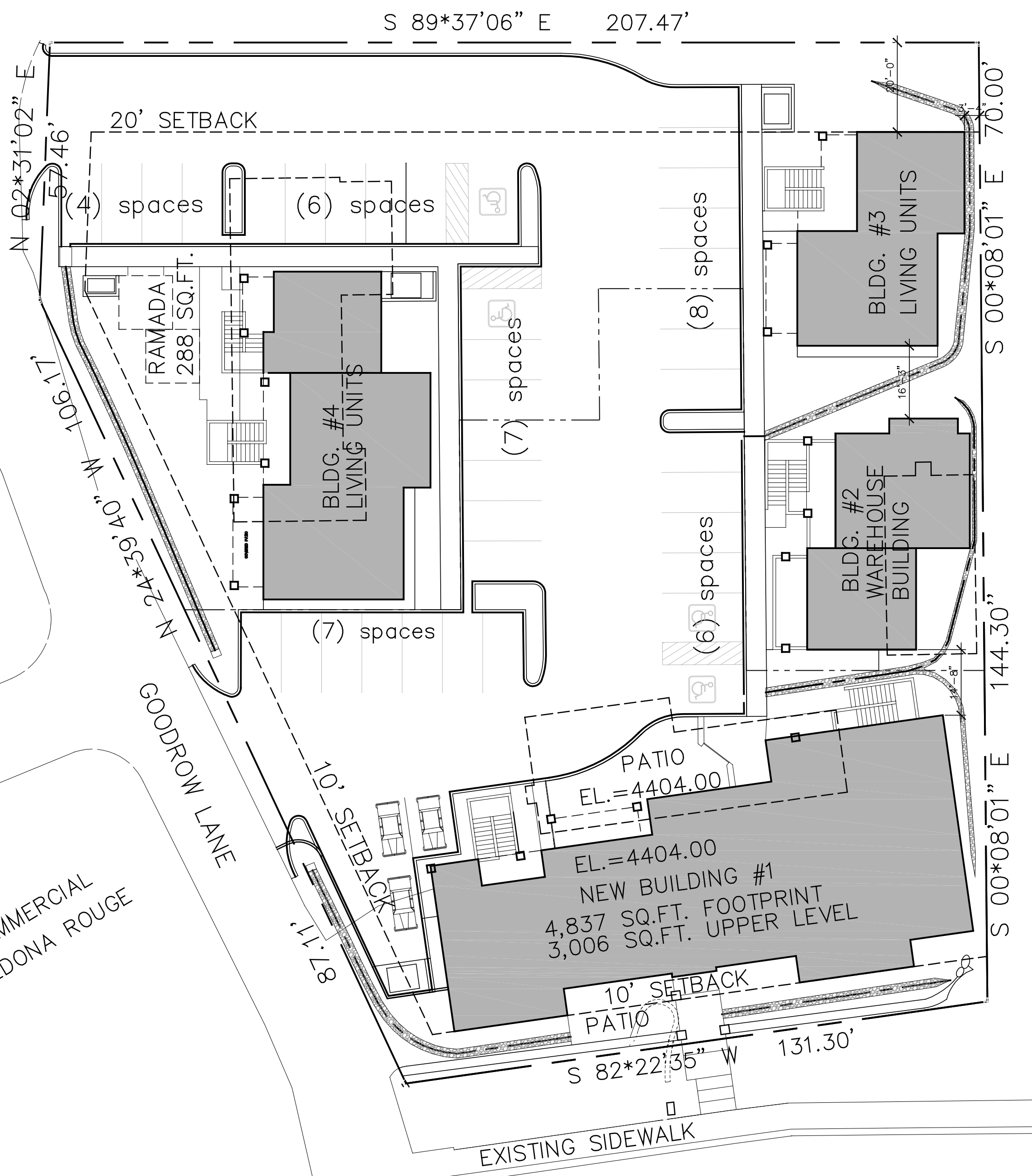




RESIDENTIAL - RS10

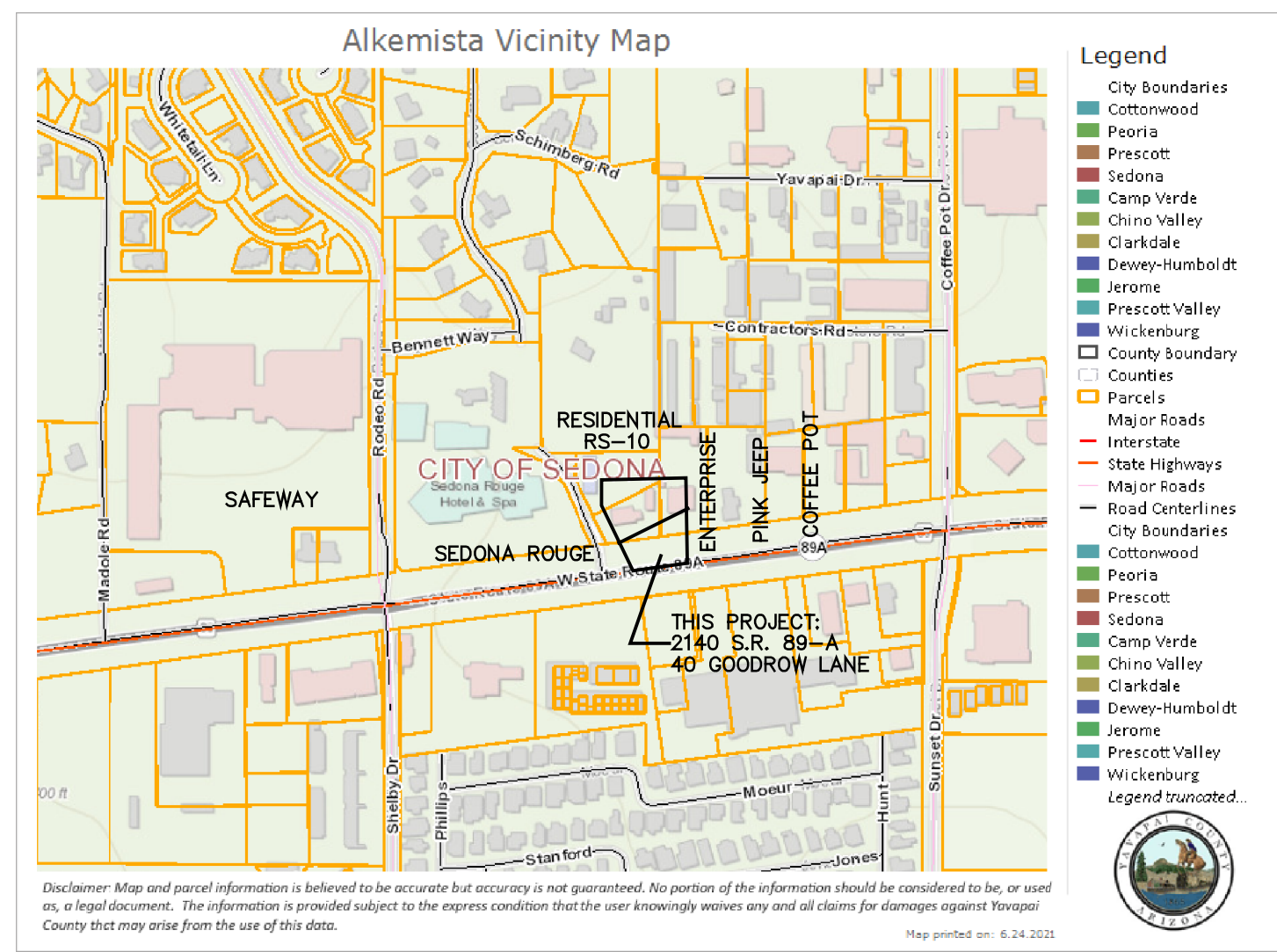


COMMERCIAL
SEDONA ROUGE

COMMERCIAL - ENTERPRISE
RENTAL CAR

EXISTING PLOT/SITE PLAN

SCALE: 1" = 20'-0"



PROPOSED SITE ANALYSIS FOR:
SERGIO GOMA PROPERTIES

2140 S.R. 89-A & 40 GOODROW LANE
SEDONA, ARIZONA
PARCEL #1 408-24-070A & PARCEL #2 408-24-070C
(AFTER PROPERTY LINE ADJUSTMENT)
LOT AREA: PARCEL #1=.43 ACRES = 18,891 SQ.FT
LOT AREA: PARCEL #2=.50 ACRES = 21,723 SQ.FT
ZONING: CO: COMMERCIAL

SETBACKS:
FRONT = 10 FT. REAR = 0 FT. AND SIDES = 0 FT
SIDE ABUTTING STREET = 10 FT.
PROPERTY LINE ABUTTING RESIDENTIAL = 20 FT.

LOT COVERAGE ALLOWED:
PARCEL #1 = .43 ACRES (18,891 SQ.FT.)
BUILDING COVERAGE ALLOWED = 11,335 SQ.FT. (18,891 X 60%)
TOTAL COVERAGE ALLOWED = 15,113 SQ.FT. (18,891 X 80%)
BUILDING ONE COVERAGE PROPOSED = 4,990 SQ.FT. (26.4%)
BUILDING FOOTPRINT = 4,756 SQ.FT.
COVERED PATIO AREA = 234 SQ.FT.

PATIO, SIDEWALK AND STAIRS = 1,675 SQ.FT. (8.9%)
DRIVEWAY AND PARKING = 8,402 SQ.FT. (44.5%)
TOTAL PROJECT COVERAGE = 15,067 SQ.FT. (79.8%)
(4,990 SQ.FT. + 1,675 SQ.FT. + 8,402 SQ.FT.)

PARCEL #2 = .50 ACRES (21,723 SQ.FT.)
BUILDING COVERAGE ALLOWED = 13,034 SQ.FT. (21,723 X 60%)
TOTAL COVERAGE ALLOWED = 17,378 SQ.FT. (21,723 X 80%)
BUILDING TWO COVERAGE PROPOSED = 1,687 SQ.FT. (7.8%)
BUILDING FOOTPRINT = 1,371 SQ.FT.
COVERED PATIO AREA = 316 SQ.FT.

BUILDING THREE COVERAGE PROPOSED = 1,673 SQ.FT. (7.8%)
BUILDING FOOTPRINT = 1,336 SQ.FT.
COVERED PATIO AREA = 337 SQ.FT.

BUILDING TWO COVERAGE PROPOSED = 2,526 SQ.FT. (11.6%)
BUILDING FOOTPRINT = 2,154 SQ.FT.
COVERED PATIO AREA = 372 SQ.FT.

TOTAL BUILDING COVERAGE PROPOSED = 5,886 SQ.FT. (27.2%)
BUILDING SIDEWALK AND STAIRS = 1,207 SQ.FT. (5.5%)
SIDEWALK, DRIVEWAY AND PARKING = 8,845 SQ.FT. (40.7%)
TOTAL PROJECT COVERAGE = 15,938 SQ.FT. (73.4%)
(5,886 SQ.FT. + 1,207 SQ.FT. + 8,845 SQ.FT.)

EXISTING BUILDING INFORMATION:
PARCEL #1 408-24-070A
BUILDING #1 RETAIL = 1,968 SQ.FT. NAMTI SPA (REMOVED)
BUILDING #1 RETAIL = 1,026 SQ.FT. NAMTI SPA (REMOVED)
PARCEL #2 408-24-070C
BUILDING #1 TREATMENT = 2,480 SQ.FT. TREATMENT CENTER
(BUILDING TO BE REMOVED)

NEW BUILDING INFORMATION: BUILDING ONE - BREWING/ROASTING
COMMERCIAL AND TWO LIVING UNITS
BUILDING FOOTPRINT = 4,990 SQ.FT. W/ 3,006 SQ.FT. UPPER LEVEL

NEW BUILDING INFORMATION: BUILDING TWO - WAREHOUSE/STORAGE
WAREHOUSE AND TWO LIVING UNITS
BUILDING FOOTPRINT = 1,687 SQ.FT. W/ 1,321 SQ.FT. UPPER LEVEL

NEW BUILDING INFORMATION: BUILDING THREE - RESIDENTIAL
TWO ONE BEDROOM & 2 STUDIO LIVING UNITS
BUILDING FOOTPRINT = 1,673 SQ.FT. W/ 1,336 SQ.FT. UPPER LEVEL

NEW BUILDING INFORMATION: BUILDING FOUR - RESIDENTIAL
FOUR ONE BEDROOM & TWO STUDIO LIVING UNITS
BUILDING FOOTPRINT = 2,526 SQ.FT. W/ 2,254 SQ.FT. UPPER LEVEL

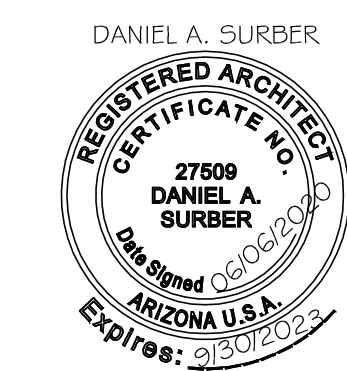
TOTAL BUILDING FOOTPRINTS = 10,87936 SQ.FT.

