

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATION To, Sergio R. Goma and Ofelia C. Goma and Pioneer Title Agency, Inc.

SCALE: 1"=20'

DATE: 12/30/2019

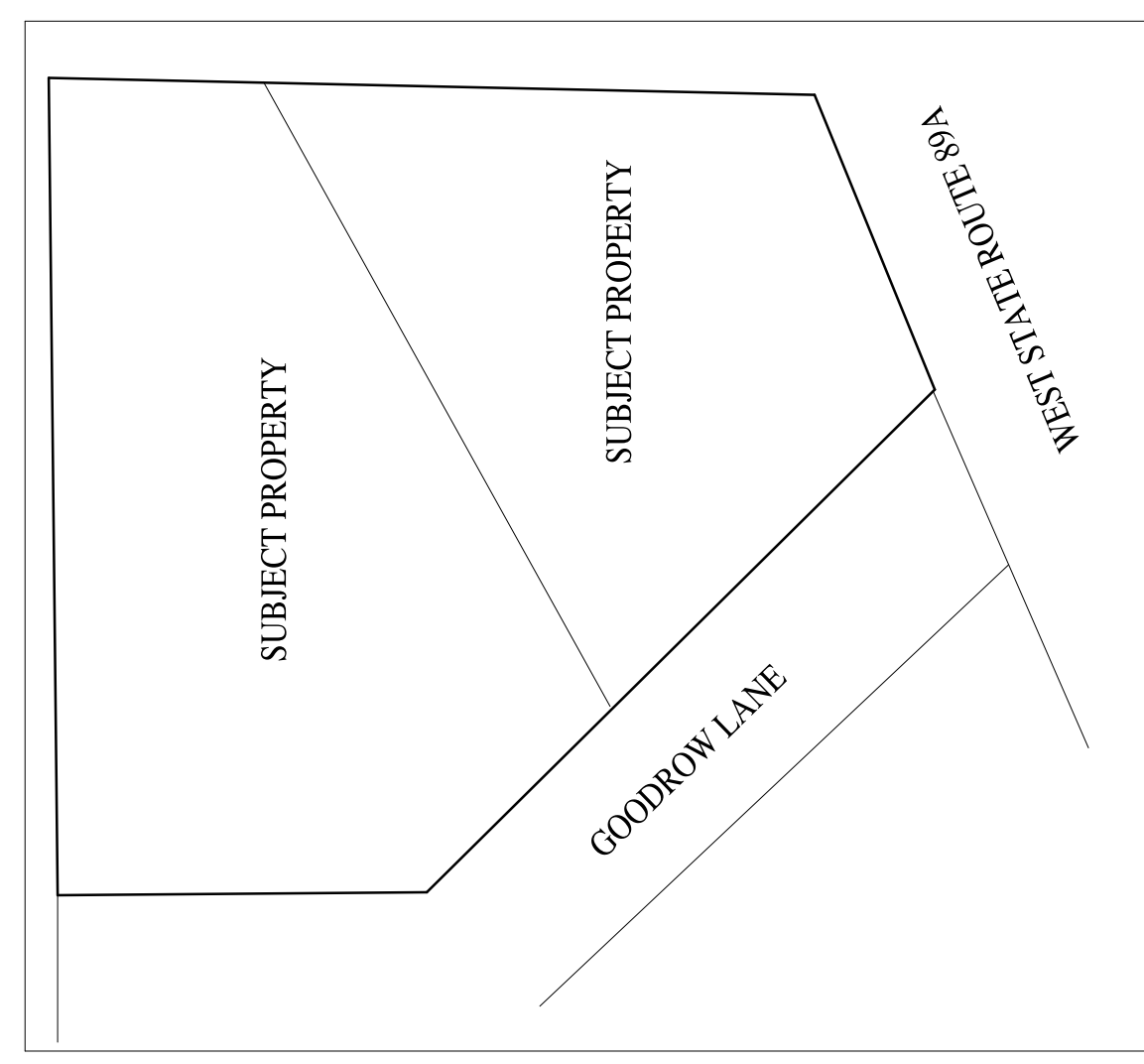
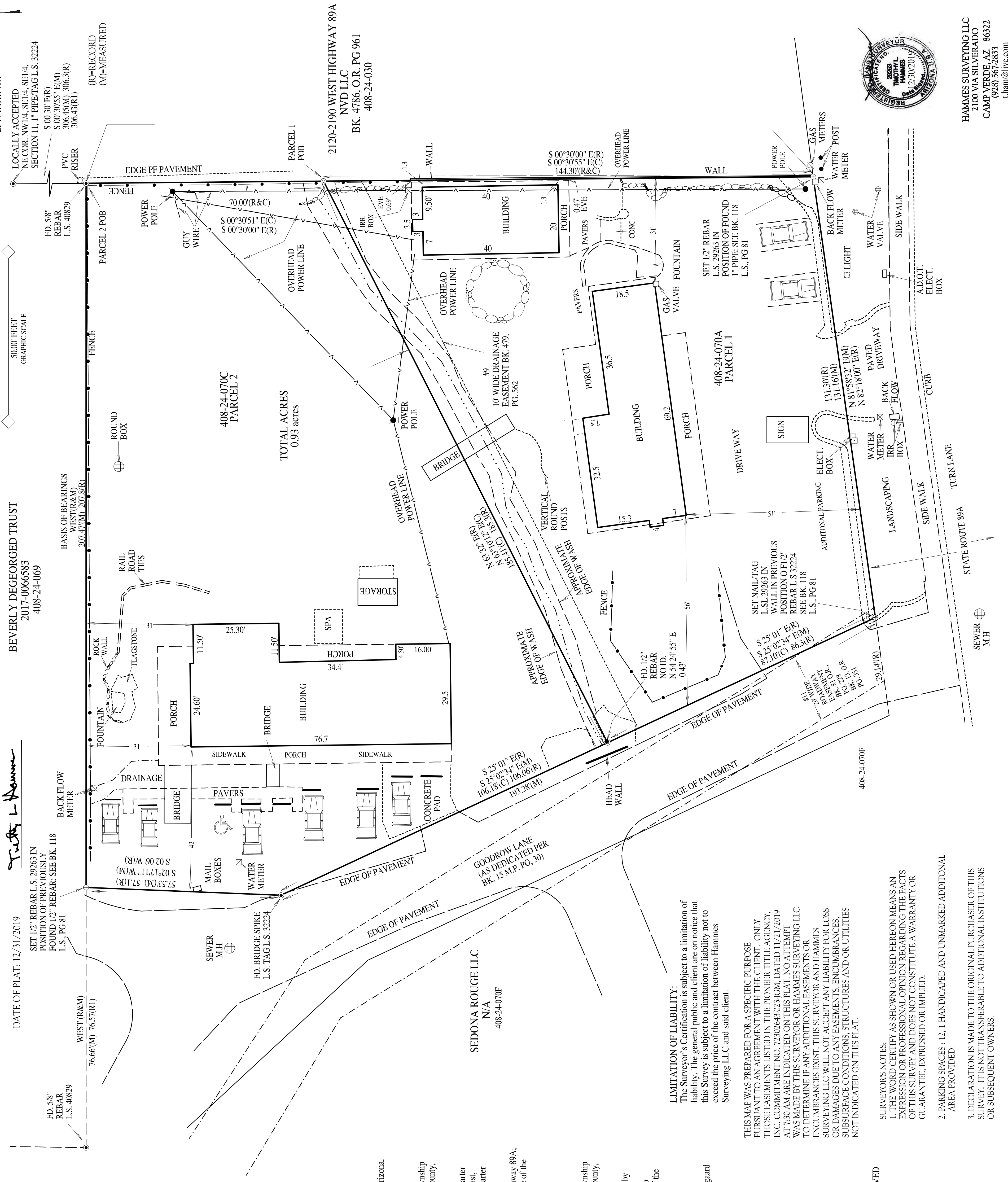
REVISED 12/31/2019

FOR CERTIFICATION

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY...

