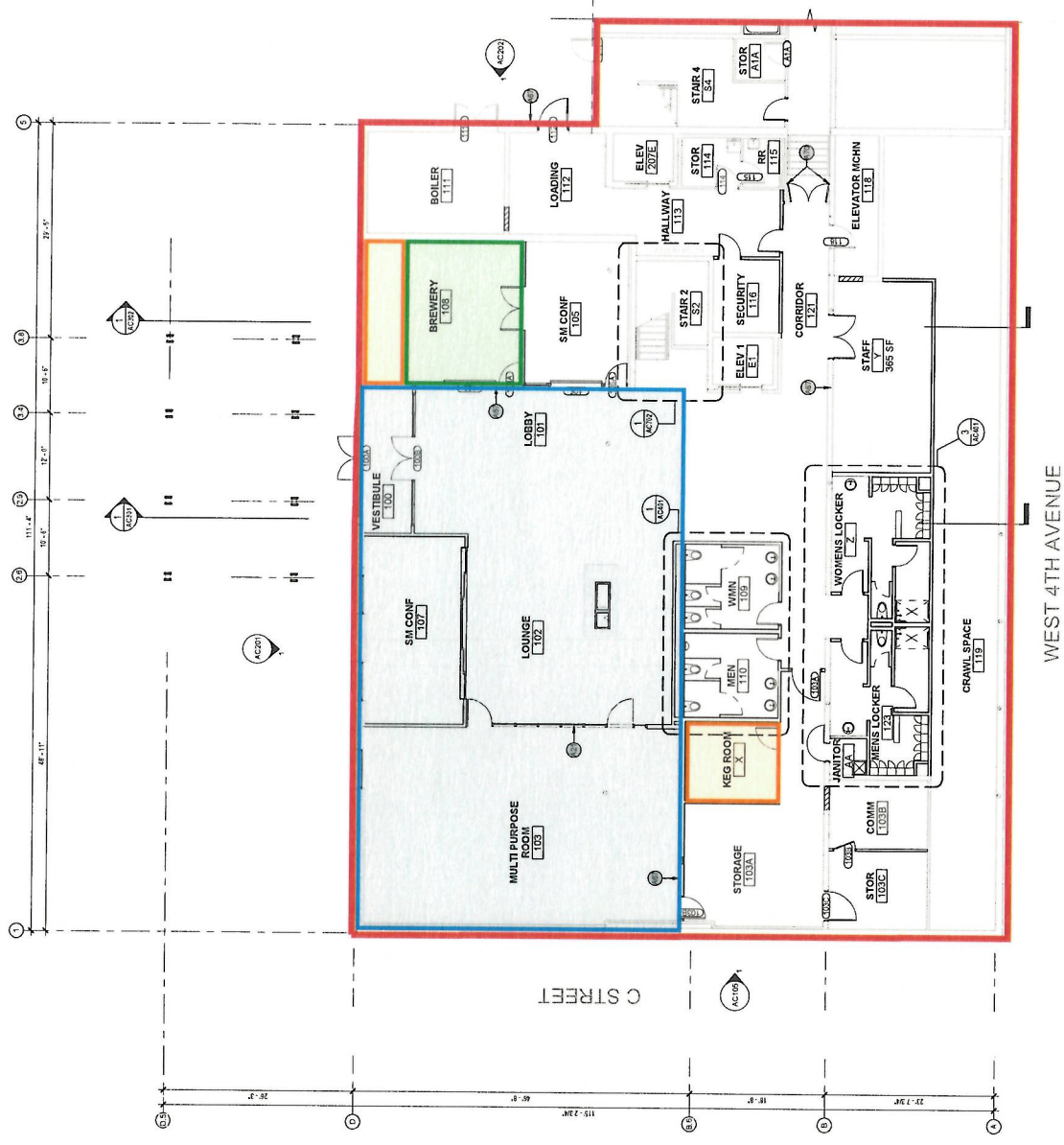
Form AB-02: Premises Diagram

Section 2 – Detailed Premises Diagram

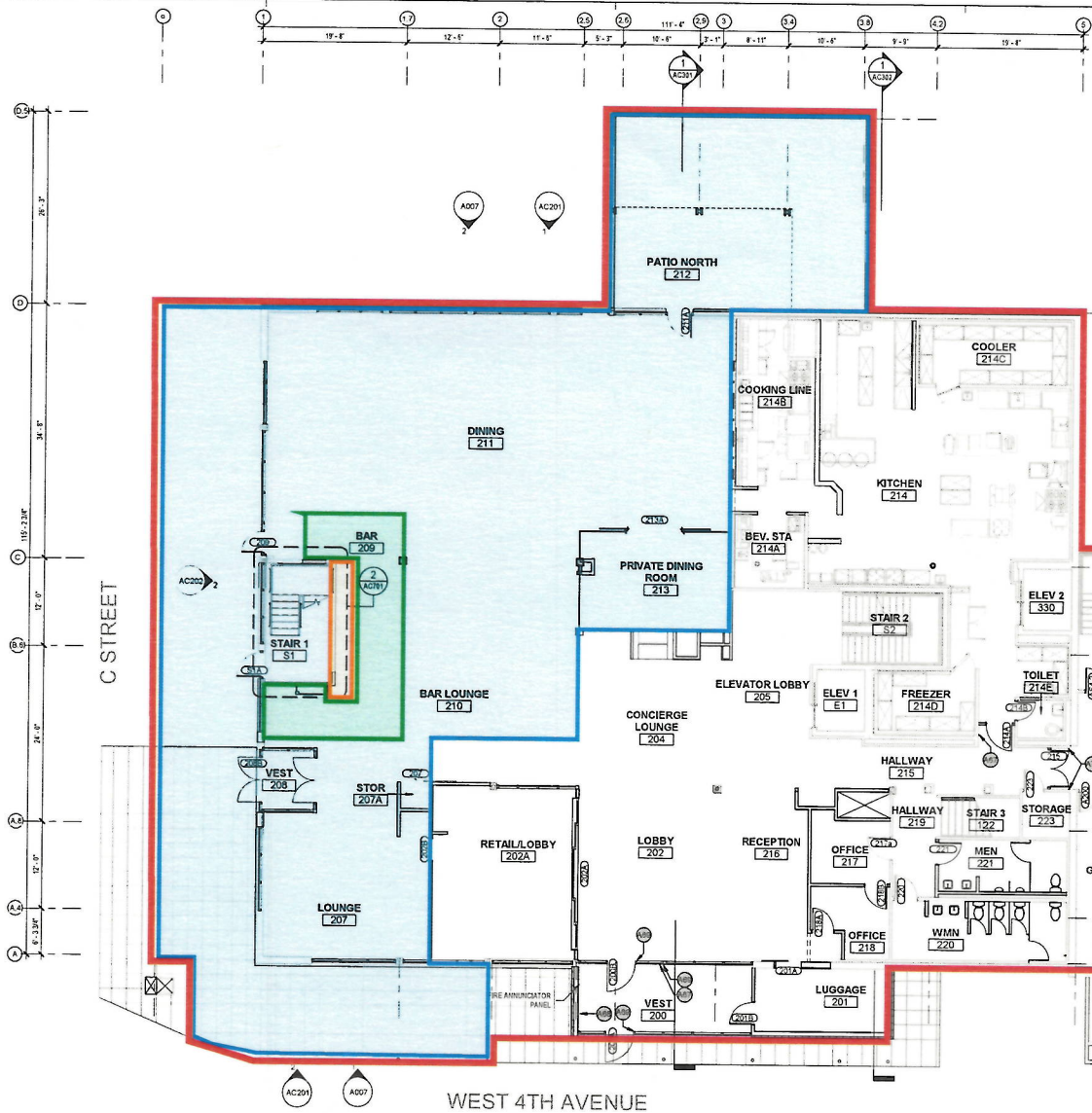
Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