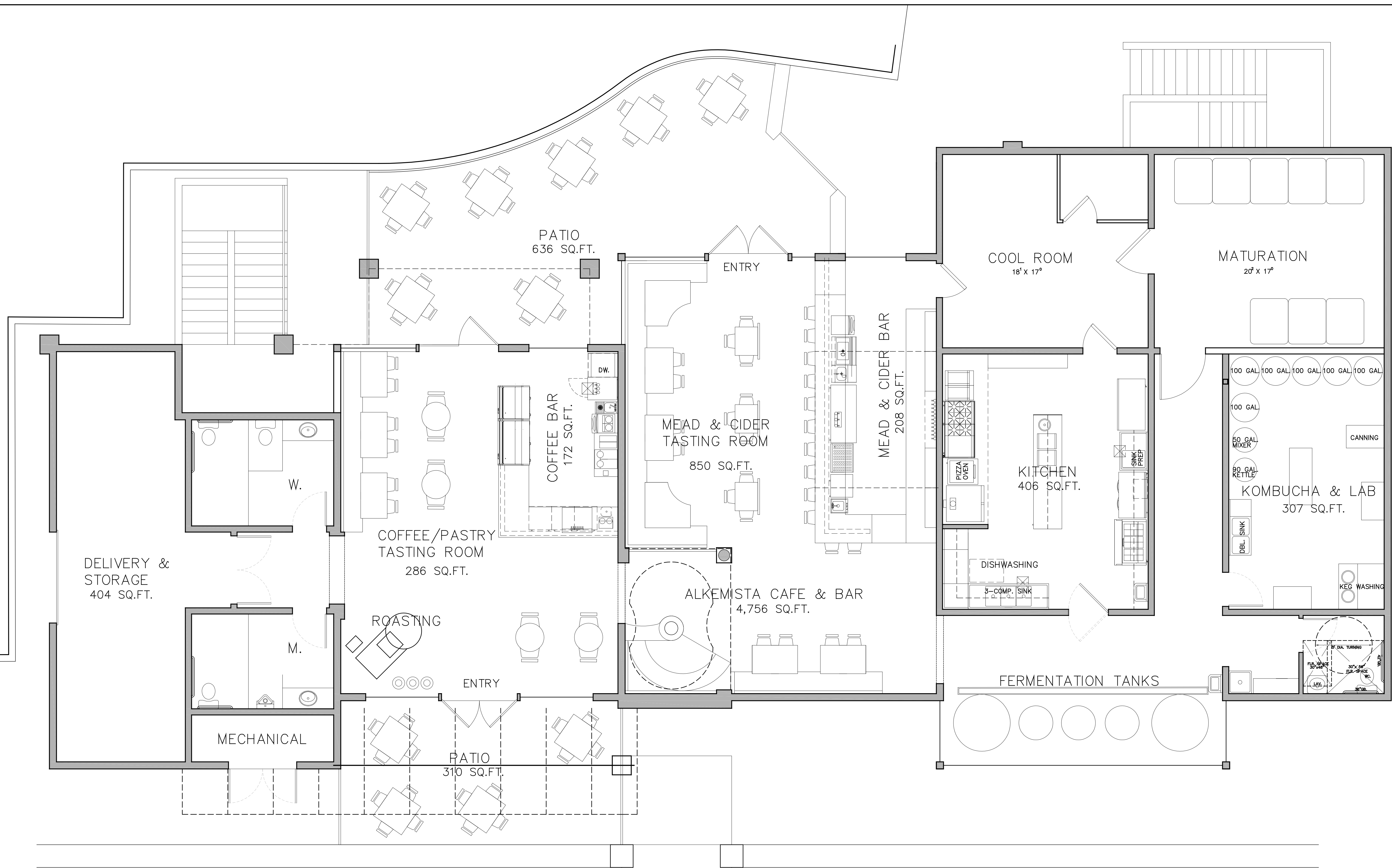
POTENTIAL PARKING REQUIREMENT:

BUILDING ONE 7,628 SQ.FT. TOTAL SQUARE FOOTAGE (BREWING/ROASTING, TASTING AREA AND LIVING UNITS)	
2,472 SQ.FT. OF BREWING/ROASTING	= 2.472 SPACES
(2,472/1,000 = 2.472 SPACES)	
2,144 SQ.FT. SQ.FT. SEATING/TASTING	= 8.576 SPACES
(2,144/250 = 8.576 SPACES)	
1,000 SQ.FT. SQ.FT. OUTDOOR TASTING	= 4 SPACES
(1,000/250 = 4 SPACES)	
UPPER LEVEL PARKING REQUIREMENTS:	
(3) ONE BEDROOM UNIT/APARTMENTS	= 3.75 SPACES
(1.25 SPACES PER UNIT)	
311 SQ.FT. OFFICE AREA	= 1.24 SPACES
(311/250 = 5.456)	
BUILDING TWO 2,604 SQ.FT. TOTAL SQUARE FOOTAGE (STORAGE/WAREHOUSE AND LIVING UNITS)	
1,302 SQ.FT. OF WAREHOUSE/STORAGE	= 1.0 SPACES
(1,302/2,000 = .651 SPACES)	
UPPER LEVEL PARKING REQUIREMENTS:	
(1) STUDIO UNIT/APARTMENTS	= 1.0 SPACES
(1.0 SPACES PER UNIT)	
(1) ONE BEDROOM UNIT/APARTMENT	= 1.25 SPACES
(1.25 SPACES PER UNIT)	
BUILDING THREE 2,604 SQ.FT. TOTAL SQUARE FOOTAGE (TWO ONE BEDROOM & TWO STUDIO LIVING UNITS)	
LOWER LEVEL PARKING REQUIREMENTS:	
(1) STUDIO UNIT/APARTMENT	= 1.0 SPACES
(1.0 SPACES PER UNIT)	
(1) ONE BEDROOM UNIT/APARTMENT	= 1.25 SPACES
(1.25 SPACES PER UNIT)	
UPPER LEVEL PARKING REQUIREMENTS:	
(1) STUDIO UNIT/APARTMENT	= 1.0 SPACES
(1.0 SPACES PER UNIT)	
(1) ONE BEDROOM UNIT/APARTMENT	= 1.25 SPACES
(1.25 SPACES PER UNIT)	
BUILDING FOUR 4,152 SQ.FT. TOTAL SQUARE FOOTAGE (FOUR ONE BEDROOM & TWO STUDIO LIVING UNITS)	
LOWER LEVEL PARKING REQUIREMENTS:	
(1) STUDIO UNIT/APARTMENT	= 1.0 SPACES
(1.0 SPACES PER UNIT)	
(2) ONE BEDROOM UNIT/APARTMENT	= 2.5 SPACES
(1.25 SPACES PER UNIT)	
UPPER LEVEL PARKING REQUIREMENTS:	
(1) STUDIO UNIT/APARTMENT	= 1.0 SPACES
(1.0 SPACES PER UNIT)	
(2) ONE BEDROOM UNIT/APARTMENT	= 2.5 SPACES
(1.25 SPACES PER UNIT)	
TOTAL PARKING REQUIRED	= 35 SPACES
TOTAL PARKING PROVIDED	= 40 SPACES
(18 COVERED SPOTS)	

ARCHITECTURAL SITE PLAN

ALKEMISTA BREWERY AND COFFEE ROASTING
GOMA PROPERTIES DEVELOPMENT
2140 S.R. 89-A - 40 GOODROW LANE
SEDONA, ARIZONA
PARCEL #1 408-24-070A & PARCEL #2 408-24-070C
DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-821-2182
12/01/2020



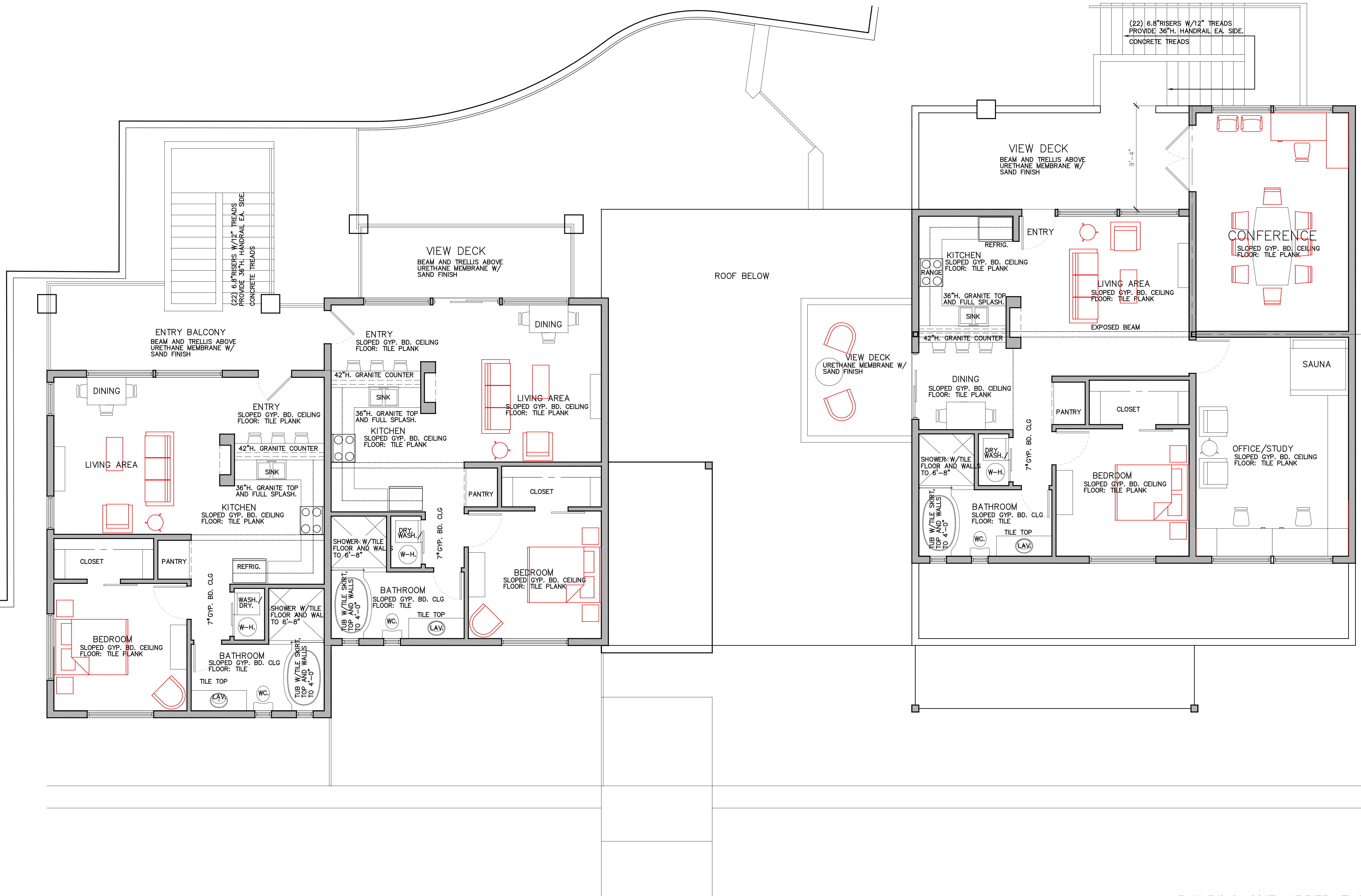


PRELIMINARY LOWER PLAN - ALKEMISTA CAFE & BAR

SCALE: 1/4" = 1'-0"