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 31st DAY OF DECEMBER, 2019.

ALTA/NSPS LAND TITLE SURVEY



LEGAL The Land referred to herein below is situated in the County of Yavapai, State of Arizona.

Parcel 1: A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Parcel 2: A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

SCHEDULE B, PART II SHOWN ON THIS SURVEY

9. Easements and rights incident thereto, as set forth in instrument: Recorded in Book: 479 of Official Records, Page: 562.

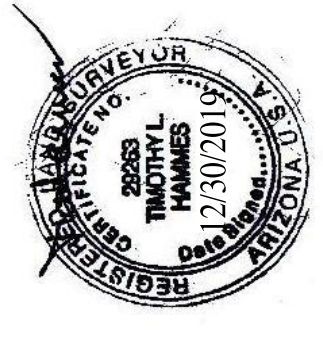
10. Restrictions, conditions, and covenants contained in instrument recorded in Book 479 of Official Records, Page 562.

11. Easements and rights incident thereto, as set forth in instrument: Recorded in Book: 81 of Official Records Page: 228

LIMITATION OF LIABILITY: The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT...

SURVEYOR'S NOTES: 1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

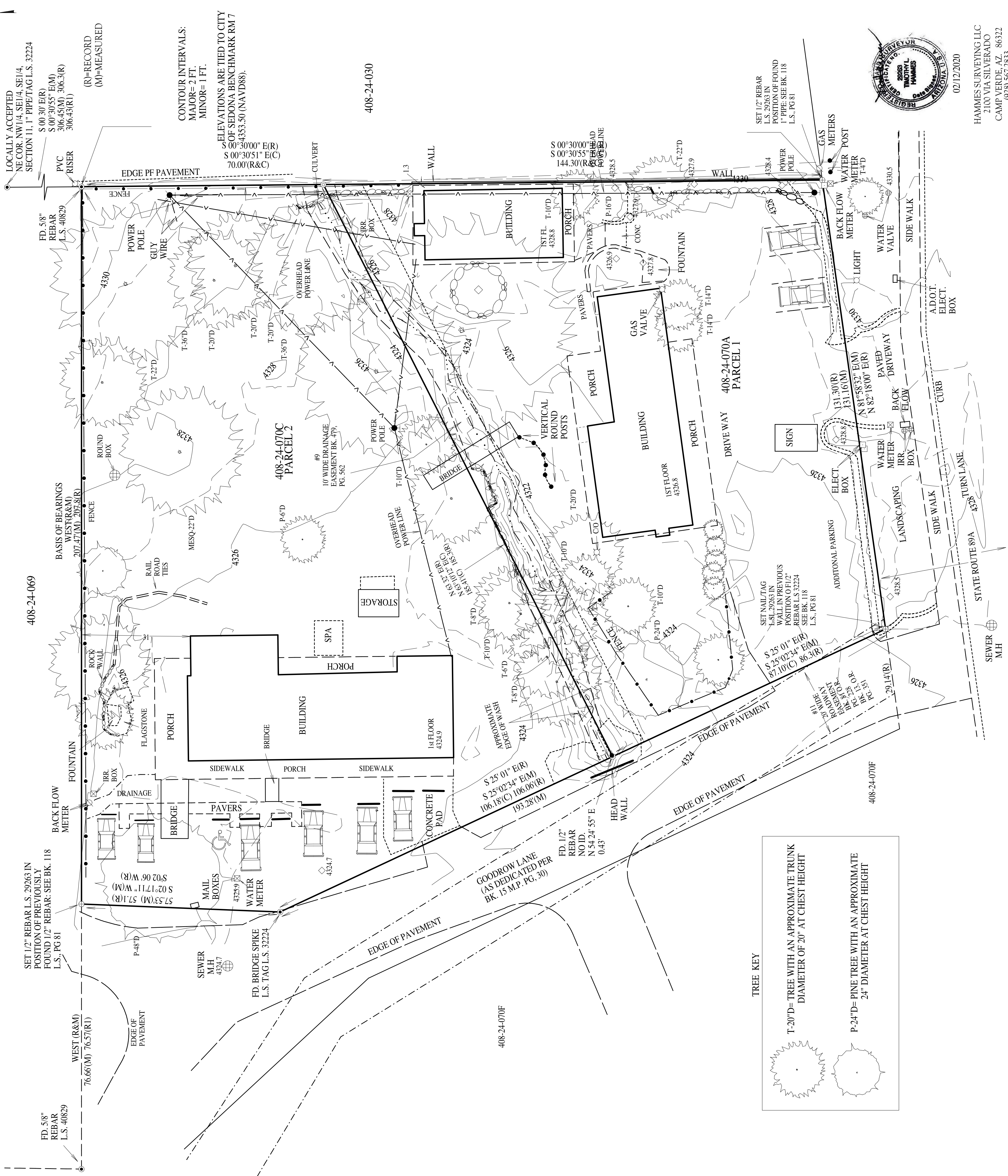