CONSUMPTION
 SERVED
 ALCOHOL STORAGE

Co-located
 #6043 Brewpub
 Master
 #5994 BDL
 TOUR



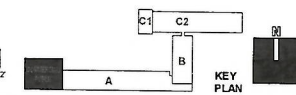
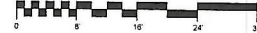
1 FLOOR PLAN - LEVEL 1 COMMERCIAL AREA
 Scale: 1/8" = 1'-0"



*BDL & New Brewpub
Co-located
H 5994
BDL master*

1 FLOOR PLAN - LEVEL 2 COMMERCIAL AREA
Scale: 1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet



KPB ARCHITECTS
ARCHITECTS
1000 W. 4TH AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501
PH: 283-1111
WWW.KPBARCHITECTS.COM

ALASKA HOTEL GROUP
JDEVANC RENOVATION
PROGRESS DOCUMENTS
239 W. 4TH AVE., ANCHORAGE, AK 99501

JOB NO.	16032-01
DATE	TBD
DRAWN	TK
REVIEWED	JS
SHEET NAME	FLOOR PLAN - LEVEL 2 COMMERCIAL AREA
SHEET NO.	AC112

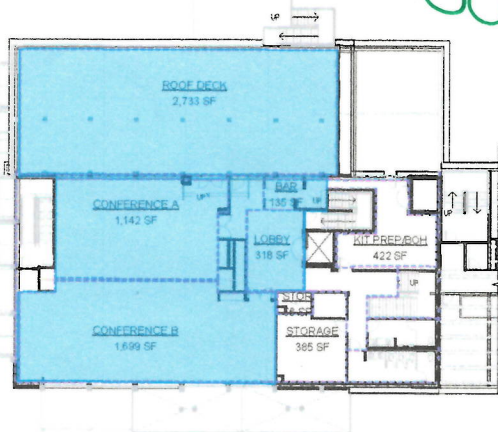
SQUARE FOOTAGES FOR SERVICE AREAS ON LEVELS 1, 2 AND 3

Number	Name	Use of Space	Area	SFPer Person	Net_Gross	Persons
301 LOBBY	Assembly-Business Office	Assembly-Business Office	314 SF	61	net	44
302 STORAGE	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	385 SF	200	gross	1
307 STOR	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	66 SF	200	gross	1
308 BAR	Miscellaneous Commercial	Miscellaneous Commercial	135 SF	200	gross	1
308A CONFERENCE A	Assembly-Unconferenced	Assembly-Unconferenced	1,142 SF	15	net	76
308B CONFERENCE B	Assembly-Unconferenced	Assembly-Unconferenced	1,609 SF	15	net	111
310 KIT PREP ROOM	Miscellaneous Commercial	Miscellaneous Commercial	422 SF	200	gross	2
311 ROOF DECK	Assembly-Unconferenced	Assembly-Unconferenced	2,733 SF	15	net	182

Number	Name	Use of Space	Area	SFPer Person	Net_Gross	Persons
202A RECEPTION	Miscellaneous Commercial	Miscellaneous Commercial	114 SF	61	net	14
202B COFFEE REPR	Miscellaneous Commercial	Miscellaneous Commercial	143 SF	200	gross	1
204 CONCOURSE L	Assembly-Unconferenced	Assembly-Unconferenced	423 SF	15	net	28
207 LOUNGE	Assembly-Unconferenced	Assembly-Unconferenced	378 SF	15	net	25
208 BAR	Miscellaneous Commercial	Miscellaneous Commercial	423 SF	200	gross	2
208A BAR SEATING	Assembly-Unconferenced	Assembly-Unconferenced	566 SF	15	net	38
211 DRINKS	Assembly-Unconferenced	Assembly-Unconferenced	1,800 SF	15	net	120
212 PATIO NORTH	Assembly-Unconferenced	Assembly-Unconferenced	722 SF	15	net	48
213 RECEPTION	Assembly-Unconferenced	Assembly-Unconferenced	272 SF	15	net	18
214 KITCHEN	Miscellaneous Commercial	Miscellaneous Commercial	1,918 SF	200	gross	10
216 RECEPTION	Business Office	Business Office	212 SF	100	gross	2
217 OFFICE	Business Office	Business Office	132 SF	100	gross	1
218 OFFICE	Business Office	Business Office	95 SF	100	gross	1
219 LOBBAGE	Office	Office	153 SF	100	gross	1
220 PATIO WEST 2	Office	Office	154 SF			80

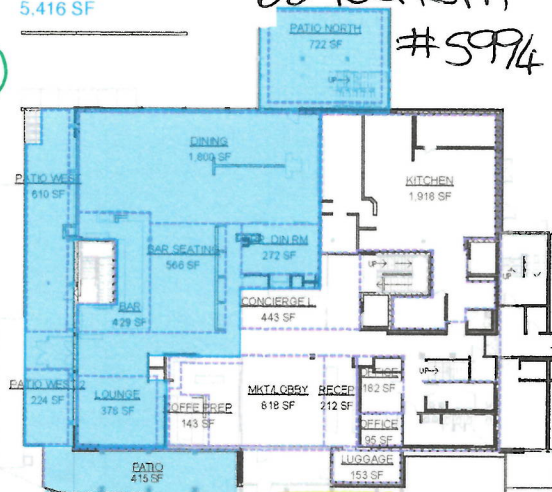
Number	Name	Use of Space	Area	SFPer Person	Net_Gross	Persons
101 LOBBY	Assembly-Business Office	Assembly-Business Office	608 SF	61	net	100
102 LOUNGE	Assembly-Unconferenced	Assembly-Unconferenced	730 SF	15	net	48
103 MULTIPURPOSE	Assembly-Unconferenced	Assembly-Unconferenced	1,188 SF	15	net	79
104 STORAGE	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	565 SF	200	gross	3
106B COM	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	143 SF	200	gross	1
106C ETR	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	107 SF	200	gross	1
106D CONF	Assembly-Unconferenced	Assembly-Unconferenced	207 SF	15	net	14
107 SM CONFERENCE	Assembly-Unconferenced	Assembly-Unconferenced	354 SF	15	net	24
108 RECEPTION	Assembly-Unconferenced	Assembly-Unconferenced	420 SF	15	net	28
111 BOILER	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	287 SF	200	gross	1
112 LOADING	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	194 SF	200	gross	1
114 ETR	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	95 SF	200	gross	1
116 ETR	Accessory storage area, mechanical equipment room	Accessory storage area, mechanical equipment room	107 SF	200	gross	1
118 ELEV MACH ROOM	Office	Office	132 SF	100	gross	1
123 LAUNDRY	Miscellaneous Commercial	Miscellaneous Commercial	876 SF	200	gross	4

SERVICE AREA LEVEL 3: **BD Tourism**
6,027 SF
Duplicate 6010



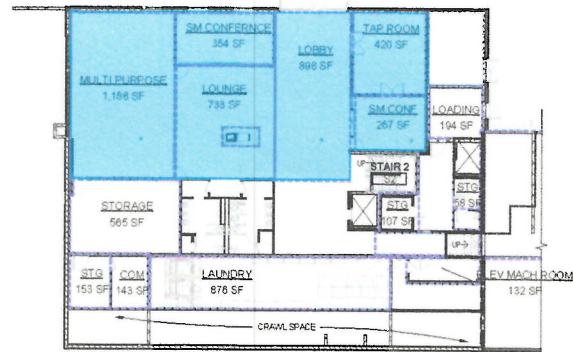
③ OCCUPANT LOAD - LEVEL 3 COMMERCIAL AREA
[1/A007] Scale 1/16" = 1'-0"