BUILDING ONE LOWER FLOOR PLAN

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
 PARCEL #1 408-24-070A & PARCEL #2 408-24-070C
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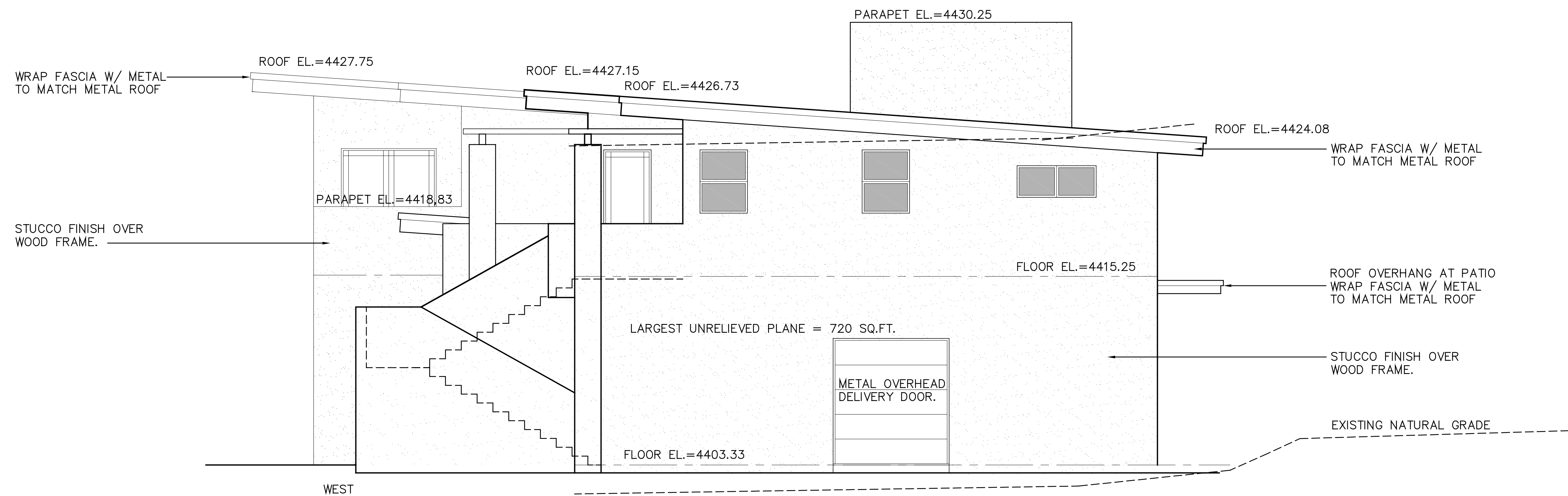
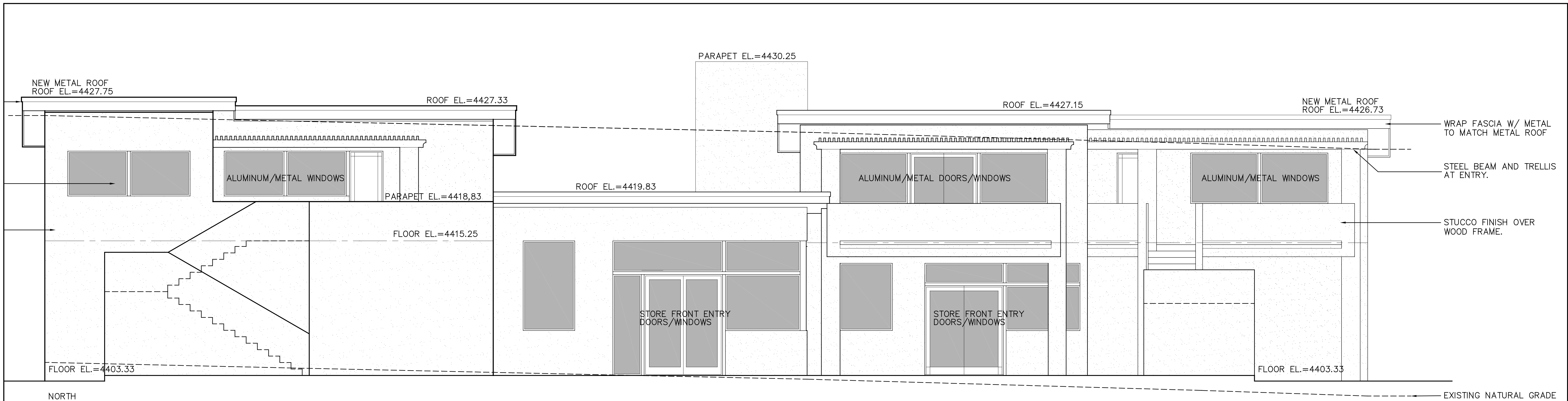


PRELIMINARY UPPER PLAN - ALKEMISTA CAFE & BAR
 SCALE: 1/4" = 1'-0"

BUILDING ONE UPPER FLOOR PLAN

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
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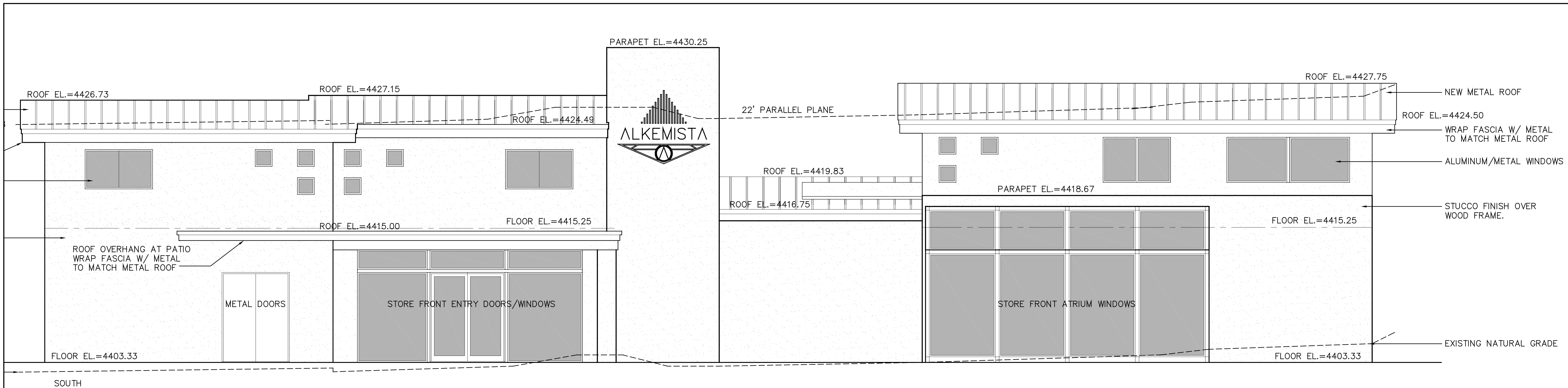
PRELIMINARY EXTERIOR ELEVATIONS – BREWERY BUILDING

SCALE: 1/4" = 1'-0"

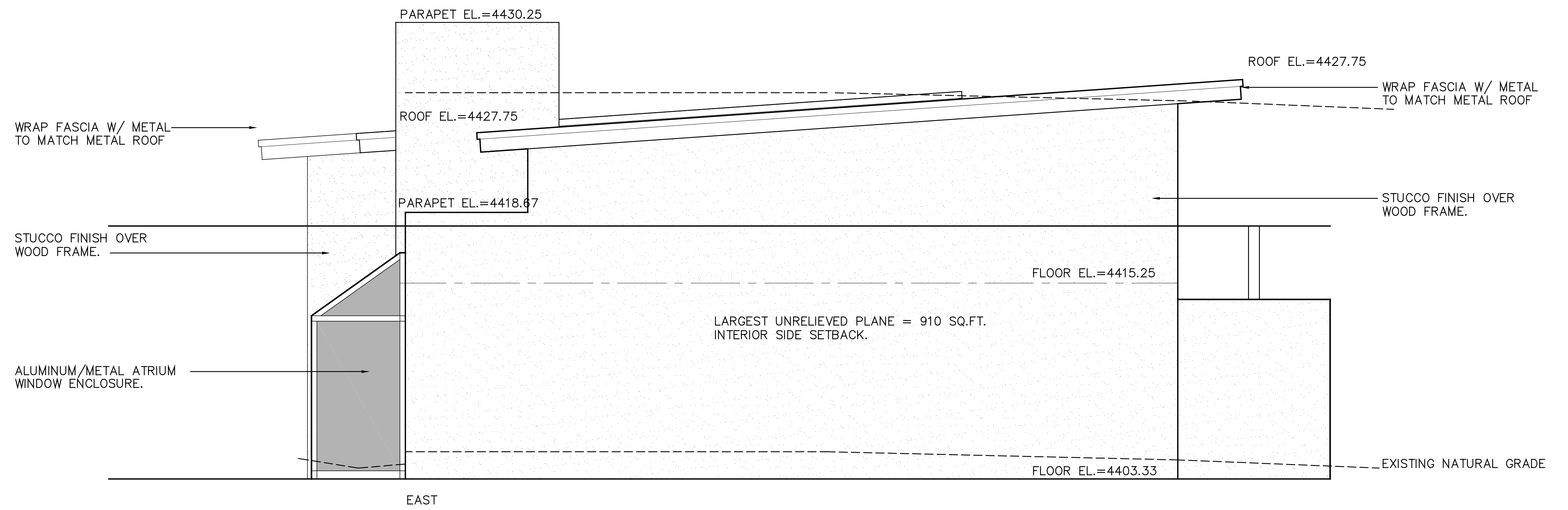
BUILDING ONE EXTERIOR ELEVATIONS

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
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 SEDONA, ARIZONA
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SOUTH

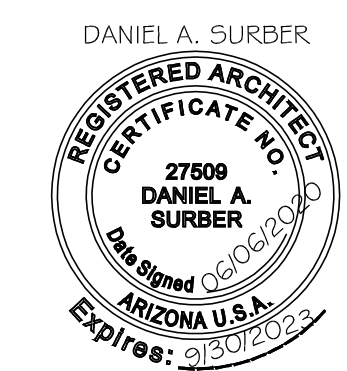


EAST

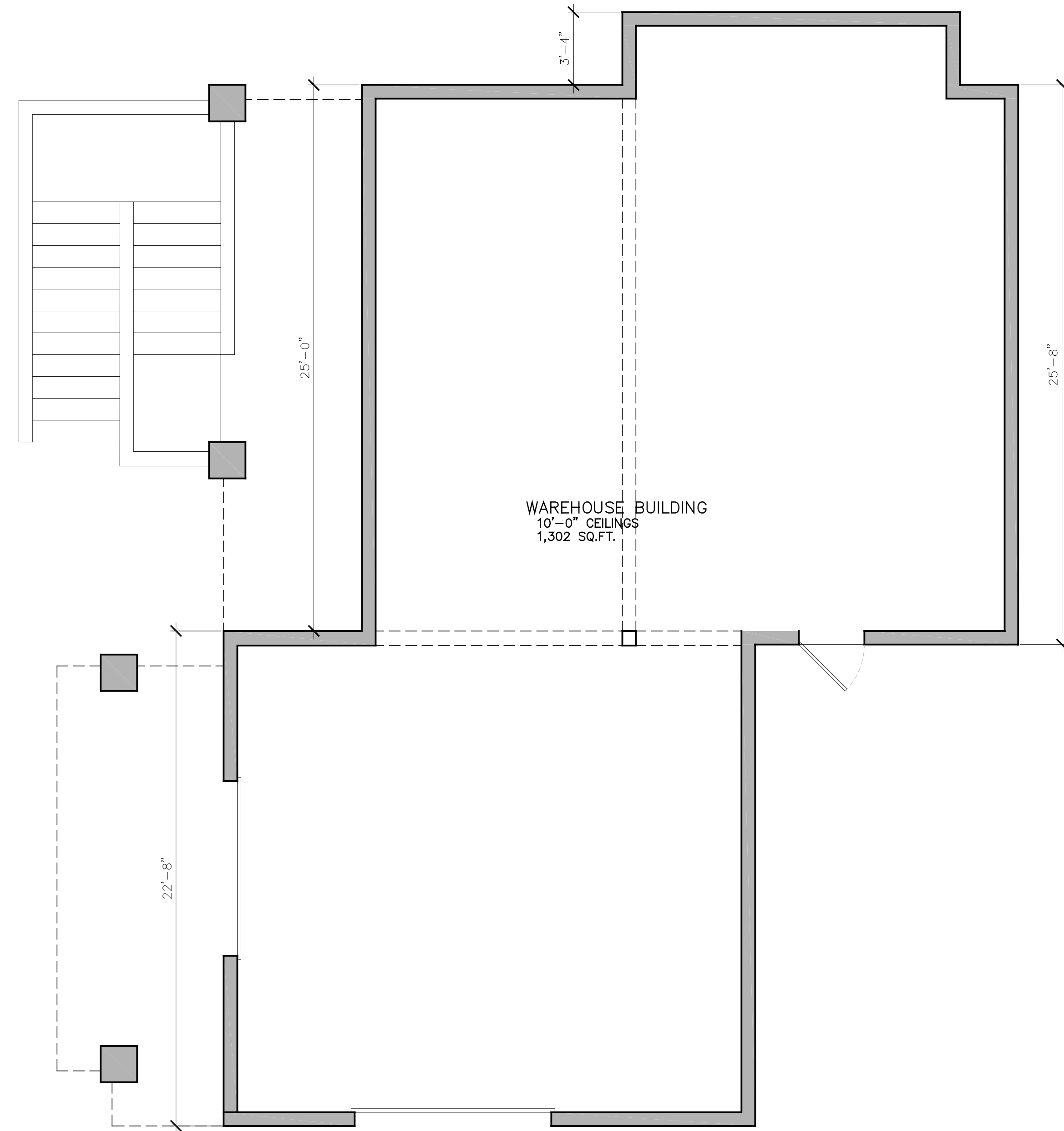
PRELIMINARY EXTERIOR ELEVATIONS - BREWERY BUILDING

