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:** | AK Legend LLC | **MJ License #:** | 32368 | | |
| **License Type:** | Retail Marijuana Store | | | | |
| **Doing Business As:** | AK Legend's The Dispensary | | | | |
| **Premises Address:** | 7750 King St | | | | |
| **City:** | Anchorage | **State:** | Alaska | **ZIP:** | 99518 |

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.

Signature of licensee

"Official Seal" Notary Public Brittany Finger State Of Alaska Commission #181017004 Expires 10/17/2022

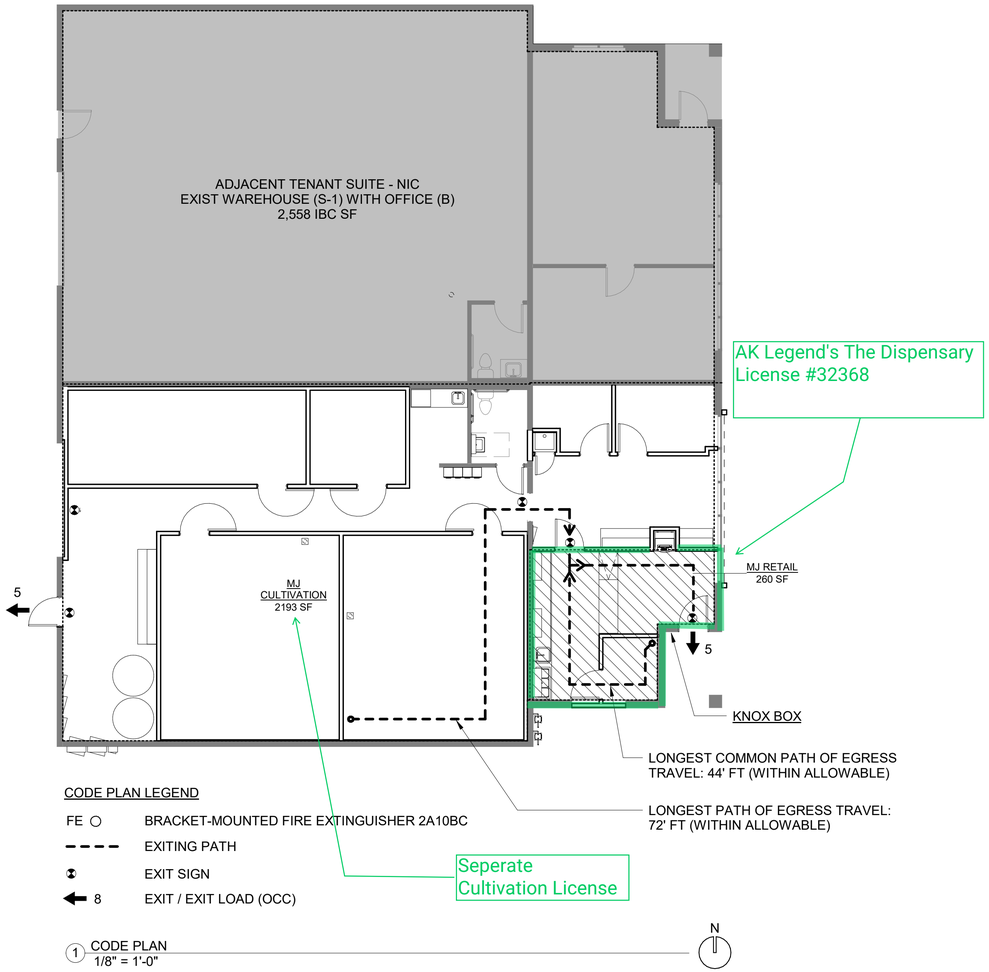
Notary Public in and for the State of Alaska

Jered Buss

Printed name of licensee

My commission expires: 10/17/2022

Subscribed and sworn to before me this 23rd day of March, 2022.




CODE PLAN LEGEND

| | |
|---|---|
| FE ○ | BRACKET-MOUNTED FIRE EXTINGUISHER 2A10BC |
| - - - - | EXITING PATH |
| | EXIT SIGN |
| ← 8 | EXIT / EXIT LOAD (OCC) |

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

**BUILDING CODE ANALYSIS**

**LEGAL DESCRIPTION:** DIMOND INDUSTRIAL CENTER #1, BLOCK 5, LOT 6
**ADDRESS:** 7750 KING STREET, ANCHORAGE ALASKA, 99518

**PROJECT DESCRIPTION:**
TENANT IMPROVEMENT IN AN EXISTING WAREHOUSE SUITE FOR MARIJUANA CULTIVATION AND RETAIL (CHANGE OF USE).
ORIGINAL BUILDING WAS CONSTRUCTED IN 1982 AS A WAREHOUSE WITH AN ACCESSORY OFFICE, 2 SUITES.
MOST RECENT USE OF SUITE 1 WAS A CAR REPAIR GARAGE.