SERVICE AREA LEVEL 2: **BD Tourism**
5,416 SF
#5994



② OCCUPANT LOAD - LEVEL 2 COMMERCIAL AREA
[1/A007] Scale 1/16" = 1'-0"

SERVICE AREA LEVEL 1: **Brewpub.**
3,860 SF



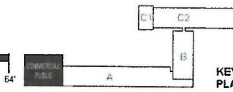
① OCCUPANT LOAD - LEVEL 1 COMMERCIAL AREA
[2/A007] Scale 1/16" = 1'-0"

C:\Proj\180221-01 Alaska Hotel Renovation\PROJ\LOCAL\TR-4

FEB 18 2022

AMCO

Graphic Scale 1 inch = 16 feet



KEY PLAN

KPB ARCHITECTS

ALASKA HOTEL GROUP
JDVANC RENOVATION
239 W 4TH AVE, ANCHORAGE, AK 99501

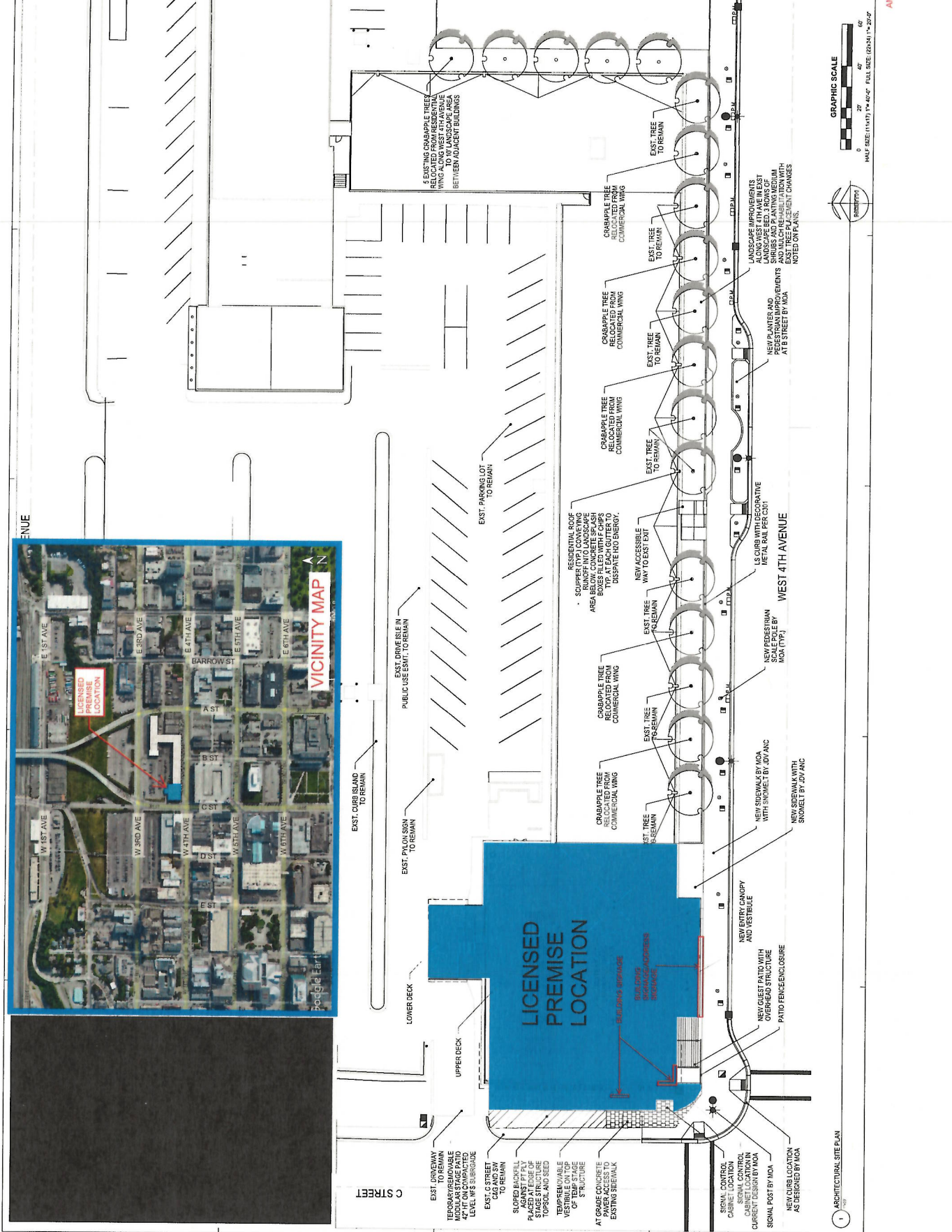
REVISION	DATE	BY
1		

JOB NO: 130221-01
DATE: 10/04/2021
DRAWN: TH
REVIEWED: JS

SHEET NAME:
OCCUPANT LOAD - COMMERCIAL AREA

SHEET NO:
G103

HALF SCALE AT 11x17



LICENSED PREMISE LOCATION

RESIDENTIAL ROOF
SCUPPER (TYP) CONVERTING
TO RAINWATER COLLECTION
AREA BELOW. CONCRETE SPLASH
BOXES FILLED WITH CHIPS
TO DISSSIPATE ENERGY.