SCALE: 1/4" = 1'-0"

BUILDING ONE EXTERIOR ELEVATIONS

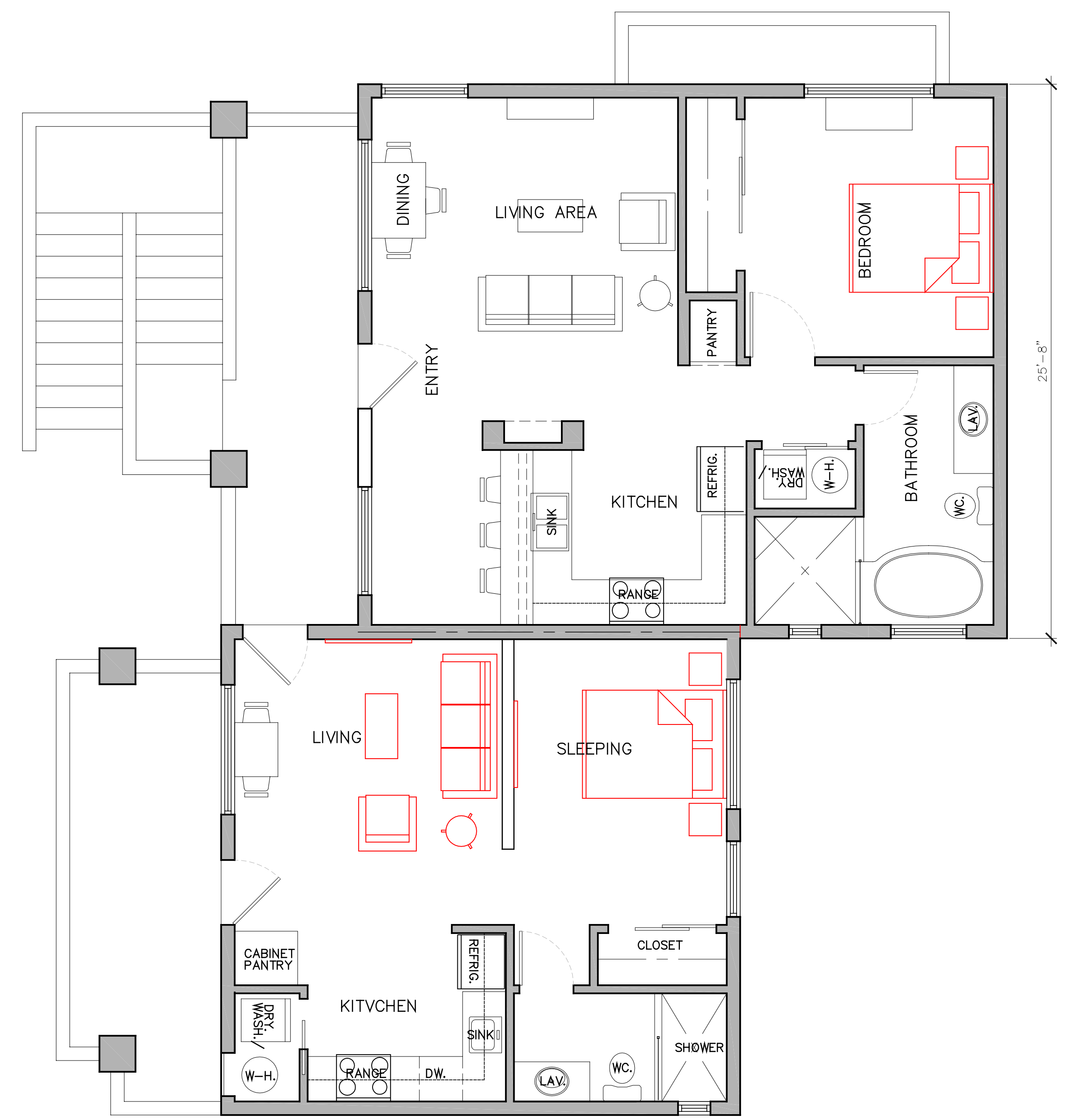


ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
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PRELIMINARY LOWER PLAN

SCALE: 1/4" = 1'-0"



PRELIMINARY UPPER PLAN

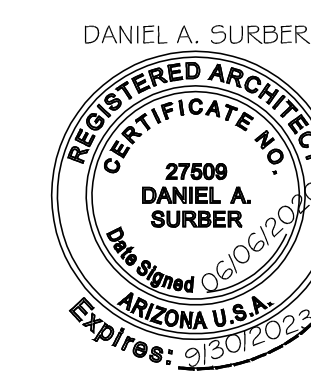
SCALE: 1/4" = 1'-0"

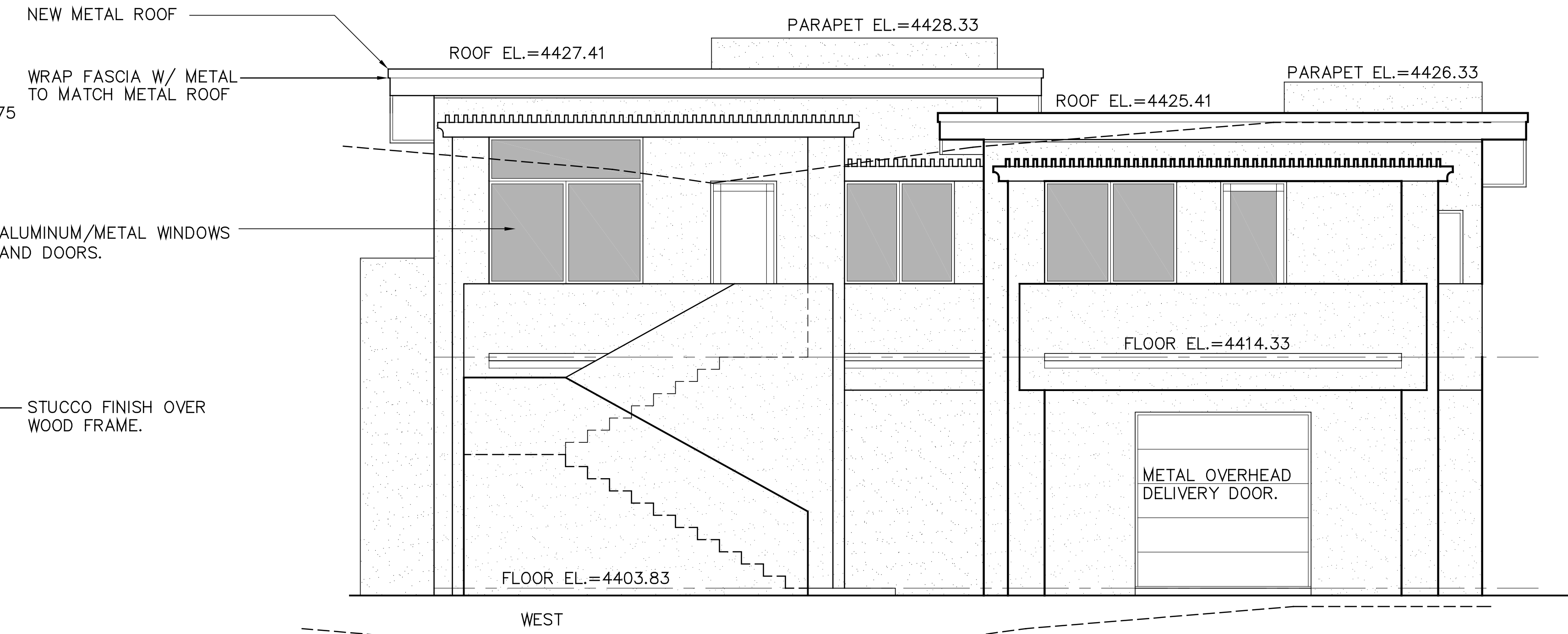
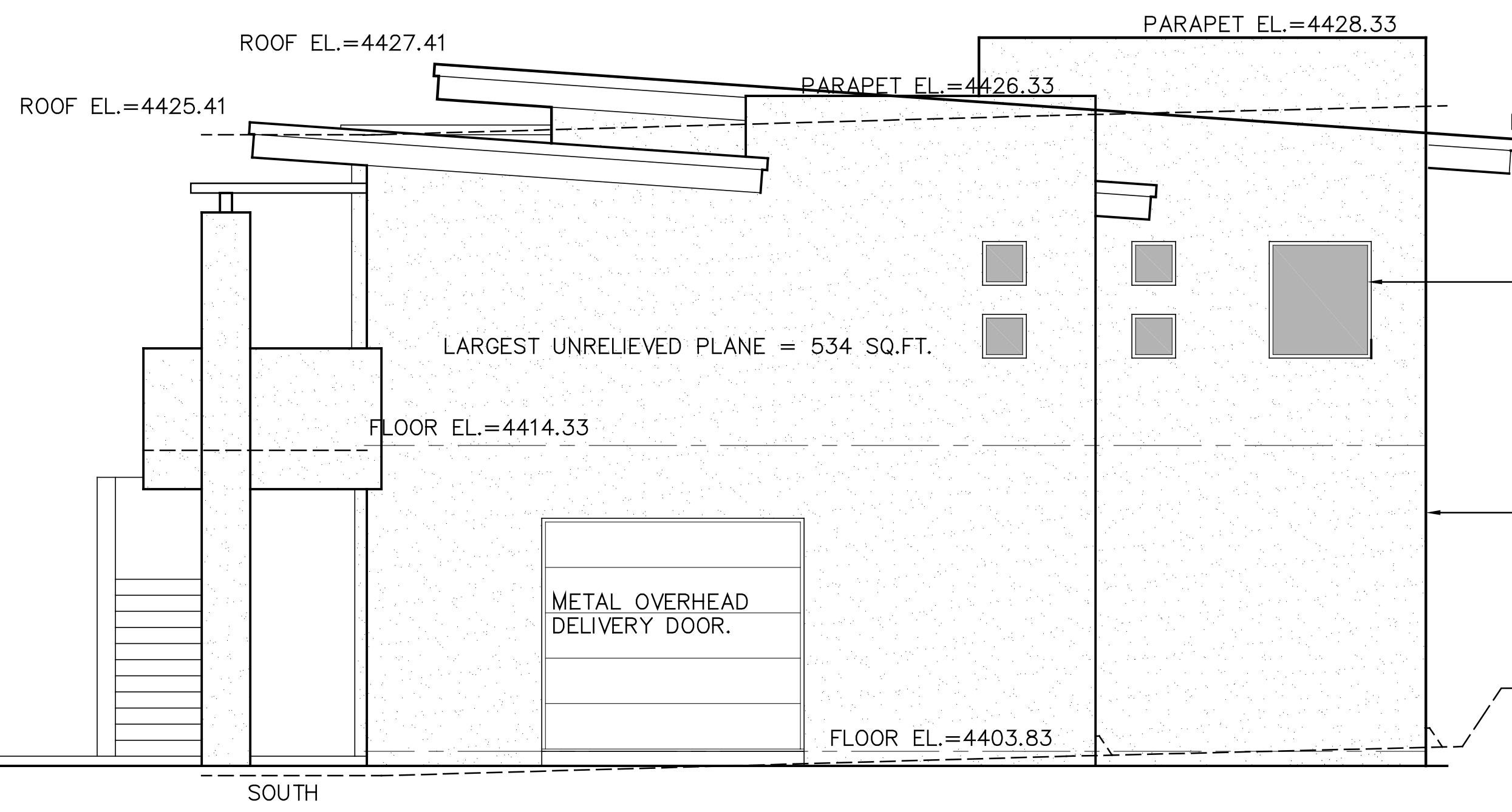
PRELIMINARY FLOOR PLANS - WAREHOUSE BUILDING

SCALE: 1/4" = 1'-0"