**APPLICABLE BUILDING CODES - AND THEIR LOCAL AMENDMENTS:**

2018 ANCHORAGE ADMINISTRATIVE CODE;
2018 INTERNATIONAL BUILDING CODE;
2018 INTERNATIONAL MECHANICAL CODE;
2018 UNIFORM PLUMBING CODE;
2017 NATIONAL ELECTRICAL CODE;
2018 INTERNATIONAL FIRE CODE;
2018 INTERNATIONAL EXISTING BUILDING CODE
ICC/ANSI A117.1 2009

**BUILDING CODE ANALYSIS (IBC 2018):**

BUILDING CONSTRUCTION TYPE: **V-B** NONSPRINKLERED
OCCUPANCY TYPES: SUITE 1: **F-1, M** (MJ CULTIVATION AND RETAIL); SUITE 2: **S-1, B** (WAREHOUSE WITH OFICE)
OCCUPANCY SEPARATION: NONSEPARATED

TABULAR ALLOWABLE HEIGHT & AREA (T506.2): F-1 (MOST RESTRICTIVE): **8,500 SF, 1 STORY**
ACTUAL HEIGHT AND AREA: **4,751 SF, 1 STORY** (WITHIN ALLOWABLE)

**SUITE 1 CODE ANALYSIS (IBC 2018):**

INTERIOR FINISHES

FINISH FIRE RATINGS, UNSPRINKLERED, F-1 OCCUPANCY - (TABLE 803.13):
CORRIDORS, ROOMS AND ENCLOSED SPACES: CLASS C

FINISH FIRE RATINGS, UNSPRINKLERED, M OCCUPANCY - (TABLE 803.13):
CORRIDORS: CLASS B, ROOMS AND ENCLOSED SPACES: CLASS C

FIRE PROTECTION SYSTEMS

FIRE SPRINKLER SYSTEM NOT REQUIRED: OCCUPANCY GROUP F-1 (IBC 903.2.4), GROUP M - (IBC 903.2.7)
FIRE ALARM NOT REQUIRED: OCCUPANCY GROUP F (907.2.4), GROUP M - (IBC 903.2.7)

AT LEAST (**2**) FIRE EXTINGUISHERS 2A 20BC REQUIRED (IBC TABLE 906.3.1): **2** PROVIDED

OCCUPANT LOADS (TABLE 1004.1)
SEE OCCUPANT LOAD TABLE BELOW
**SUITE TOTAL: 10 OCCUPANTS**

EGRESS

MAXIMUM ALLOWABLE EXIT TRAVEL DISTANCE (TABLE 1017.2): 200 FEET (F-1 & M)
ACTUAL LONGEST EXIT TRAVEL DISTANCE 72 FEET (WITHIN ALLOWABLE)

MAX COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1): 75 FEET (F-1 & M, OL≤ 30)
ACTUAL LONGEST COMMON PATH OF EGRESS TRAVEL 43 FEET (WITHIN ALLOWABLE)

NUMBER OF EXITS REQUIRED: 2 REQUIRED - **2** PROVIDED

PLUMBING

PLUMBING FIXTURES CALCULATIONS (TABLE 2902.1): SEE TABLE BELOW

TOTAL:
1 BATHROOM REQUIRED WITH 1 W/C AND 1 LAV - **1** PROVIDED
1 DRINKING FOUNTAIN REQUIRED - DRINKING WATER PROVIDED IN LIEU OF DRINKING FOUNTAIN
1 SERVICE SINK REQUIRED - 1 PROVIDED

SEPARATE BATHROOM FACILITIES: (2902.2, EXCEPTION 2): SEPARATE FACILITIES ARE NOT REQUIRED.

IBC - OCCUPANT LOAD AND PLUMBING FIXTURE COUNT TABLES FOR RENOVATED SUITE

| OCCUPANCIES AND AREAS | | TABLE 1004.5 OCCUPANT LOADS | | | TABLE 2902.1 PLUMBING FIXTURES | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | W/C | | LAV | | DF | |
| OCCUPANCY | IBC GSF | USE | LOAD FACTOR | OCCUPANTS | FACTOR | REQ | FACTOR | REQ | FACTOR | REQ |
| MJ CULTIVATION | 2,193 SF | AGRICULTURAL | 400 SF | 5.48 | 100 | 0.05 | 100 | 0.05 | 400 | 0.01 |
| MJ RETAIL | 260 SF | MERCANTILE | 60 SF | 4.33 | 500 | 0.01 | 750 | 0.01 | 1000 | 0.01 |
| TOTAL | 2,453 SF | | | 9.81 (10) | | 0.06(1) | | 0.06(1) | | 0.02(1) |

STATE OF ALASKA
49TH
MARINA KOMKOV
A-13000
Registered Professional Architect
11/17/2021

ICEFALL
ARCHITECTURE
3207 Cottonwood Street, Anchorage, AK 99508
P: 907.313.0996 | www.icefallarchitecture.com