NEW ACCESSIBLE
WAY TO EXIST EXIT

LANDSCAPE IMPROVEMENTS
ALONG WEST 4TH AVE IN EXIST
LANDSCAPED ZONE OF
COMMERCIAL WING

NEW PLANTER AND
PEDESTRIAN IMPROVEMENTS
AT B STREET BY MGA

NEW SIDEWALK WITH
METAL RAIL PER CITY

NEW SIDEWALK WITH
SNOWLET BY ADVANC

EXIST. DRIVE RAMP
TO REMAIN

EXIST. DRIVE RAMP IN
PUBLIC USE EXIST. TO REMAIN

EXIST. PARKING LOT
TO REMAIN

EXIST. CURB ISLAND
TO REMAIN

EXIST. PYLON SIGN
TO REMAIN

LOWER DECK

UPPER DECK

EXIST. DRIVEWAY
TO REMAIN

EXIST. CURB CONTROL
CABINET LOCATION IN
CURRENT DESIGN BY MGA

EXIST. CURB CONTROL
CABINET LOCATION IN
CURRENT DESIGN BY MGA

EXIST. CURB CONTROL
CABINET LOCATION IN
CURRENT DESIGN BY MGA

NEW CURB LOCATION
AS DESIRED BY MGA

NEW ENTRY CANOPY
AND VESTIBULE

NEW GUEST PATIO WITH
OVERHEAD STRUCTURE

PATIO FENCE/ENCLOSURE

NEW SIDEWALK WITH
SNOWLET BY MGA

NEW SIDEWALK WITH
SNOWLET BY ADVANC

CRABAPPLE TREE
RELOCATED FROM
COMMERCIAL WING

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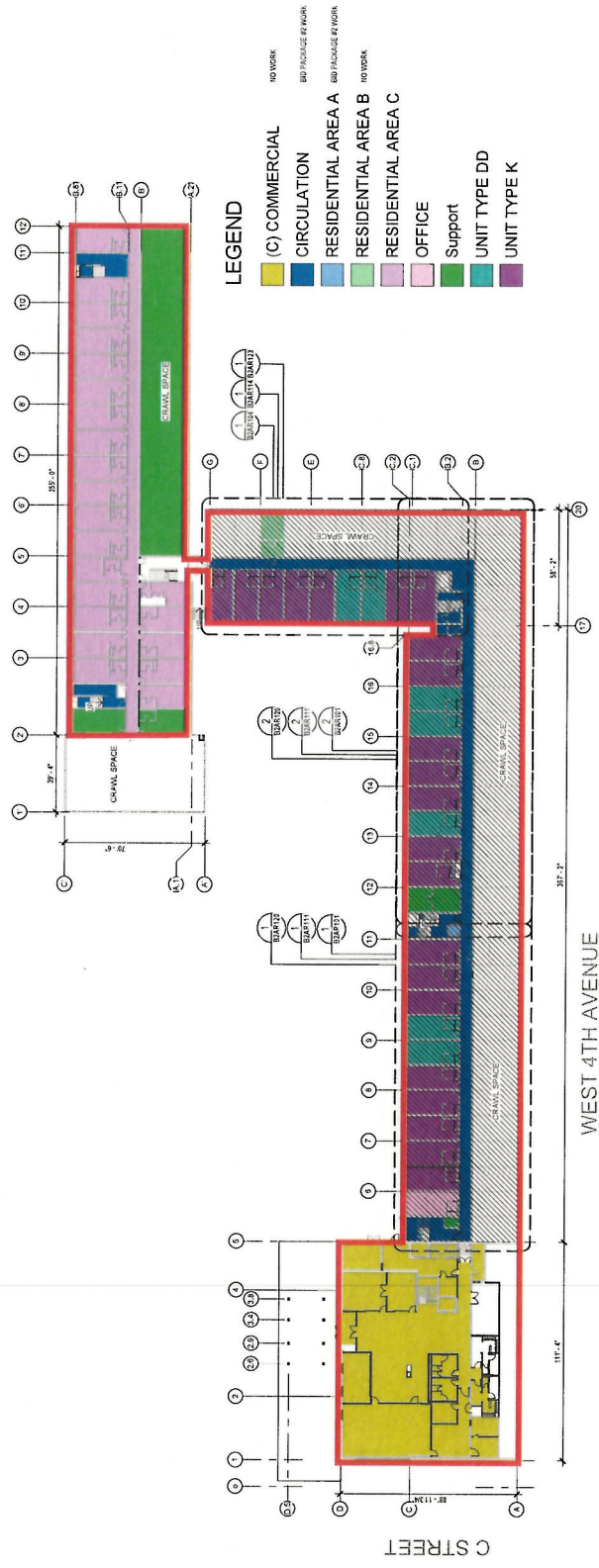
GENERAL ARCHITECTURAL PLAN NOTES:

- SEE ENLARGED PLANS FOR TYPICAL RESIDENTIAL ROOM NEW CONSTRUCTION.
- SEE ENLARGED PLANS FOR TYPICAL COMMERCIAL ROOM NEW CONSTRUCTION.
- SEE GENERAL SHEET FOR LOCATIONS AND QUANTITIES OF PRE-EXISTING CABINETS, WALLS, PARTITIONS, SURFACES AND PREPARED FOR FINISHES. WALL TRIM TO BE FINISH WITH MATCHING SURFACES AND PREPARED FOR FINISHES.
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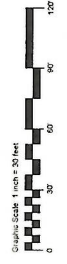
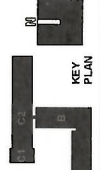


ALASKA HOTEL GROUP
 JUVANC RENOVATION
 PROGRESS DOCUMENTS
 239 W 4TH AVE, ANCHORAGE, AK 99501

PROJECT NO. 100321
 DRAWN BY TN, LT
 DATE 08/11/2022
 SHEET NAME WEST 4TH AVENUE - LEVEL 1
 SHEET NO. A003
 INDUSTRY/CLIENT



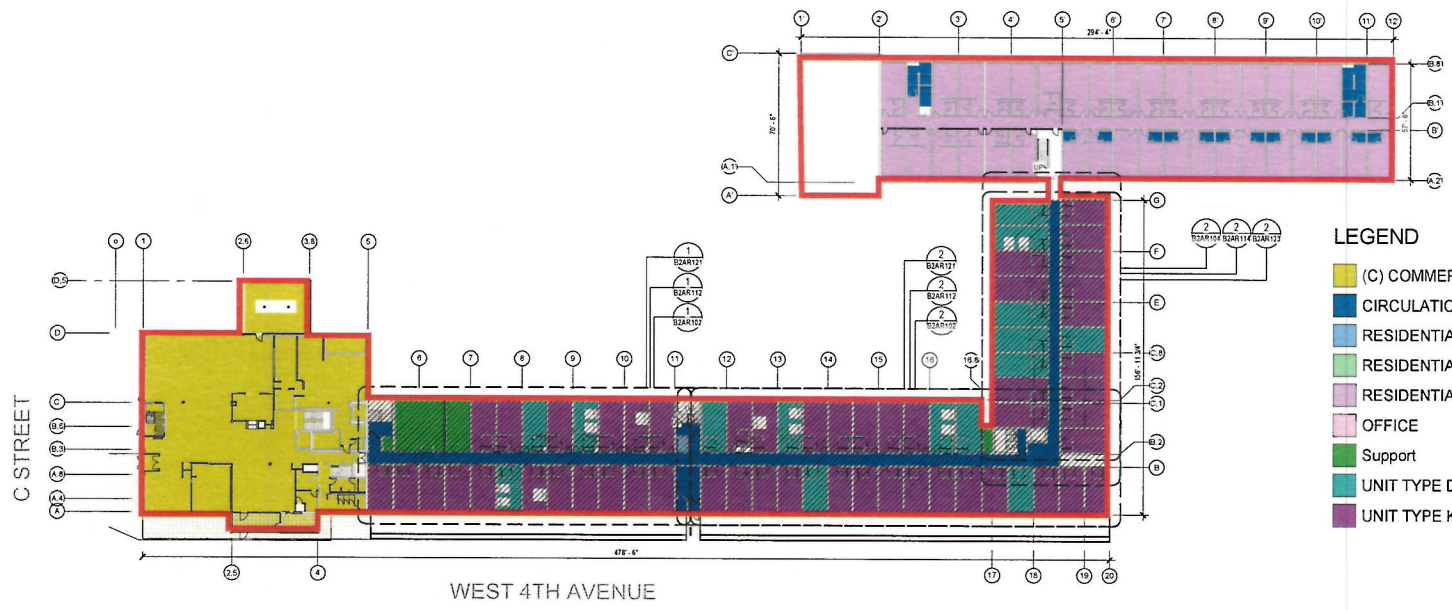
1 OVERALL FLOOR PLAN - LEVEL 1
 Scale: 1" = 30'-0"



AMCO Received 4/4/2022

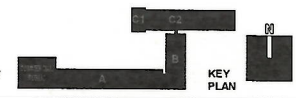
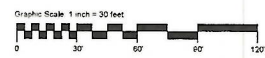
GENERAL ARCHITECTURAL PLAN NOTES:

1. SEE ENLARGED PLANS FOR TYPICAL RESIDENTIAL ROOM NEW CONSTRUCTION.
2. WALL WALLS WHERE FIRE-HOSE CABINETS HAVE BEEN REMOVED. WALL FINISH TO BE FLUSH WITH ADJACENT SURFACES AND PREPARED FOR NEW FINISH.
3. SEE GENERAL SHEETS FOR LOCATION AND QUANTITY OF FIRE EXTINGUISHER CABINETS.
4. WORK SHOWN WEST OF GRID 3 IS IN FUTURE AND NOT PART OF THIS REPAIR SCHEMATIC.
5. THERE IS NO WORK NORTH OF GRID A.
6. GUESTROOMS ARE SHOWN DIAGRAMMATICALLY. SEE GUESTROOM ENLARGED PLANS FOR WORK WITHIN UNITS.
7. SEE ENLARGED PLAN SET FOR WORK IN UNITS' GUEST ROOM TYPES" REGARDING THE GUEST ROOMS. THIS 1/8" PLAN IS DIAGRAMMATIC.