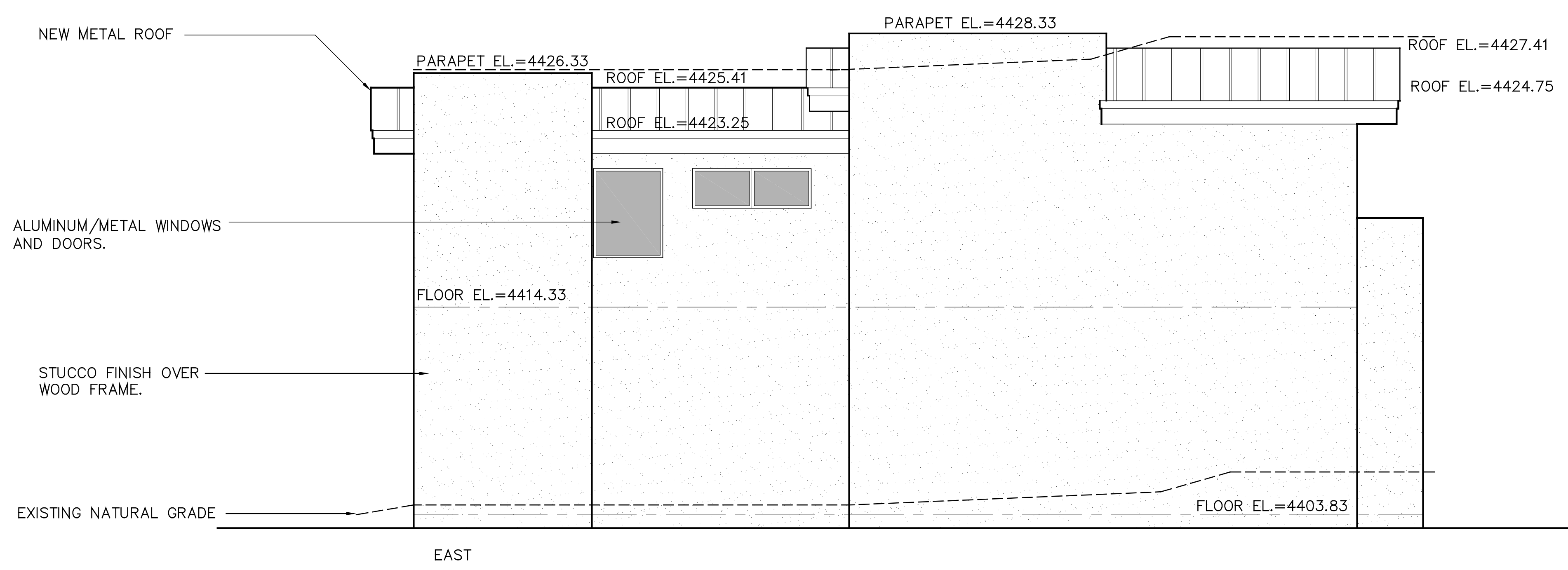
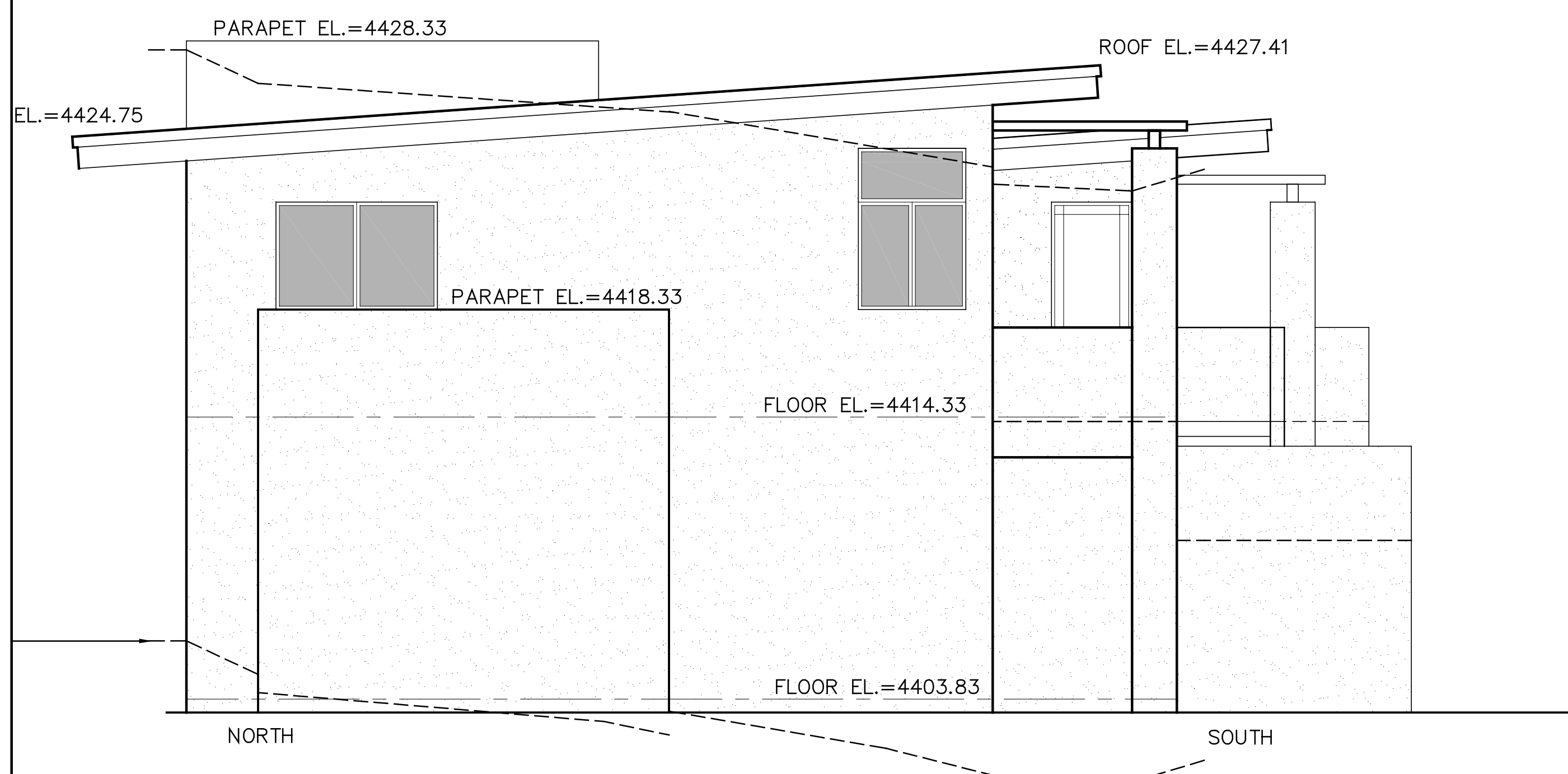
BUILDING TWO FLOOR PLANS

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
 PARCEL #1 408-24-070A & PARCEL #2 408-24-070C
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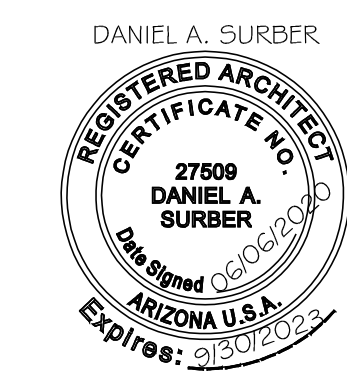


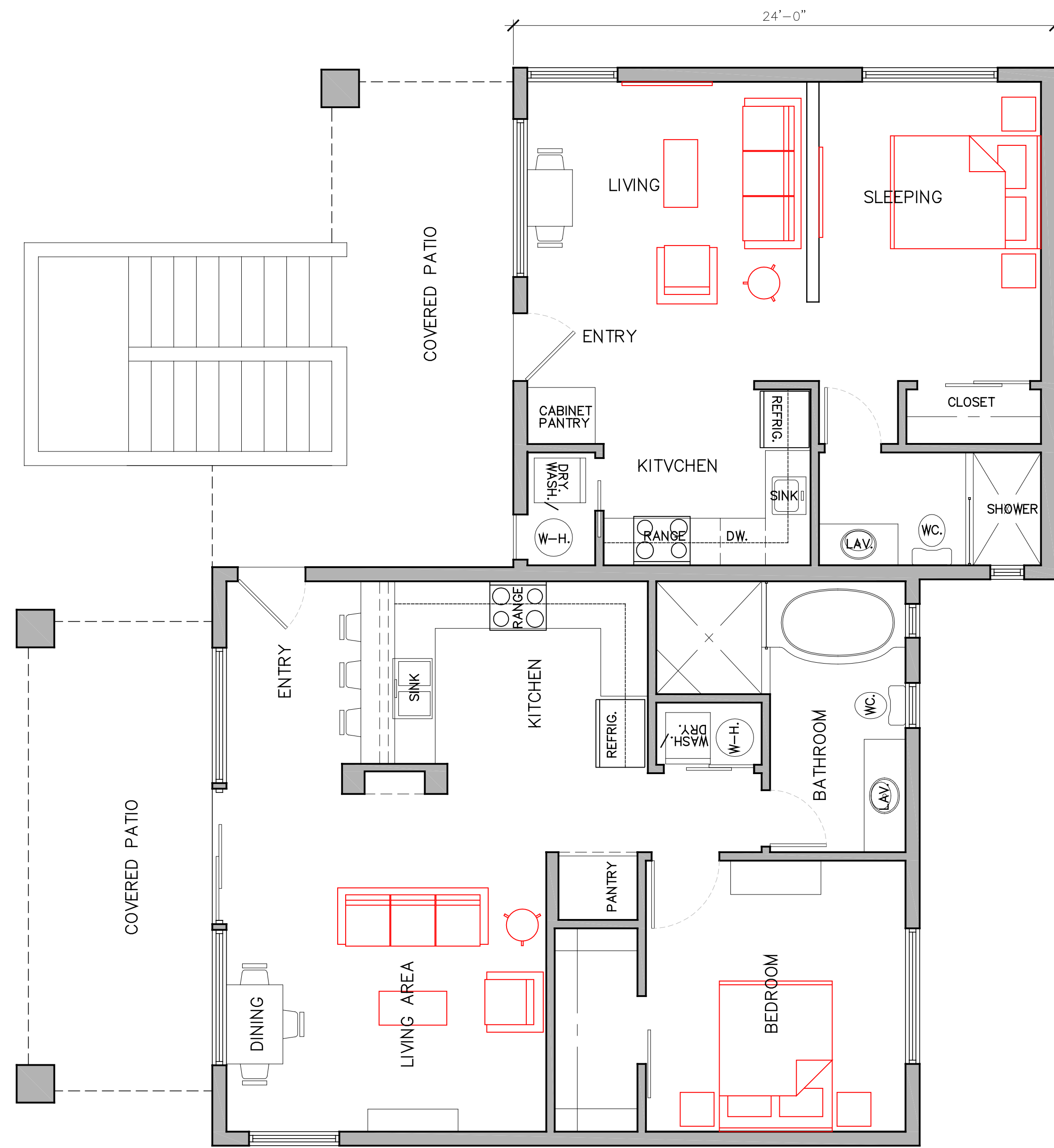
ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +7 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 8 POINTS WHICH = 4 FT. ADDITIONAL HT.