AK LEGEND
CULTIVATION & RETAIL
TENANT IMPROVEMENT
7750 KING ST, SUITE 1, ANCHORAGE, AK, 99518

| No. | Description | Date |
|---|---|---|
| | | |

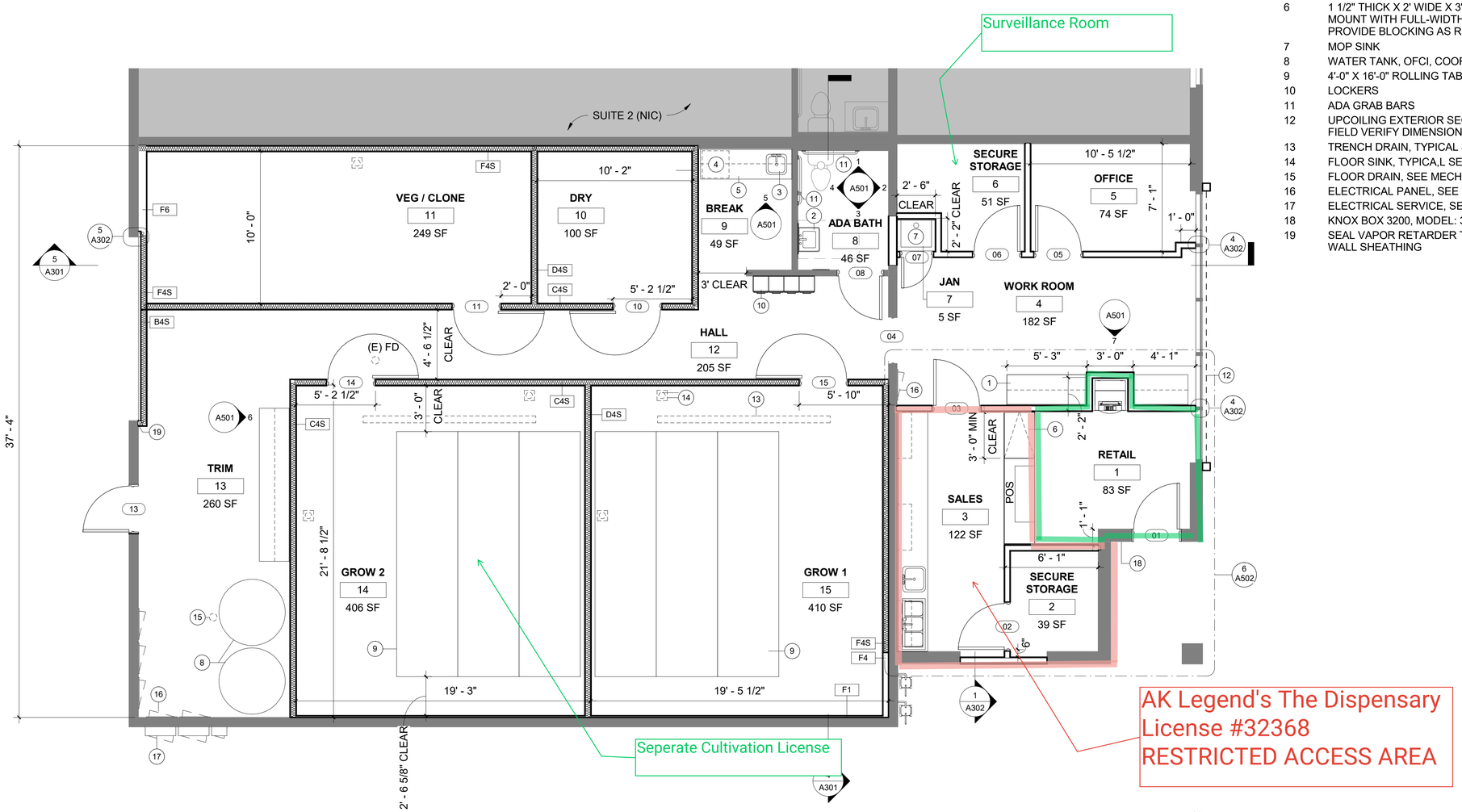
Date: 11/17/2021
Phase: PERMIT SET
Job No.: 2106
SHEET TITLE: CODE ANALYSIS
SHEET NO: A101

11/17/2021 10:48:53 AM

SHEET NOTES:
1. SEE SHEET A102 FOR GENERAL NOTES AND ASSEMBLIES.
2. PATCH CONCRETE FLOOR SLAB DEMOLISHED TO ACCOMODATE UNDERSLAB PLUMBING.