- LEGEND**
- (C) COMMERCIAL
 - CIRCULATION
 - RESIDENTIAL AREA A
 - RESIDENTIAL AREA B
 - RESIDENTIAL AREA C
 - OFFICE
 - Support
 - UNIT TYPE DD
 - UNIT TYPE K
- NO WORK
 BID PACKAGE #2 WORK
 BID PACKAGE #2 WORK
 NO WORK

1 OVERALL FLOOR PLAN - LEVEL 2
 Scale: 1" = 30'-0"



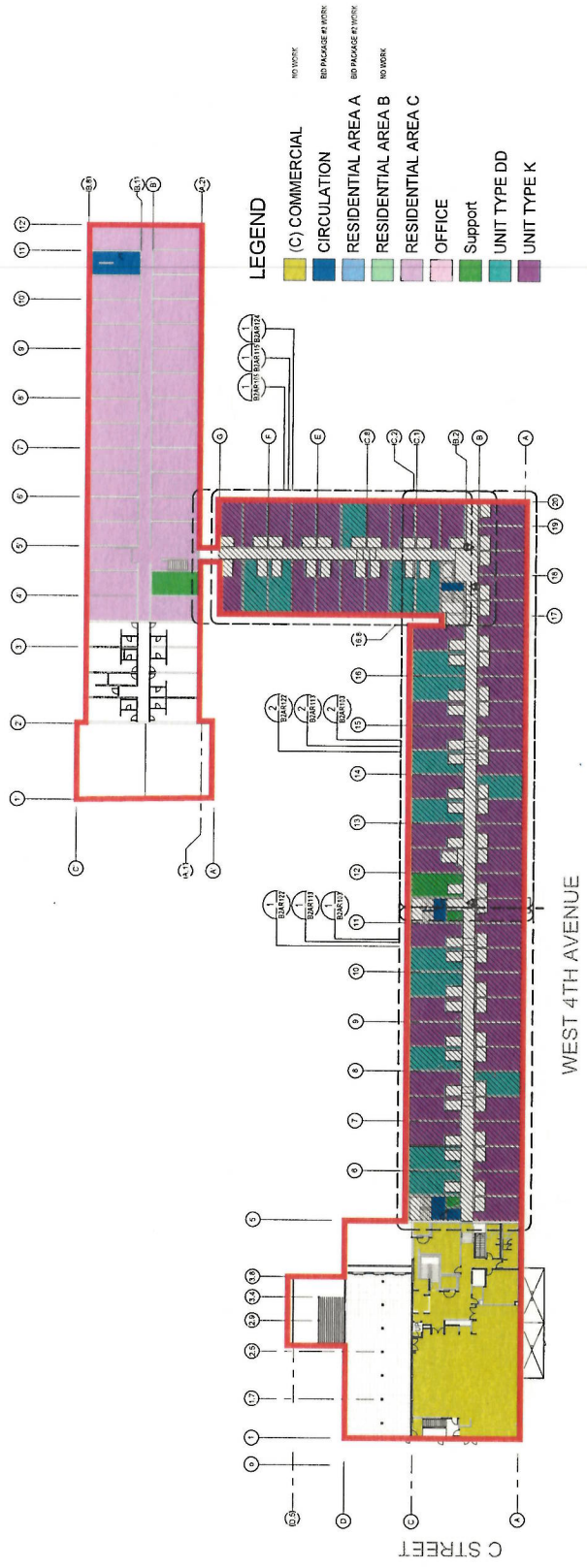
KPB ARCHITECTS
 1000 W. 11TH AVENUE, SUITE 100
 ANCHORAGE, ALASKA 99501
 TEL: 907.562.1100
 FAX: 907.562.1101
 WWW.KPBARCHITECTS.COM

ALASKA HOTEL GROUP
JDVANC RENOVATION
 PROGRESS DOCUMENTS
 239 WEST 4TH AVE, ANCHORAGE, AK 99501

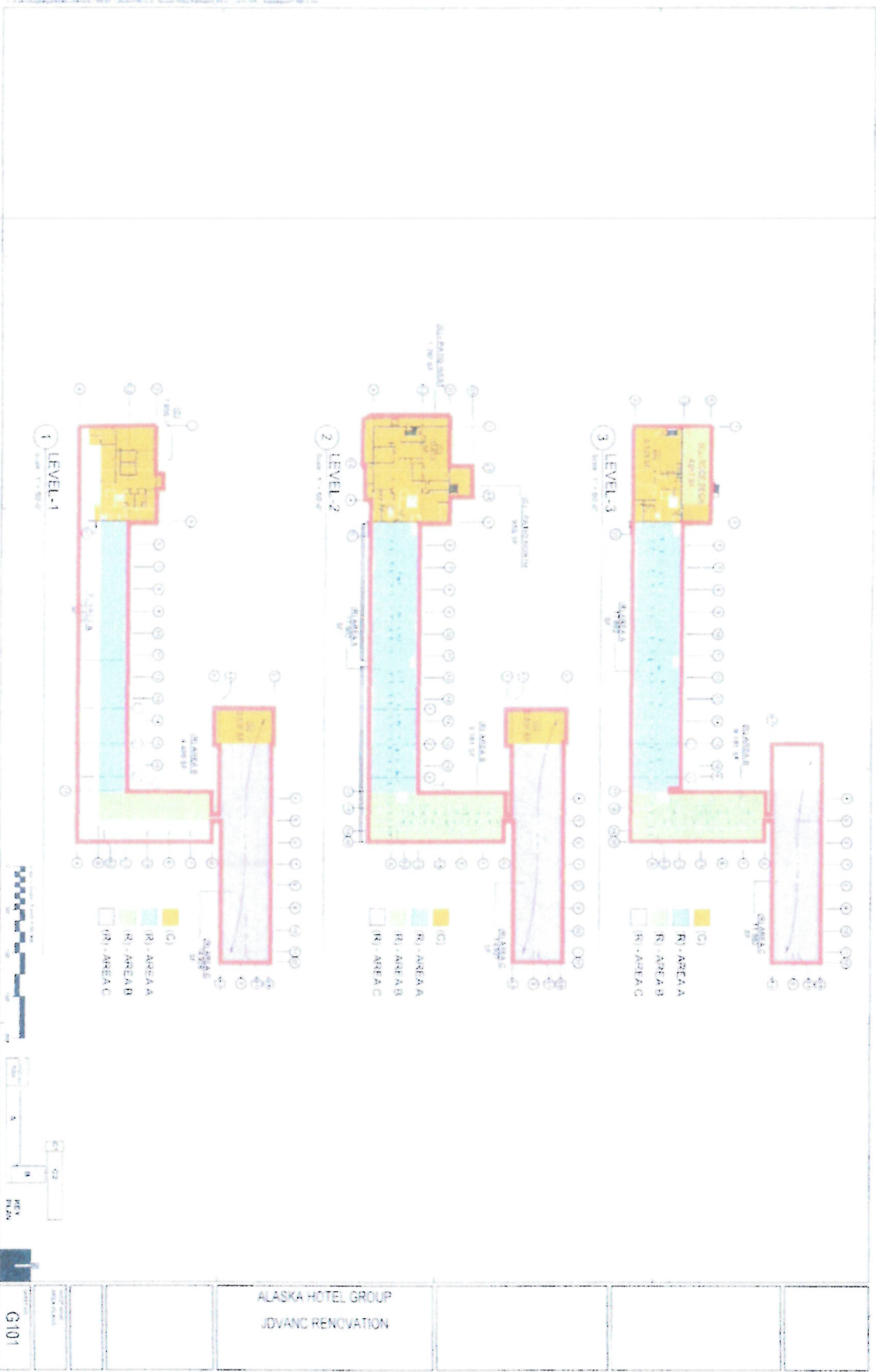
JOB NO.	19032.01
DATE	TBD
DRAWN	TN
REVIEWED	JG
SHEET NAME	OVERALL FLOOR PLAN - LEVEL 2
SHEET NO.	A004