PRELIMINARY EXTERIOR ELEVATIONS - BUILDING TWO
 SCALE: 1/4" = 1'-0"

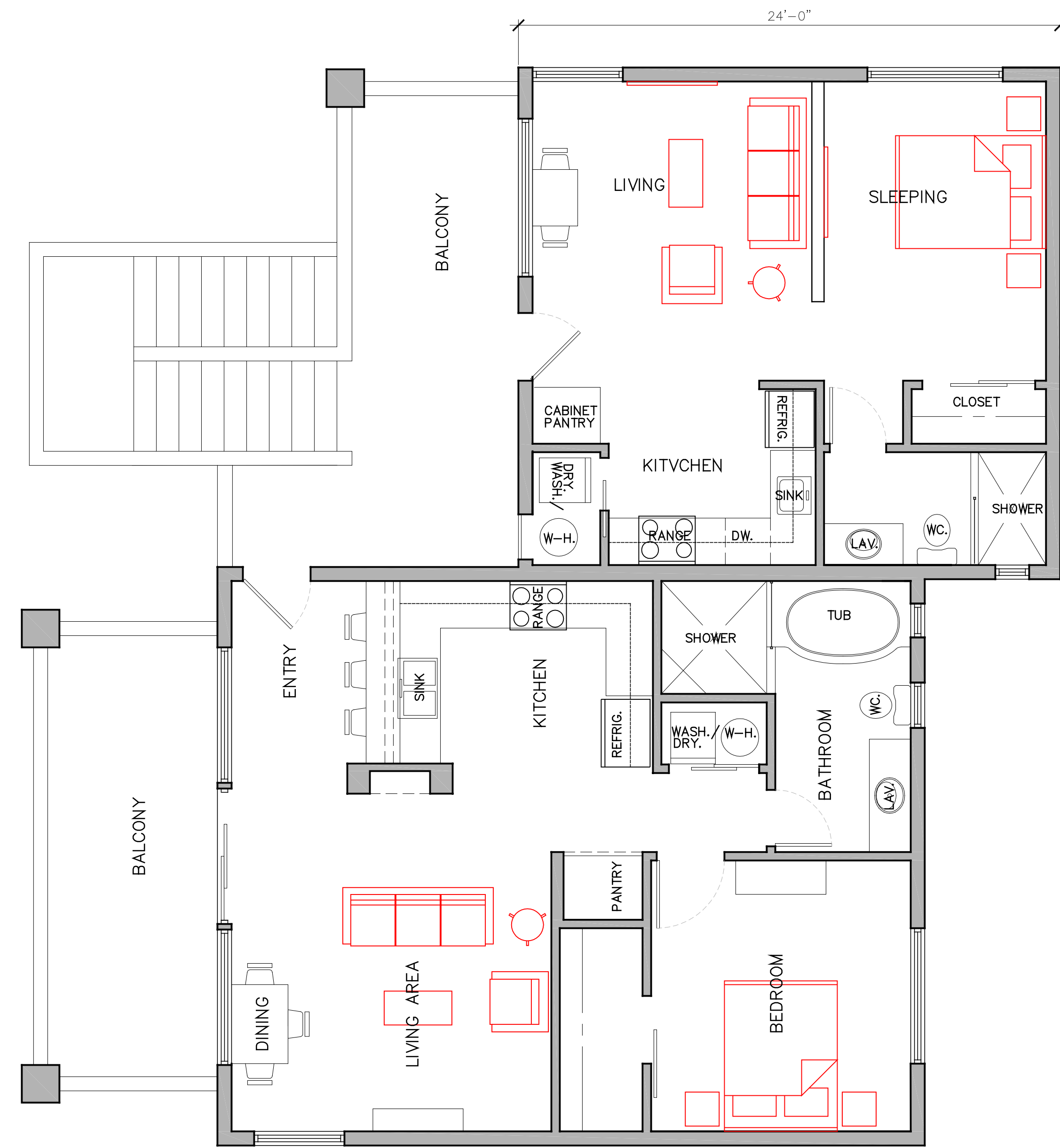
BUILDING TWO ELEVATIONS
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PRELIMINARY LOWER PLAN

SCALE: 1/4" = 1'-0"



PRELIMINARY UPPER PLAN

SCALE: 1/4" = 1'-0"

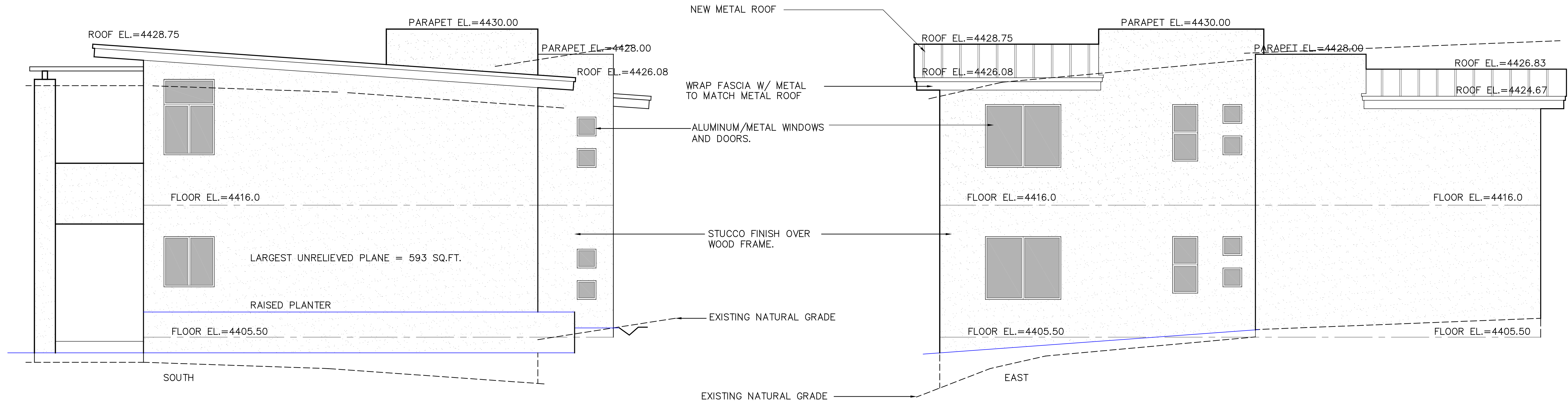
PRELIMINARY FLOOR PLANS - RESIDENTIAL BUILDING THREE

SCALE: 1/4" = 1'-0"

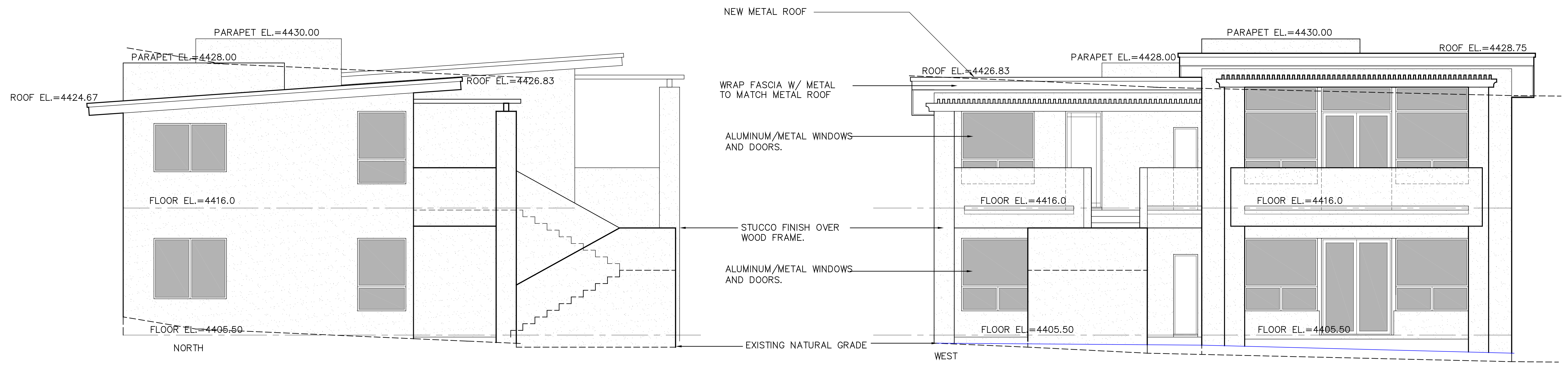
BUILDING THREE FLOOR PLANS

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
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ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +7 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 8 POINTS WHICH = 4 FT. ADDITIONAL HT.

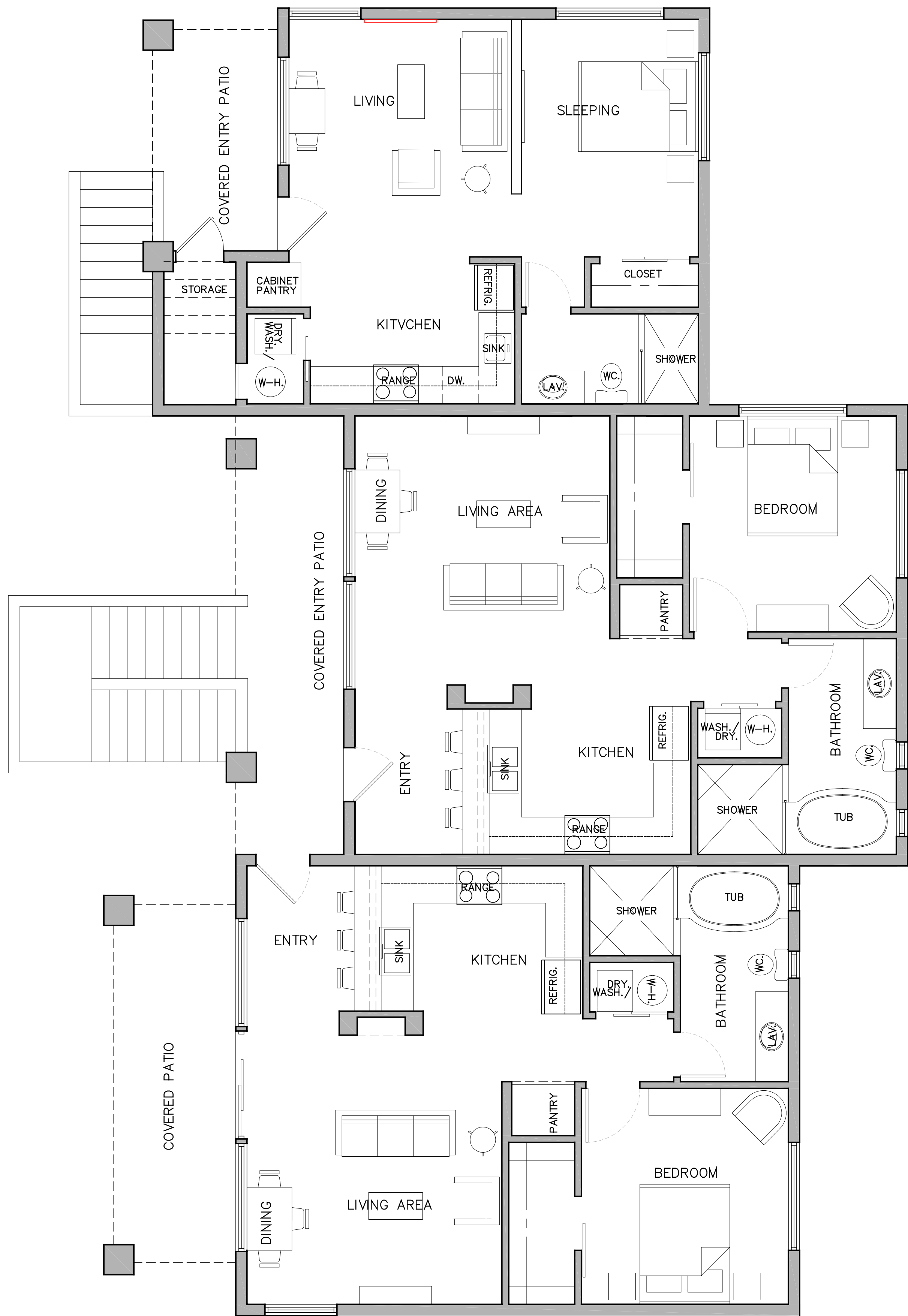


PRELIMINARY ELEVATIONS - RESIDENTIAL BUILDING THREE
 SCALE: 1/4" = 1'-0"

BUILDING THREE ELEVATIONS

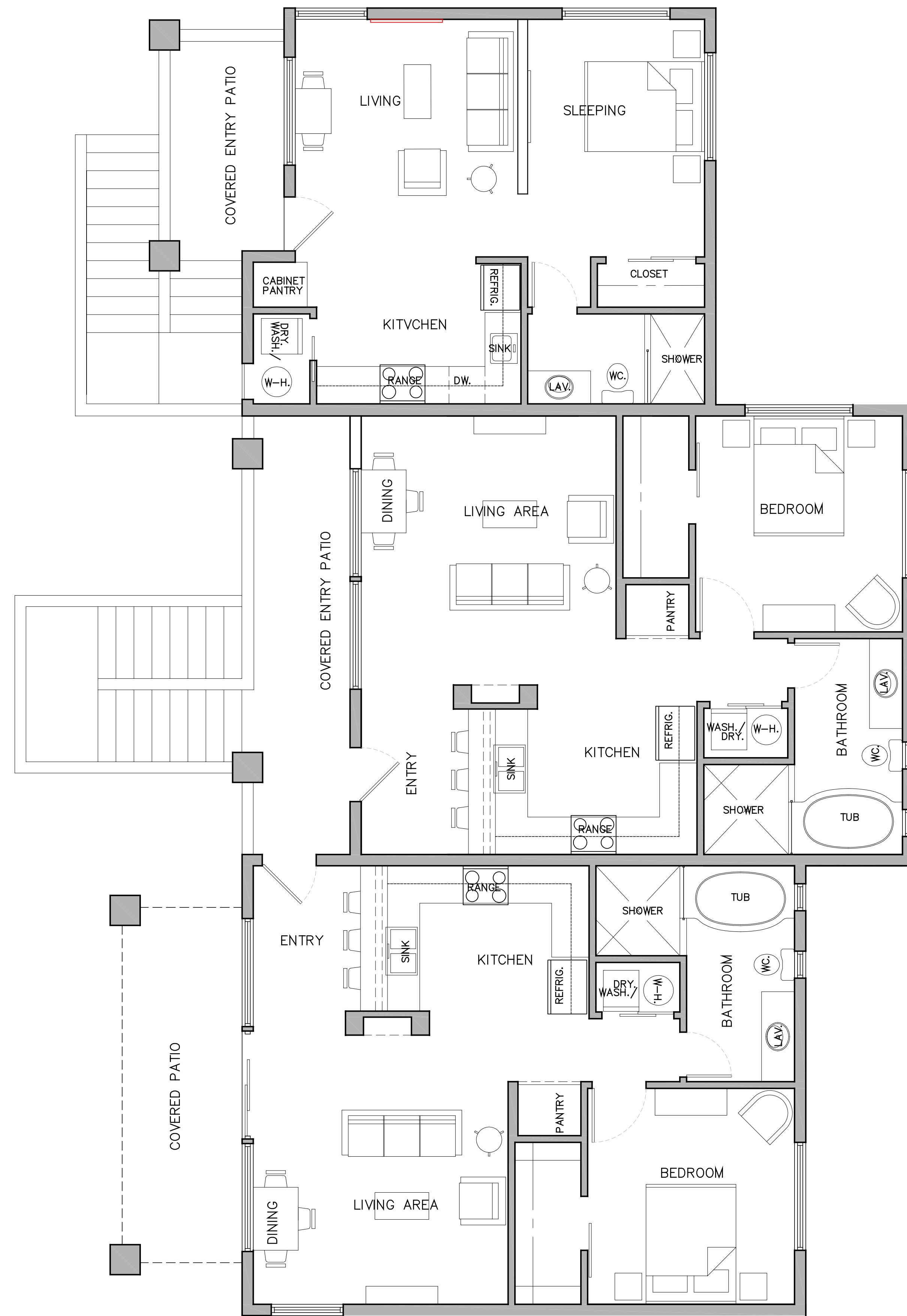
ALKEMISTA BREWERY AND COFFEE ROASTING
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PRELIMINARY LOWER PLAN