KEYNOTE LEGEND

| | |
|---|---|
| 1 | PL-1 WORK COUNTER, ON STEEL ANGLE SUPPORTS, WITH PL-2 FACED CASEWORK ABOVE |
| 2 | ADA LAVATORY |
| 3 | BREAKROOM SINK |
| 4 | UNDERCOUNTER REFRIGERATOR, OFCI |
| 5 | BREAKROOM PL-1 COUNTER AND PL-2 FACED CABINETS |
| 6 | 1 1/2" THICK X 2' WIDE X 3' LONG COUNTER GATE, PL-1 ALL SIDES, MOUNT WITH FULL-WIDTH PIANO HINGE (COLOR: BLACK) ON WALL, PROVIDE BLOCKING AS REQUIRED |
| 7 | MOP SINK |
| 8 | WATER TANK, OFCI, COORDINATE WITH MECHANICAL |
| 9 | 4'-0" X 16'-0" ROLLING TABLE, OFOI, TYP |
| 10 | LOCKERS |
| 11 | ADA GRAB BARS |
| 12 | UPCOILING EXTERIOR SECURITY GRILLE, APPROX 18'-9" W X 10'-0" H. FIELD VERIFY DIMENSIONS. SEE STRUCTURAL FOR MOUNTING. |
| 13 | TRENCH DRAIN, TYPICAL SEE MECHANICAL |
| 14 | FLOOR SINK, TYPICA,L SEE MECHANICAL |
| 15 | FLOOR DRAIN, SEE MECHANICAL |
| 16 | ELECTRICAL PANEL, SEE ELECTRICAL, TYP |
| 17 | ELECTRICAL SERVICE, SEE ELECTRICAL, TYP |
| 18 | KNOX BOX 3200, MODEL: 3261, SURFACE MOUNT |
| 19 | SEAL VAPOR RETARDER TO EXTERIOR WALL. RETURN FRAMING AND WALL SHEATHING |




1 FLOOR PLAN - REMODEL
Scale: 1/4" = 1'-0"

STATE OF ALASKA
49TH
Alaska
MARINA KOMKOV
A-13000
Registered Professional Architect
11/17/2021


ICEFALL ARCHITECTURE
3207 Cottonwood Street, Anchorage, AK 99508
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AK LEGEND
CULTIVATION & RETAIL TENANT IMPROVEMENT
7750 KING ST, SUITE 1, ANCHORAGE, AK, 99518

| No. | Description | Date |
|---|---|---|

Date: 11/17/2021
Phase: PERMIT SET
Job No: 2106
SHEET TITLE: FLOOR PLAN - REMODEL
SHEET NO: A201

11/17/2021 10:48:56 AM

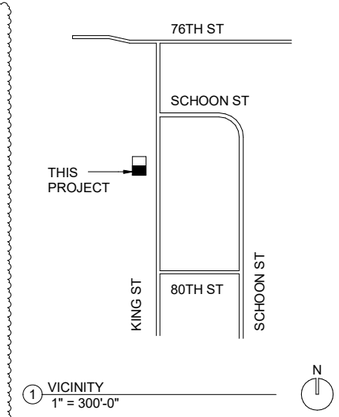
PLANTING SCHEDULE

| QTY | SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| SHRUBS | | | | | | |
| 4 | | FORSYTHIA 'MEADOWLARK' | MEADOWLARK FORSYTHIA | 6' HT | AS SHOWN | |
| 12 | | CORNUS ALBA 'BALIHALO' | IVORY HALO DOGWOOD | 18" HT | AS SHOWN | |