GENERAL ARCHITECTURAL PLAN NOTES:

- SEE EXISTING PLAN FOR TYPICAL RESIDENTIAL ROOM FINISH/CONSTRUCTION.
- FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT IN CONSULTATION WITH THE OWNER AND CONTRACTOR.
- MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS TO BE DETERMINED BY THE ARCHITECT IN CONSULTATION WITH THE OWNER AND CONTRACTOR.
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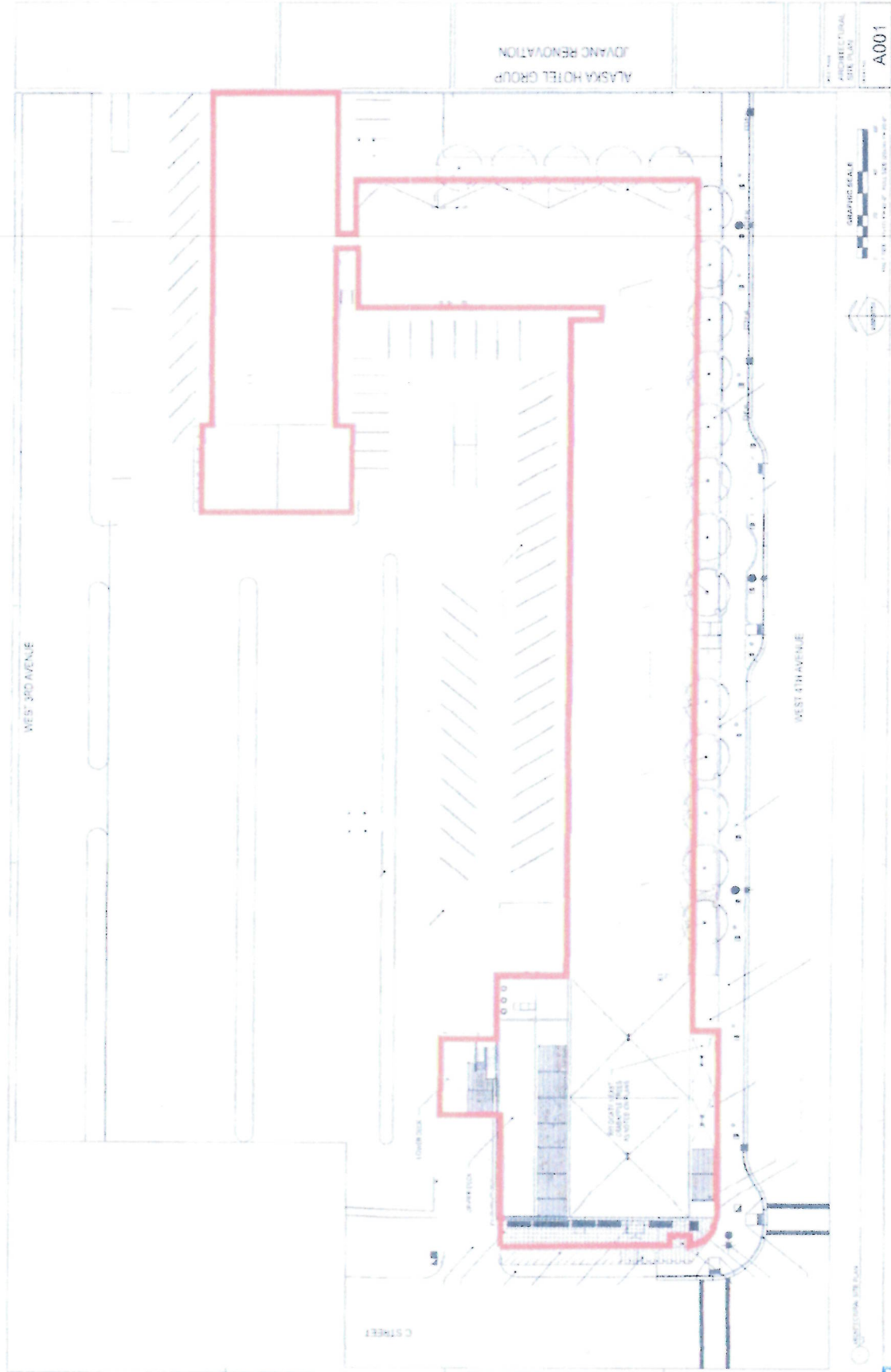