HAMMES SURVEYING LLC 2100 VIA SILVERADO CAMP VERDE, AZ 86322 (928) 267-2633 ltham@htsc.com

**TOPOGRAPHIC SURVEY**

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

SCALE: 1"=20'  
DATE: 02/12/2020



REGISTERED PROFESSIONAL SURVEYOR  
BOSS  
TRACY L.  
HAMMES  
ARIZONA U.S.A.  
02/12/2020  
HAMMES SURVEYING LLC  
2100 VIA SILVERADO  
CAMPAVERDE, AZ 86312  
(928) 547-2833  
Lhamm@hrc.com

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 12TH DAY OF FEBRUARY, 2020.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

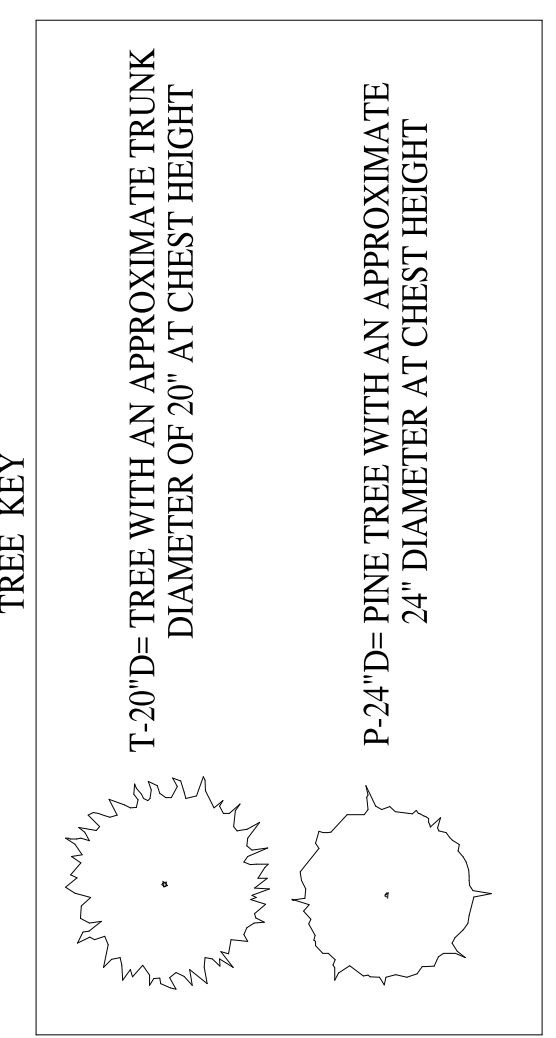
**LIMITATION OF LIABILITY:**  
The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN THE PIONEER TITLE AGENCY, INC. COMMITMENT NO. 72302643023JGM, DATED 11/21/2019 AT 7:30 AM ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

**SURVEYOR'S NOTES:**  
1. THE WORD CERTIFY, AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.  
2. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
3. SEE PREVIOUS ALTA/ANALISIS LAND TITLE SURVEY FOR MORE INFORMATION.