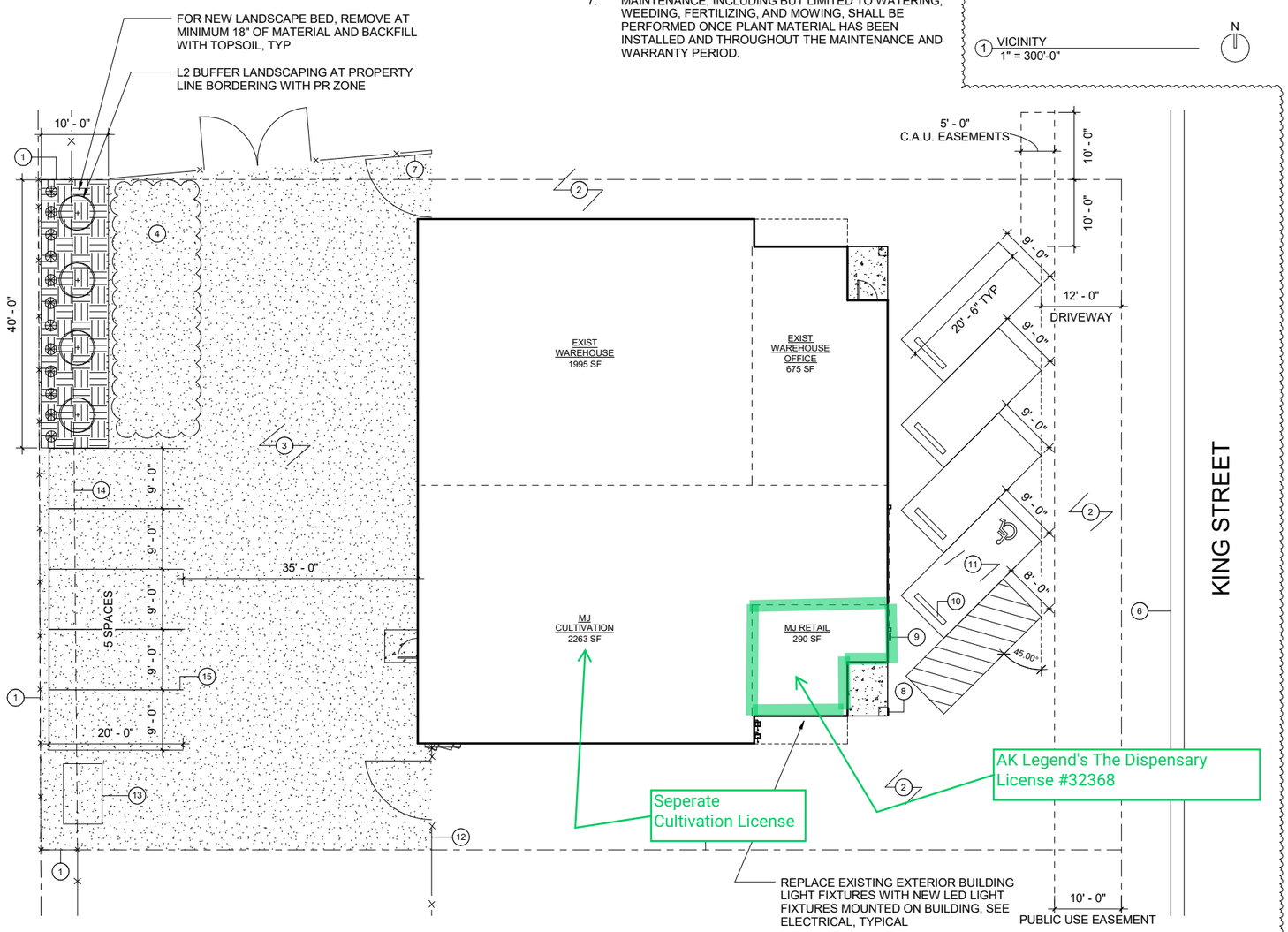
| MATERIALS | | | |
|---|---|---|---|
| SYMBOL | ITEM | SIZE | NOTES |
| | ROCK MULCH TYPE B | 1" CLEAN ROUND RIVER ROCK DARK GREY UNIFORM COLOR | INSTALL OVER LANDSCAPE FABRIC AT 3" DEPTH TO COVER FABRIC COMPLETELY |

LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.).
2. CALL UTILITY LOCATES PRIOR TO PERFORMING UNDERGROUND WORK.
3. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
4. ALL SHRUBS SHALL BE NURSERY GROWN.
5. PLANTING BEDS SHALL RECEIVE 18" OF TOPSOIL THROUGHOUT BED.
6. MAINTENANCE AND WARRANTY PERIOD SHALL BE ONE YEAR FROM DATE OF INSTALLATION, IN ACCORDANCE WITH "THE PLANT ESTABLISHMENT PERIOD" IN M.A.S.S.
7. MAINTENANCE, INCLUDING BUT LIMITED TO WATERING, WEEDING, FERTILIZING, AND MOWING, SHALL BE PERFORMED ONCE PLANT MATERIAL HAS BEEN INSTALLED AND THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD.




1 VICINITY
1" = 300'-0"




3 ARCHITECTURAL SITE PLAN
1" = 10'-0"

SHEET NOTES:
1. SEE SHEET A102 FOR GENERAL NOTES AND ASSEMBLIES.
2. DIMENSIONS ON THIS SHEET FOR REFERENCE ONLY. SEE SURVEY FOR SITE DIMENSIONS

KEYNOTE LEGEND

1 PROVIDE NEW 8-FOOT CHAINLINK FENCE ON PROPERTY LINE. PROVIDE PRIVACY SLATS. CONNECT FENCE TO EXISTING FENCES AT NORTH AND SOUTH PROPERTY LINES
2 EXISTING ASPHALT PAVEMENT - 5,145 SF
3 PROVIDE ASPHALT PAVEMENT AT THE BACK LOT - APPROXIMATELY 5,350 SF
4 SNOW STORAGE
5 PROPERTY LINE, TYPICAL
6 EXISTING CURB AND GUTTER
7 EXISTING GATE
8 SIGN MOUNTED ON BUILDING: NO PARKING (R7-P101)
9 SIGN MOUNTED ON BUILDING: ACCESSIBLE PARKING (R7-8, R7-8A)
10 NEW CURB STOP, TYPICAL
11 ACCESSIBLE PARKING SPACE WITH ADA SYMBOL AND STRIPED ADA AISLE. STRIPING: 4" WIDE LINES, COLOR: BLUE
12 EXISTING FENCE AND GATE, PROVIDE PRIVACY SLATS
13 DUMPSTER
14 DEMOLISH EXISTING FENCE ENCROACHING IN THE ROW
15 PARKING, PROVIDE STRIPING: 4" WIDE LINES, COLOR: WHITE

**MOA AMC 21 - ZONING & PARKING ANALYSIS**

LOT ZONING DESIGNATION: I-1

GROSS BUILDING AREA: 5,223 GSF (TITLE 21)

INTENDED USES: MARIJUANA CULTIVATION AND RETAIL (ALLOWED WITH SPECIAL LAND USE PERMIT PER AMC 21.07.01). EXISTING WAREHOUSE WITH OFFICE TO REMAIN IN ADJACENT SUITE.