1 OVERALL FLOOR PLAN - LEVEL 3
 Scale: 1" = 30'-0"



ALASKA HOTEL GROUP
JDVANC RENOVATION

G101



ALASKA HOTEL GROUP
JVANC RENOVATION

ARCHITECTURAL
SITE PLAN
A001

GRAPHIC SCALE



WEST 3RD AVENUE

WEST 4TH AVENUE

C STREET

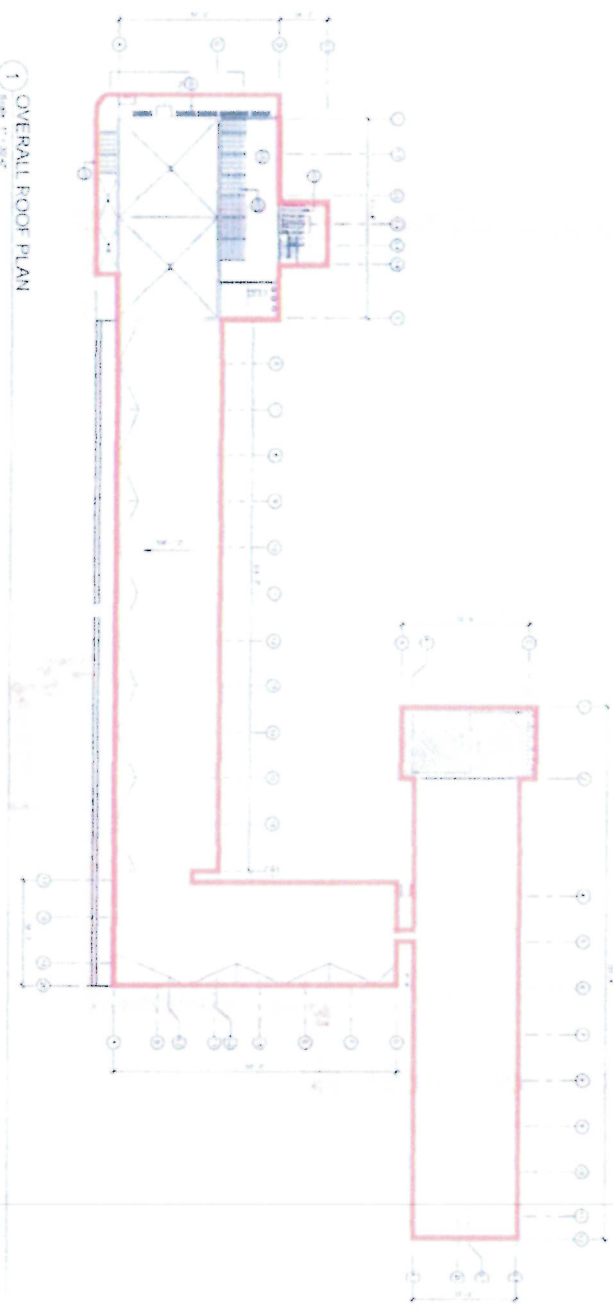
AMCO

FEB 18 2022

FEB 18 2022

AMCO

1 OVERALL ROOF PLAN
DATE: 02-18-2022



PROJECT NO. 2021-001	ALASKA HOTEL GROUP	DATE: 02-18-2022
PROJECT NAME: JUVANC RENOVATION	JUVANC RENOVATION	
PROJECT LOCATION: 1000 W. 10TH AVENUE, ANCHORAGE, AK 99501		
PROJECT OWNER: ALASKA HOTEL GROUP		
PROJECT ARCHITECT: AMCO ARCHITECTS		
PROJECT ENGINEER: ACC6		

Alaska Hotel Group, 239 W. 4th Avenue, LP
Outside Security Plan

Alaska Hotel Group, 239 W. 4th Avenue, LP d.b.a. Aviator is located at 239 W. 4th Avenue, Anchorage, Alaska 99501. The outside deck/patio areas do not have any public access. The decks can only be accessed via two controlled entrances within the hotel. The upper decks will include hard-surfaced fencing that will be a minimum of 42" high. The street-level dining areas will also have hard-surfaced fencing between 42-48" high.

There will be a manager on site at all times, and when the outdoor serving area is open (weather and staffing dependent), there will be waiting staff walking between the indoor seating area, and outdoor area to monitor alcohol consumption. When the indoor seating area is open and the outdoor seating area is closed, doors to the outdoor seating area will be closed and used only for emergency egress. Waiting staff in the indoor seating area will monitor to ensure patrons do not attempt to use the outside area when it is closed.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.010 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Alaska Hotel Group, 239 W. 4th Avenue, LP		
License Type:	Brewpub	License Number:	
Doing Business As:	Aviator		
Premises Address:	239 W. 4th Avenue		
City:	Anchorage	State:	AK ZIP: 99501
Contact Name:	Mark Begich	Contact Phone:	907-229-1465

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	100368809
Initials:	



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minor customers will only be permitted in the dining area, deck area, and on the sidewalk with parental guidance on the corner of 4th Ave., and C Street as well as restroom areas.
Minor Employees only permitted in the kitchen area.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Storage: All alcohol will be locked in secure storage. This will only be accessible by the restaurant owners, general manager and bar tender. Each of these individuals will be at least 21 years old and will hold on their persons a current TAP or eTIP card verifying that they have been trained to control the distribution and service of alcoholic beverages in Alaska.
Access/Service: There will be no alcohol sales or delivery outside the building walls other than on the deck area which is a fenced off area, as well as the corner of 4th Ave., and C Street on the sidewalk. Dining guests must walk in and out the same door, which controls the transfer of alcohol. An owner or manager is always on site and monitors the consumption of alcohol.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes No

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/ISS/Pages/lvsfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 - Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday through Friday: 10am - 2:30am
Saturday/Sunday 10am - 3am

Room Service 24/7 No alcohol service between Monday through Friday 2:30am to 10am OR Sat/Sun 3am to 10am.

Section 6 - Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

There will be occasional live music Monday to Friday 6pm - 2:30am, and Saturday and Sunday 5pm - 3am.

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Mark Begich

Printed name of licensee

Signature of Notary Public

Alaska

Notary Public in and for the State of

My commission expires: 01/26/26

Subscribed and sworn to before me this 16th day of March, 20 21.

Local Government Review (to be completed by an appropriate local government official):

Approved

Denied

Signature of local government official

Date

Printed name of local government official

Title

Food & Beverage Operations for the Aviator Hotel



Proposed Menu: The Aviator

Breakfast Food:

Hot Mess

Paris Café's brioche roll is double-split to create a double decker breakfast sandwich: cheddar, ham, chipotle gouda, pecanwood-smoked bacon, red onion, arugula, two fresh "over medium" fried eggs & bacon-basil mayo. 16

Biscuits & Chorizo Gravy

Rich fluffy biscuits smothered in our house made spicy chorizo gravy and topped with bacon, cilantro, and green onions. Half or Full Order. 6 | 11 Add fried egg 4

Breakfast Sliders

Biscuits & Chorizo Gravy Fresh over easy egg, house made fennel sausage patty, creamy provolone, crisp arugula, and poblano cilantro aioli piled high on toasted English muffins and served with our signature breakfast potatoes. 14

Green Eggs No Ham

Fresh spinach scrambled eggs finished with cotija cheese and fresh avocado served with cumin roasted tomatoes, and our signature breakfast potatoes. 12

Burrito 2 Ways

Fresh scrambled eggs, 3 cheese blend, crushed avocado, roasted peppers & onions, and organic corn salsa wrapped in a chipotle tortilla; baked with Green and Red heat hot sauce, finished with cotija cheese, and served with our signature breakfast potatoes. 14

Add pecanwood-smoked bacon, ham, fennel sausage patties 3

Add house made chorizo 1

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APR 23 2022

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Food & Beverage Operations for the Aviator Hotel



Southwest Poutine

Fresh spinach scrambled eggs finished with cotija cheese and fresh avocado served with cumin roasted tomatoes, and our signature breakfast potatoes. 11
Breakfast potatoes smothered in our house made chorizo gravy and fresh cheese curds, finished with two over easy eggs. 14

Fruit of the Day

Fresh available fruit layered with granola and all-natural vanilla yogurt. 10

Breakfast Beverage Menu N/A

House-made Sodas 3

Fresh Brewed Coffee 3

Fresh Juice 3

Fresh Brewed Cold Tea 2

Salad Menu - Lunch/Dinner

Seasonal Salad - "I need a Vacation"

Chipotle marinated shrimp on a bed of spinach and mixed greens accompanied with pineapple pico de gallo, sliced radishes, spicy pepitas, and smashed avocados. 18

Cashew Chicken

Local mixed greens, cabbage, carrots, mandarin oranges, and green onions topped with roasted cashews, sesame seeds, and soy-sesame chicken all tossed in a cilantro-ginger dressing. 14

Harvester's Delight

Local mixed greens and kale tossed with diced apples, candied pepitas, roasted butternut squash, raddish, bleu cheese crumbles, and maple-spiced vinaigrette with a balsamic drizzle. 16

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APR 23 2021

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Food & Beverage Operations for the Aviator Hotel



Southwest Caesar

Local mixed greens fiestas with parmesan, cojita, garlic coutons, spicy pepitas, and cilantro-poblano dressing. 16

Greek

Local mixed greens, tomatoes, kalamata olives, radish, red onions, cucumbers, pepperoncinis, and feta are tossed in our creamy feta dressing. 15

Field of Dreams

Local mixed greens, green onions, cucumbers, radish, and tomatoes flourish in an herbed dijon vinaigrette. 14

Soup Menu

Kodiak Brown Cheddar

Rich velvety cheddar ale soup made with our signature Kodiak Brown Ale, special spices, and premium cheddar cheese. Cup 6 | Bowl 10 Kodiak Brown Cheddar
Choose 2 topping stir-ins: Sweet cheeks, bacon, chorizo, broccoli, croutons.