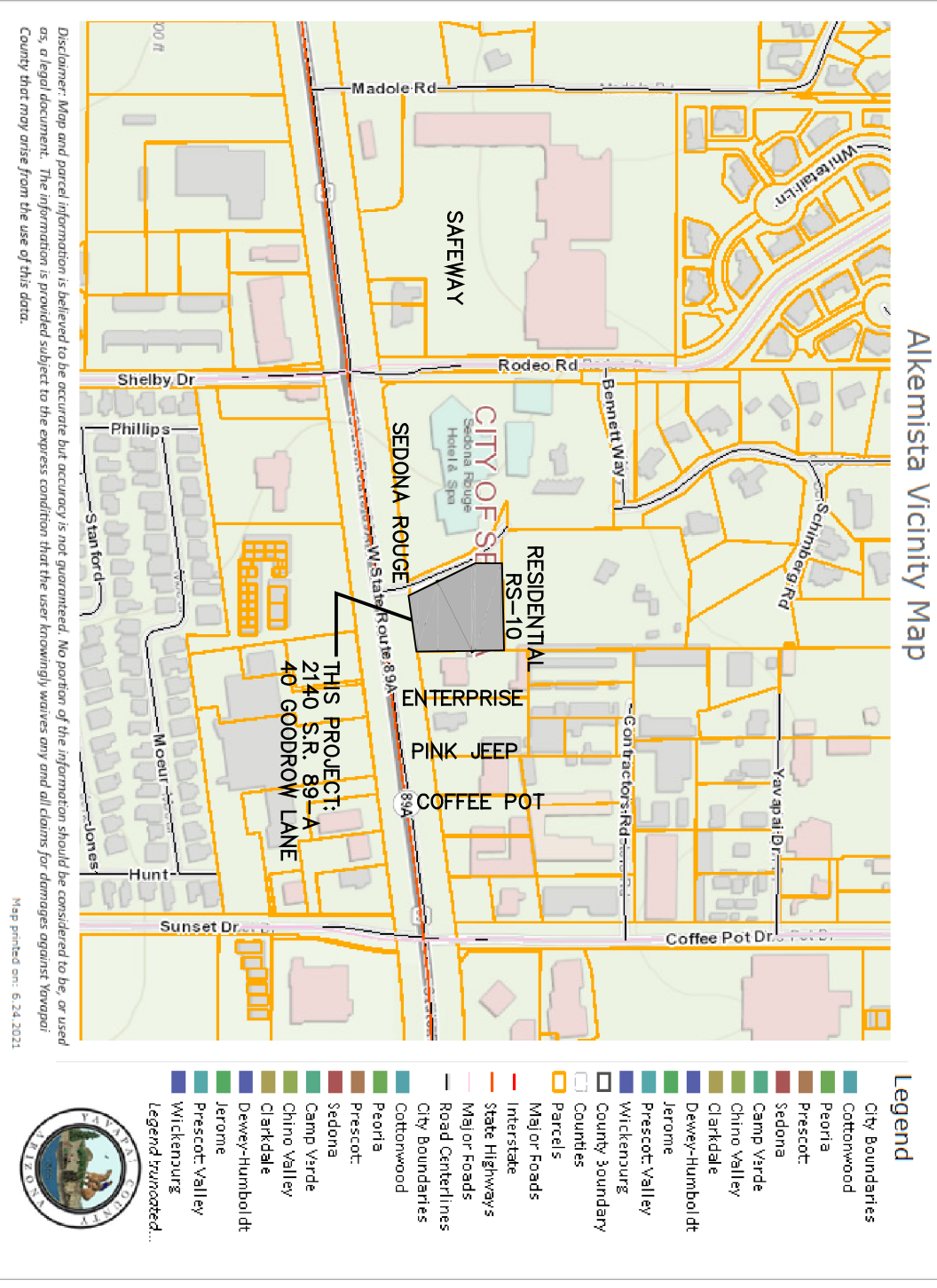
**SCOPE OF SERVICES**  
THE SERVICE PROVIDED IN THIS TOPOGRAPHIC SURVEY INCLUDES THE FOLLOWING:  
1. LOCATING EXISTING BOUNDARY MONUMENTS  
2. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE.  
3. SHOWING VISIBLE UTILITIES.  
4. SHOWING CONTOUR INTERVALS OF PARCEL.  
ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