PARKING REQUIREMENTS: 7 SPACES REQUIRED (SEE TABLE BELOW)
9 EXISTING SPACES PROVIDED

TABLE 21.07-8: 1 VAN ACCESSIBLE ADA PARKING SPACE WITH A SIDE LOADING AISLE REQUIRED (0-25 SPACES) - 1 PROVIDED

TABLE 21.08-6: NO LOADING BERTHS REQUIRED (<10,000 SF BUILDING)

21.07.080.2.B.i: PARKING LOT PERIMETER LANDSCAPING NOT REQUIRED FOR PARKING LOTS WITH LESS THAN 10 SPACES

TABLE 21.07-2: VISUAL ENHANCEMENT L1 LANDSCAPING IS NOT REQUIRED AT STREET FRONTAGE THROUGH AN EXISTING NONCONFORMING DETERMINATION

SNOW STORAGE CALCULATIONS

| | |
|---|---|
| PAVED AREA | 5,145 SF + 5,350 SF = 10,495 SF |
| REQUIRED SNOW STORAGE | 5% OF PAVED AREA = 525 SF |
| PROVIDED STORAGE | 525 SF |

AMC 21 - PARKING CALCULATIONS

| | T21 GSF | PRKG FACTOR | PRKG SPACES REQ |
|---|---|---|---|
| MJ RETAIL | 290 SF | 350 SF | 0.83 |
| MJ CULTIVATION | 2263 SF | 1000 SF | 2.26 |
| EXIST WAREHOUSE OFFICE | 675 SF | 350 SF | 1.93 |
| EXIST WAREHOUSE | 1995 SF | 1000 SF | 2.00 |
| TOTAL | 5223 SF | | 7.02 (7) |

**LANDSCAPING REQUIREMENTS**

PER THE DETERMINATION OF NONCONFORMING STATUS LETTER FROM LAND USE REVIEW DATED 10-21-2021, THE LACK OF REQUIRED SITE ENHANCEMENT LANDSCAPING AND (L2) BUFFER LANDSCAPING AT THE SITE'S WEST PERIMETER IS A LEGAL NONCONFORMING CHARACTERISTIC OF USE AND IS CONSIDERED CONFORMING.

THE FOLLOWING LANDSCAPE IS PROPOSED TO BRING THE PROPERTY CLOSER TOWARDS CURRENT CODE STANDARDS TO COMPLY WITH AMC 21.12.060.

PARKING LOT BUFFER LANDSCAPE (T 21.07-2)
- NORTH PORTION OF THE WEST PROPERTY LINE
- L2 VISUAL ENHANCEMENT: 2 TREES AND 6 SHRUBS PER 20 LINEAR FEET
- 40 LINEAR FEET X 10 FOOT BED WIDTH (REDUCED FROM 15 FEET BED WIDTH DUE TO A NEW 8-FOOT SIGHT-OBSCURING FENCE AT PROPERTY LINE PER AMC TABLE 21.07-1)
- REQUIRED: 4 LARGE SHRUBS AT 6-FOOT HIGH MINIMUM (LARGE SHRUBS IN PLACE OF TREES ARE ALLOWED, DUE TO POWER LINES IN EASEMENT) + 12 SMALL SHRUBS
- PROVIDED: 4 LARGE SHRUBS + 12 SMALL SHRUBS

STATE OF ALASKA 49TH
MARINA KOMKOV
A-13000
Registered Professional Architect
11/29/2021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AK LEGEND
CULTIVATION & RETAIL TENANT IMPROVEMENT
7750 KING ST, SUITE 1, ANCHORAGE, AK, 99518

| No. | Description | Date |
|---|---|---|
| 1 | ZONING REVISION | 2-14-22 |

Date: 11/29/2021
Phase: PERMIT SET
Job No: 2106
SHEET TITLE: SITE & VICINITY PLANS
SHEET NO: A001

2/14/2022 11:40:41 AM

PLANTING SCHEDULE

| QTY | SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| SHRUBS | | | | | | |
| 4 | | FORSYTHIA 'MEADOWLARK' | MEADOWLARK FORSYTHIA | 6' HT | AS SHOWN | |
| 12 | | CORNUS ALBA 'BALIHALO' | IVORY HALO DOGWOOD | 18" HT | AS SHOWN | |