SCALE: 1/4" = 1'-0"



PRELIMINARY UPPER PLAN

SCALE: 1/4" = 1'-0"

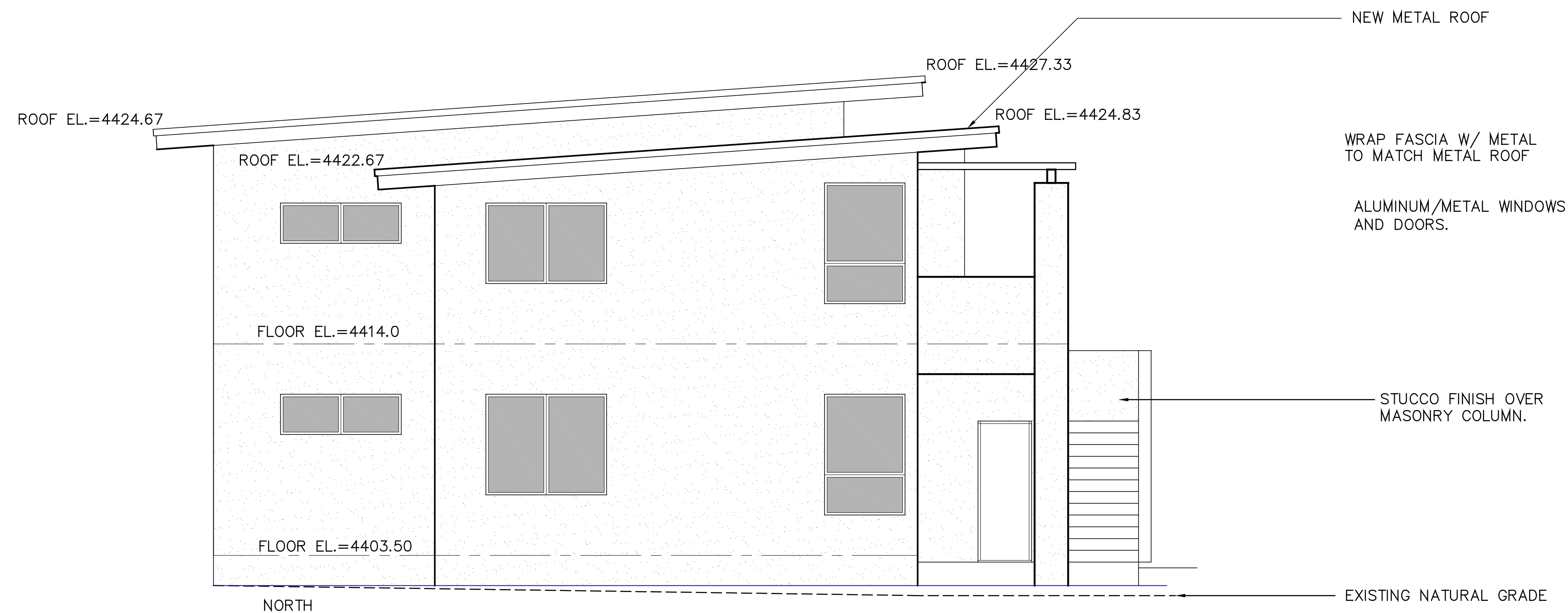
PRELIMINARY FLOOR PLANS - RESIDENTIAL BUILDING FOUR

SCALE: 1/4" = 1'-0"

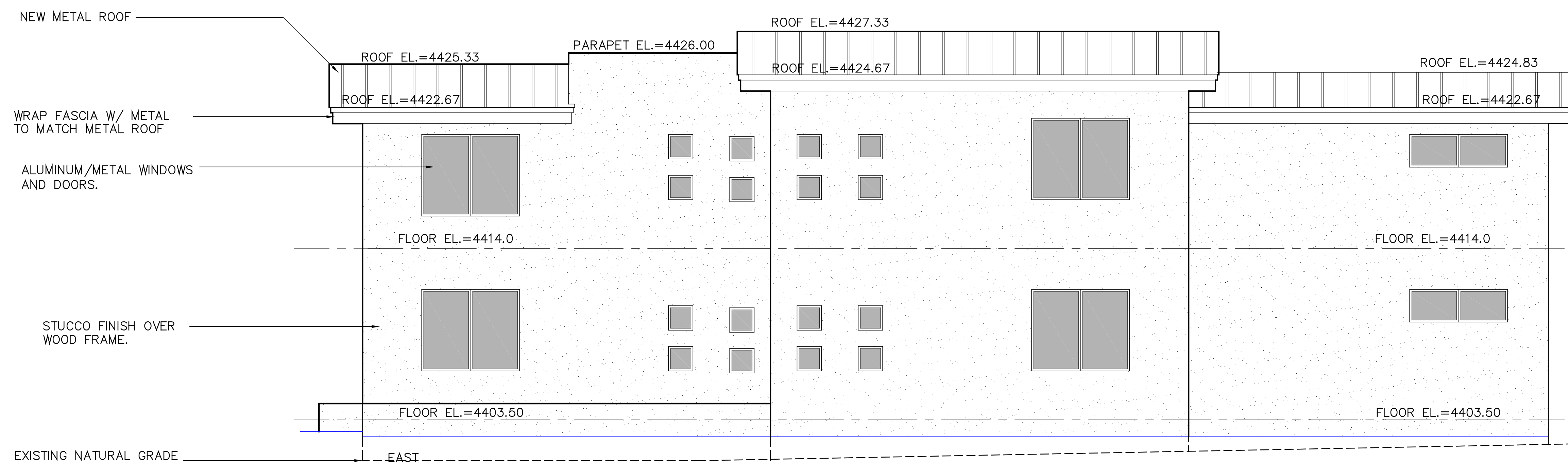
BUILDING FOUR FLOOR PLANS

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
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ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +7 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 8 POINTS WHICH = 4 FT. ADDITIONAL HT.



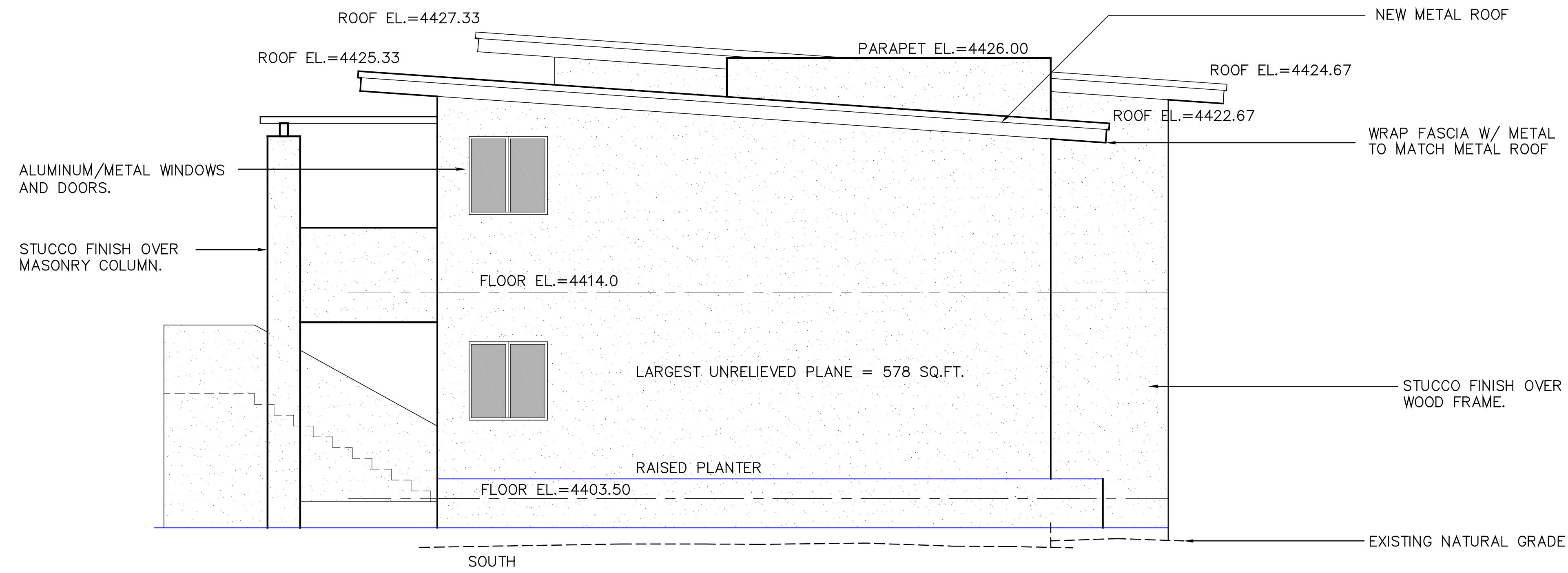
PRELIMINARY ELEVATIONS – RESIDENTIAL BUILDING FOUR

SCALE: 1/4" = 1'-0"

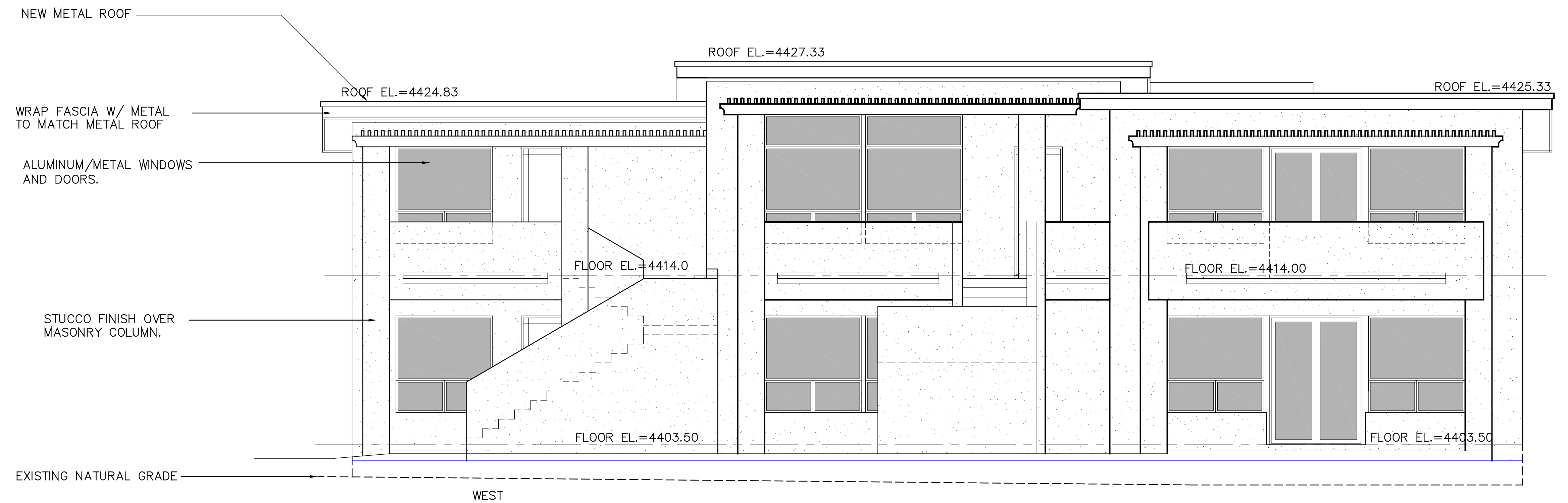
BUILDING FOUR ELEVATIONS

ALKEMISTA BREWERY AND COFFEE ROASTING
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ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +7 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 8 POINTS WHICH = 4 FT. ADDITIONAL HT.