Daily Soup

Check our specials board or ask your server – Market Rate

Lunch Menu

Ancho Beef Dip

Slow-roasted ancho-rubbed tri-tip sliced and stacked to perfection on a baguette. Served with au jus and horseradish sauce. 15

Add roasted onions & mushrooms 2 Add provolone 1

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Food & Beverage Operations for the Aviator Hotel



The Mountain

Thinly sliced ham, pecanwood-smoked bacon, tomatoes, avocado, basil mayo, and cheddar cheese on a brioche bun. 15

Bigger Better BLT

Pecanwood-smoked bacon, arugula, roma tomatoes, and basil mayo piled high on fresh made foccacia. 15

Add fresh mozzarella or avocado 2 Add seasoned chicken 3

Southwest Chicken Wrap

Seasoned chicken with pecanwood-smoked bacon, roma tomatoes, cabbage, and chipotle gouda, drizzled in chipotle ranch and stuffed in a chipotle wrap. . Enjoy cold or grilled! 15

Add avocado 2

The Smackdown

Ancho-rubbed tri-tip, pulled pork, smoked ham, pecanwood-smoked bacon, and chipotle mayo on a baguette served with beer-cheese dipping sauce. 20

Add provolone 1 Add two fried eggs 3

Sweet Cheeks

Sweet and juicy slow-roasted adobada pulled pork meets smokin' chipotle heat on a baguette. Creamy southwest slaw contributes coolness while pickled purple cabbage brings bright colors and bold twang to our most popular sandwich. 15

Go Gyro Way

Warm pita filled with spinach, tomato, cucumber, red onion, feta crumbles, and house made tzatziki sauce. 11

Add green chili hummus 2 Add seasoned chicken 3 Add ancho roast beef 3

AMCO

APR 23 2021

AMCO Received 4/4/2022

Food & Beverage Operations for the Aviator Hotel



Peanut Butter Dipper

Peanut butter, honey, and wheat bread grilled to perfection and served with a berry dipping sauce. 11

Add banana 1 Add pecanwood-smoked bacon 3

Mediterranean Melt

Layers of flavors: IPA pesto, arugula, roasted red peppers, roasted onions, mushrooms, feta, and provolone on a focaccia, grilled panini-style. 14

Add ancho roast beef, pecanwood-smoked bacon, or seasoned chicken 3

Fromage ~A~ Trios

An arousing arrangement of brie, dutch swiss, and creamy provolone combined with fresh arugula and pickled onions served on sourdough to tantalize your taste buds. 14

Add pecanwood-smoked bacon 3 Add smoked ham 3 Add proscuitto 3 Add roma tomatoes 1

Pizza Menu (Lunch/Dinner)

Caprese

Mozzarella, provolone, tomatoes, basil, and IPA pesto drizzled with extra virgin olive oil and sprinkled with salt & black pepper. 14

Beer-B-Q

Panty Peeler BBQ sauce topped with spicy marinated chicken, pecanwood-smoked bacon, mozzarella cheddar blend, and finished with pickled red onions and fresh cilantro. 18

Brewhouse

Mozzarella, provolone, white cheddar layered over tomato sauce. Pepperoni, sausage, bacon, green bell peppers, mushrooms, onions, olives, and jalapenos. 20

AMCO

APR 23 2021

Food & Beverage Operations for the Aviator Hotel



The White Pizza

Mozzarella, provolone, dutch swiss, and brie with sundried tomatoes on olive oil base. 16

Fig-n-pig

Mozzarella, brie with pickled onions, fig, bacon on an olive oil base. 16

The Vegan

Olive oil base, covered with soy cheese, onions, peppers, large portabello mushrooms. 17

Tapas Menu

Ahi Poke Bowl

Fresh ahi cubes marinated in a special house sauce & sesame oil. Served with avocado, sriracha-mayo, green onion, sesame seeds, wakame salad, shredded cabbage, and a side of warm sticky rice. 16

Brewer's Plates

Cheese - Chef's selection of American and European cheeses paired with organic fig chutney, sweet horseradish pickles, house-made spent grain crackers and pickled onions. 16

Combo - Chef's selection of local and artisan meats and cheeses paired with beer mustard, pickled onions, and horseradish pickle chips. 20

Ceviche

Local fresh caught Alaska Spot Shrimp marinated in lime and lemon 16

Fried Pickles

Dill pickle spears, fried to perfection and served with dipping sauces 10

AMCO

APR 23 2022

Food & Beverage Operations for the Aviator Hotel



Dinner Menu

Seasonal Available Fish

Seasonally changing available fish, sourced direct from commercial fishermen.

Market Rate

Seasonal Available Fish

Seasonally changing available fish, sourced direct from commercial fishermen.

Market Rate

Wild Alaskan Crab

Crab sourced sustainably from around Alaska, seasonally available Dungeness, Red King Crab, Opilio Crab. Market Rate

Musk Ox Steak

Locally sourced musk ox steak accompanied by Alaska grown beets, turnips and carrots, roasted to perfection with olive oil. 40

Dry aged Rib-eye

Aged for 30 days, grass fed free range beef, cooked to order with sides (TBD)

38

Street Tacos

3 tacos, with your choice of veggies, carne asada, fresh market fish, or adobo chicken, or pork carnitas.

Veggie 14 Meat 18 Fish 22

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APR 28 2022

AMCO Received 4/4/2022

Food & Beverage Operations for the Aviator Hotel



AMCO
APR 9 8 2022

AMCO Received 4/4/2022

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage

DEPARTMENT OF HEALTH & HUMAN SERVICES PERMIT

PERMIT NO
FA0016918

FACILITY NAME: **ALASKA HOTEL GROUP LP - RESTAURANT**
OWNER'S NAME: **ALASKA HOTEL GROUP, 239 W. 4TH AVENUE, L**
LOCATION: **239 W 4TH AVE**

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES
TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

ALASKA HOTEL GROUP LP - RESTAURANT
445 E 5TH AVE 201
ANCHORAGE, AK 99501

7/3/021 Ver 3.021

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE
AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage

DEPARTMENT OF HEALTH & HUMAN SERVICES PERMIT

PERMIT NO
FA0016919

FACILITY NAME: **ALASKA HOTEL GROUP LP - BAR**
OWNER'S NAME: **ALASKA HOTEL GROUP, 239 W. 4TH AVENUE, L**
LOCATION: **239 W 4TH AVE**

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES
TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

ALASKA HOTEL GROUP LP - BAR
445 E 5TH AVE 201
ANCHORAGE, AK 99501

7/3/021 Ver 3.021

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE
AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

AMCO Received 4/4/2022

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage

DEPARTMENT OF HEALTH & HUMAN SERVICES PERMIT

PERMIT NO.
FA0016918

FACILITY NAME **ALASKA HOTEL GROUP LP - RESTAURANT**
OWNER'S NAME **ALASKA HOTEL GROUP, 239 W. 4TH AVENUE, L**
LOCATION: **239 W 4TH AVE**

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES
TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

ALASKA HOTEL GROUP LP - RESTAURANT
445 E 5TH AVE 201
ANCHORAGE, AK 99501

70-001 Ver 9/02

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AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage

DEPARTMENT OF HEALTH & HUMAN SERVICES PERMIT

PERMIT NO.
FA0016919

FACILITY NAME **ALASKA HOTEL GROUP LP - BAR**
OWNER'S NAME **ALASKA HOTEL GROUP, 239 W 4TH AVENUE, L**
LOCATION: **239 W 4TH AVE**

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES
TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

ALASKA HOTEL GROUP LP - BAR
445 E 5TH AVE 201
ANCHORAGE, AK 99501

70-001 Ver 9/02

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE
AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

AMCO Received 4/4/2022