MATERIALS

| SYMBOL | ITEM | SIZE | NOTES |
|---|---|---|---|
| | ROCK MULCH TYPE B | 1" CLEAN ROUND RIVER ROCK DARK GREY UNIFORM COLOR | INSTALL OVER LANDSCAPE FABRIC AT 3" DEPTH TO COVER FABRIC COMPLETELY |

LANDSCAPE NOTES

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2. CALL UTILITY LOCATES PRIOR TO PERFORMING UNDERGROUND WORK.
3. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
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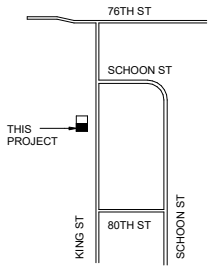
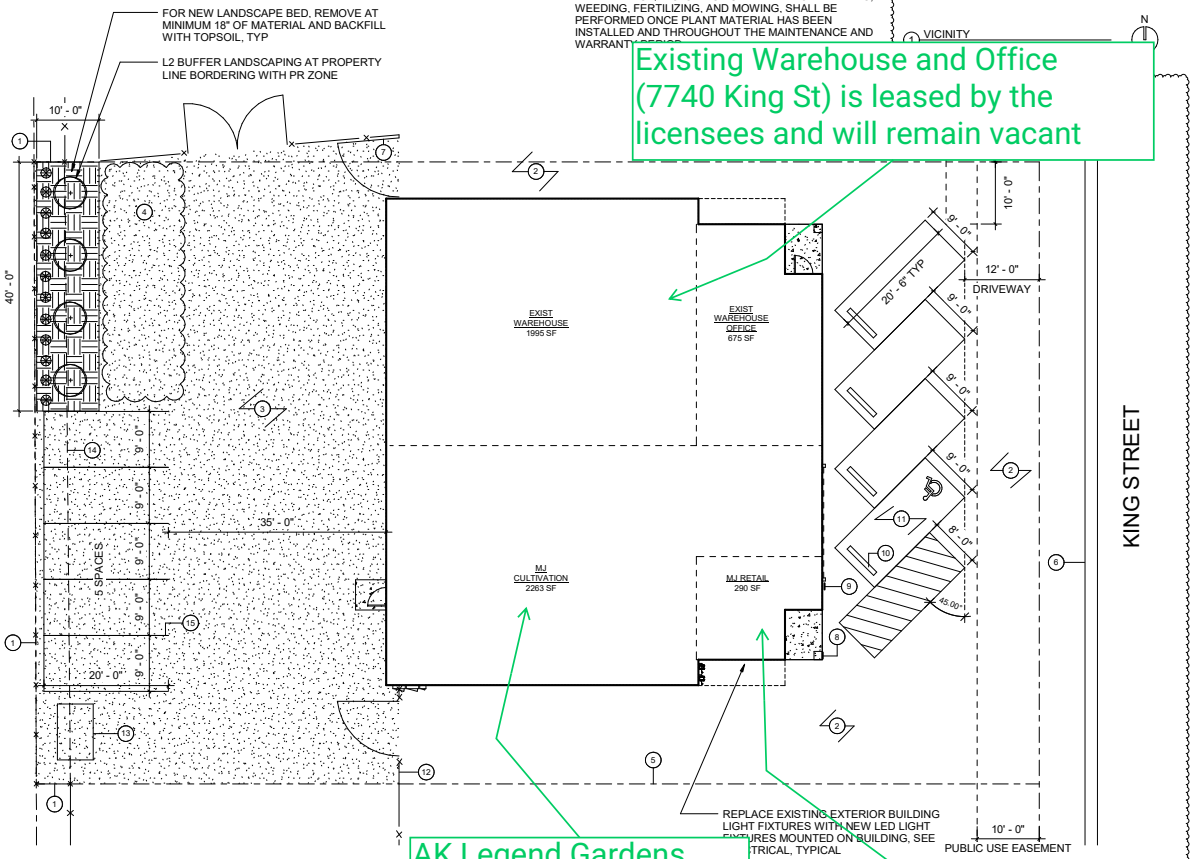
7. MAINTENANCE, INCLUDING BUT LIMITED TO WATERING, WEEDING, FERTILIZING, AND MOWING, SHALL BE PERFORMED ONCE PLANT MATERIAL HAS BEEN INSTALLED AND THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD.