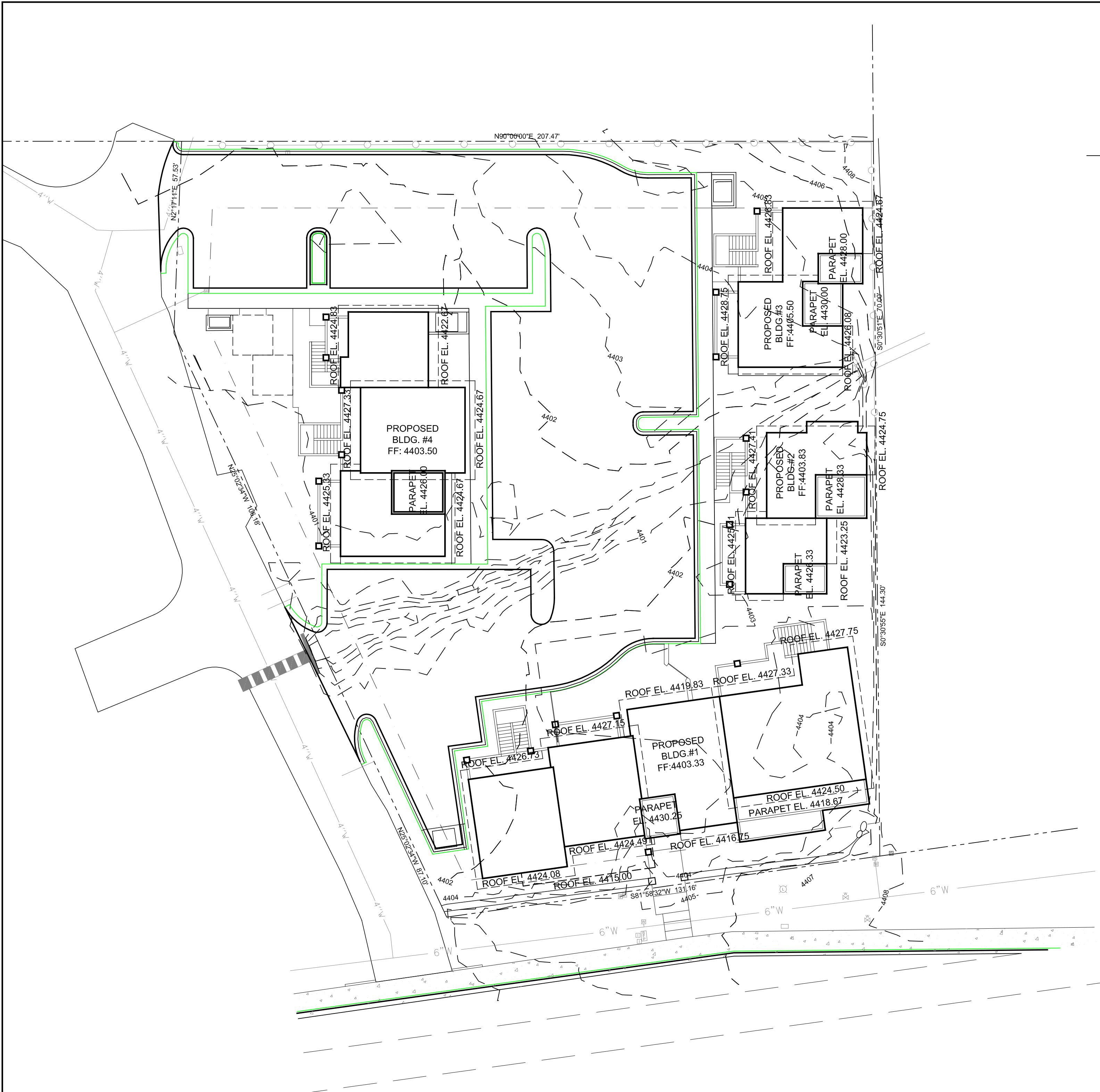


PRELIMINARY ELEVATIONS – RESIDENTIAL BUILDING FOUR
 SCALE: 1/4" = 1'-0"

BUILDING FOUR ELEVATIONS

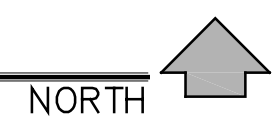
ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A – 40 GOODROW LANE
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 12/01/2020





BUILDING HEIGHTS W/ EXISTING GRADE LINES

SCALE: 1" = 20'-0"



BUILDING HEIGHTS W/ FINAL GRADE LINES

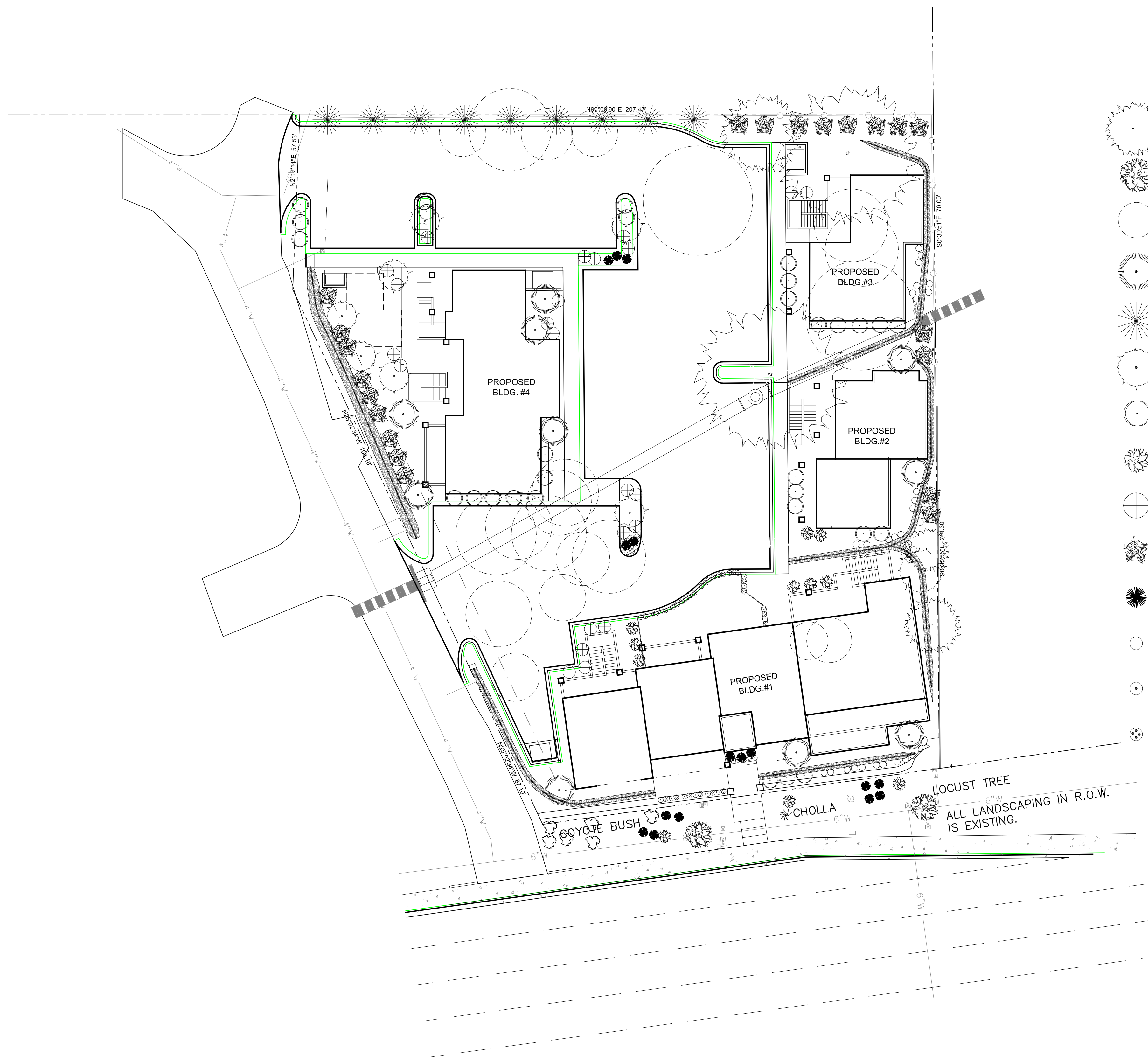
SCALE: 1" = 20'-0"



SITE PLAN BUILDING HEIGHTS

ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
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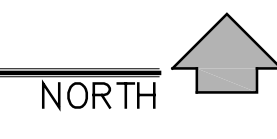




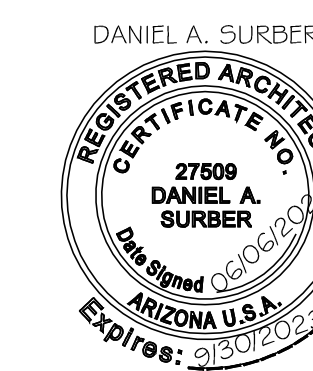
PLANT LIST AND LEGEND

COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
EXISTING SITE TREE			7
EXISTING LOCUST TREE			2
EXISTING TREE TO BE REMOVED			20
NEW PINION PINE TREE	PINUS EDULIS	15 GAL.	10
ARIZONA CYPRESS	CUPRESSES ARIZONICA	15 GAL.	9
VELVET ARIZONA ASH	FRAXINUS VELUTINA	15 GAL.	7
ROSEMARY BUSH	ROSMARINUS OFFICINALIS	5 GAL.	32
TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	11
HEAVENLY BAMBOO	NANDINA DOMESTICA	5 GAL.	21
RED/WHITE OLEANDER	NERIUM OLEANDER	5 GAL.	21
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	16
MEXICAN GRASS	NASELLA TENUISSIMA	1 GAL.	40
SUNDANCER DAISY	HYMENOXYS ACAULIS	1 GAL.	23
BLACKFOOT DAISY	MELAMPODIUM LEUCANTHUM	1 GAL.	23

SITE LANDSCAPE PLAN
SCALE: 1" = 20'-0"



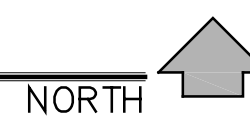
SITE/BUILDING LANDSCAPE PLAN



ALKEMISTA BREWERY AND COFFEE ROASTING
GOMA PROPERTIES DEVELOPMENT
2140 S.R. 89-A - 40 GOODROW LANE
SEDONA, ARIZONA
PARCEL #1 408-24-070A & PARCEL #2 408-24-070C
DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-821-2182
12/01/2020



SITE/BUILDING LIGHTING PLAN
SCALE: 1" = 20'-0"



NEW FIXTURES

LUMINAIRE SCHEDULE							
Symbol	Label	Description/Lamp	Class	Color Temperature	Initial Lumens	Qty	Total Lumens
	SA1	FULL CUTOFF WALL PACK. HIGH PRESSURE SODIUM LAMP	2	1,900k	6,400	7	44,800
	SC1	DECORATIVE WALL SCONCE A19 LED SOFT/WARM	2	2,700k	1,100	34	37,400
	PL1	FULL CUTOFF PATH LIGHTING. 12V 4W LED LIGHT BULB.	2	2,700k	150	28	4,200
	SL1	FULL CUTOFF STEP LIGHTING.	2	2,700k	200	32	6,400
TOTAL PROJECT SITE LUMENS							92,800
TOTAL LUMENS ALLOWED (100,000 X .93 ACRES)							93,000

ALL EXTERIOR WALL PACK LIGHTING SHALL BE ON MOTION SENSOR OR TIMER.
ANY LIGHTS THAT ARE INTENDED FOR SECURITY PURPOSES AND MEANT TO BE LEFT ON ALL NIGHT MUST BE 3,000K OR LESS, WARM WHITE OR AMBER COLOR.

SITE/BUILDING LIGHTING PLAN



ALKEMISTA BREWERY AND COFFEE ROASTING
GOMA PROPERTIES DEVELOPMENT
2140 S.R. 89-A - 40 GOODROW LANE
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