1 VICINITY




Existing Warehouse and Office (7740 King St) is leased by the licensees and will remain vacant

AK Legend Gardens License #32367

AK Legend's The Dispensary License #32368

3 ARCHITECTURAL SITE PLAN
1" = 10'-0"

SHEET NOTES:
1. SEE SHEET A102 FOR GENERAL NOTES AND ASSEMBLIES.
2. DIMENSIONS ON THIS SHEET FOR REFERENCE ONLY. SEE SURVEY FOR SITE DIMENSIONS

KEYNOTE LEGEND

1 PROVIDE NEW 8-FOOT CHAINLINK FENCE ON PROPERTY LINE. PROVIDE PRIVACY SLATS. CONNECT FENCE TO EXISTING FENCES AT NORTH AND SOUTH PROPERTY LINES
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13 DUMPSTER
14 DEMOLISH EXISTING FENCE ENCROACHING IN THE ROW
15 PARKING, PROVIDE STRIPING: 4" WIDE LINES, COLOR: WHITE

**MOA AMC 21 - ZONING & PARKING ANALYSIS**

LOT ZONING DESIGNATION: I-1

GROSS BUILDING AREA: 5,223 GSF (TITLE 21)

INTENDED USES: MARIJUANA CULTIVATION AND RETAIL (ALLOWED WITH SPECIAL LAND USE PERMIT PER AMC 21.07.01). EXISTING WAREHOUSE WITH OFFICE TO REMAIN IN ADJACENT SUITE.

PARKING REQUIREMENTS: 7 SPACES REQUIRED (SEE TABLE BELOW)
9 EXISTING SPACES PROVIDED

TABLE 21.07-8: 1 VAN ACCESSIBLE ADA PARKING SPACE WITH A SIDE LOADING AISLE REQUIRED (0-25 SPACES) - 1 PROVIDED

TABLE 21.08-6: NO LOADING BERTHS REQUIRED (<10,000 SF BUILDING)

21.07.080.2.B.i: PARKING LOT PERIMETER LANDSCAPING NOT REQUIRED FOR PARKING LOTS WITH LESS THAN 10 SPACES

TABLE 21.07-2: VISUAL ENHANCEMENT L1 LANDSCAPING IS NOT REQUIRED AT STREET FRONTAGE THROUGH AN EXISTING NONCONFORMING DETERMINATION

SNOW STORAGE CALCULATIONS

| | |
|---|---|
| PAVED AREA | 5,145 SF + 5,350 SF = 10,495 SF |
| REQUIRED SNOW STORAGE | 5% OF PAVED AREA = 525 SF |
| PROVIDED STORAGE | 525 SF |

AMC 21 - PARKING CALCULATIONS

| | T21 GSF | PRKG FACTOR | PRKG SPACES REQ |
|---|---|---|---|
| MJ RETAIL | 290 SF | 350 SF | 0.83 |
| MJ CULTIVATION | 2263 SF | 1000 SF | 2.26 |
| EXIST WAREHOUSE OFFICE | 675 SF | 350 SF | 1.93 |
| EXIST WAREHOUSE | 1995 SF | 1000 SF | 2.00 |
| TOTAL | 5223 SF | | 7.02 (7) |

**LANDSCAPING REQUIREMENTS**

PER THE DETERMINATION OF NONCONFORMING STATUS LETTER FROM LAND USE REVIEW DATED 10-21-2021, THE LACK OF REQUIRED SITE ENHANCEMENT LANDSCAPING AND (L2) BUFFER LANDSCAPING AT THE SITE'S WEST PERIMETER IS A LEGAL NONCONFORMING CHARACTERISTIC OF USE AND IS CONSIDERED CONFORMING.

THE FOLLOWING LANDSCAPE IS PROPOSED TO BRING THE PROPERTY CLOSER TOWARDS CURRENT CODE STANDARDS TO COMPLY WITH AMC 21.12.060.

PARKING LOT BUFFER LANDSCAPE (T 21.07-2)
- NORTH PORTION OF THE WEST PROPERTY LINE
- L2 VISUAL ENHANCEMENT: 2 TREES AND 6 SHRUBS PER 20 LINEAR FEET
- 40 LINEAR FEET X 10 FOOT BED WIDTH (REDUCED FROM 15 FEET BED WIDTH DUE TO A NEW 8-FOOT SIGHT-OBSCURING FENCE AT PROPERTY LINE PER AMC TABLE 21.07-1)
- REQUIRED: 4 LARGE SHRUBS AT 6-FOOT HIGH MINIMUM (LARGE SHRUBS IN PLACE OF TREES ARE ALLOWED, DUE TO POWER LINES IN EASEMENT) + 12 SMALL SHRUBS
- PROVIDED: 4 LARGE SHRUBS + 12 SMALL SHRUBS

STATE OF ALASKA
49TH
MARINA KOMKOV
A-13000
PROFESSIONAL ARCHITECT
11/29/2021


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AK LEGEND
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| No. | Description | Date |
|---|---|---|
| 1 | ZONING REVISION | 2-14-22 |

Date: 11/29/2021
Phase: PERMIT SET
Job No: 2106
SHEET TITLE: SITE & VICINITY PLANS

SHEET NO: A001

GCI Wi-Fi
11:57 AM
Location Services is off
King St
E 77th Ave
3D
AK Legend's The Dispensary License #32368
King St
27°
AQI 47
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