NOTE: TREES AS SHOWN ON THIS PLAT AND ACCOMPANYING DIGITIZED FILE ARE FOR GRAPHIC REFERENCE. CANOPY DISTANCES ARE AVERAGED FOR EACH TREE. PLEASE NOTIFY SURVEYOR FOR SPECIFIC TREE LOCATION OF ANY TREE FOR CONSTRUCTION PURPOSES AT NO ADDITIONAL CHARGE.





**NEW 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 = 1,620 SQ.FT. (7.5%)  
BUILDING FOOTPRINT = 1,310 SQ.FT.  
COVERED PATIO AREA = 310 SQ.FT.  
BUILDING THREE COVERAGE PROPOSED = 1,620 SQ.FT. (7.5%)  
BUILDING FOOTPRINT = 1,310 SQ.FT.  
COVERED PATIO AREA = 310 SQ.FT.  
BUILDING FOUR COVERAGE PROPOSED = 2,515 SQ.FT. (11.6%)  
BUILDING FOOTPRINT = 2,143 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. NAWTI SPA (REMOVED)  
BUILDING #1 RETAIL = 1,026 SQ.FT. NAWTI 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 = 1,620 SQ.FT. W/ 1,302 SQ.FT. UPPER LEVEL  
NEW BUILDING INFORMATION: BUILDING THREE - RESIDENTIAL TWO ONE BEDROOM & 2 STUDIO LIVING UNITS  
BUILDING FOOTPRINT = 1,620 SQ.FT. W/ 1,302 SQ.FT. UPPER LEVEL  
NEW BUILDING INFORMATION: BUILDING FOUR - RESIDENTIAL FOUR ONE BEDROOM & TWO STUDIO LIVING UNITS  
BUILDING FOOTPRINT = 2,515 SQ.FT. W/ 2,143 SQ.FT. UPPER LEVEL  
TOTAL BUILDING FOOTPRINTS = 10,756 SQ.FT.

**PROJECT DENSITY:**  
PARCEL #1 408-24-070A  
LOT AREA: PARCEL #1 = 43 ACRES = 18,891 SQ.FT  
(2) ONE BEDROOM UNITS @ 795 SQ.FT. EACH UNIT = 1.5 UNITS  
(501 to 1,000 sq.ft. unit = .75 dwelling units)  
(1) TWO BEDROOM UNIT @ 1,110 SQ.FT. EACH UNIT = 1.0 UNIT  
(1,001 sq.ft. or more = 1 dwelling units)  
DENSITY FOR PARCEL #1 = 5.814 DWELLING UNITS PER ACRE.  
(2.5 dwelling units/ .43 acres = 5.814)

**PARCEL #2 408-24-070C**  
LOT AREA: PARCEL #2 = 50 ACRES = 21,723 SQ.FT  
(5) STUDIO LIVING UNITS @ 559 SQ.FT. EACH UNIT = 3.75 UNITS  
(501 to 1,000 sq.ft. unit = .75 dwelling units)  
(7) ONE BEDROOM UNITS @ 795 SQ.FT. EACH UNIT = 5.25 UNITS  
DENSITY FOR PARCEL #2 = 18 DWELLING UNITS PER ACRE.  
(9 dwelling units/ .5 acres = 18)  
TOTAL DENSITY FOR DEVELOPMENT = 12.37 DWELLING UNITS PER ACRE.  
(11.5 dwelling units/ .93 acres = 12.37)

**POTENTIAL PARKING REQUIREMENT:**  
BUILDING ONE 7,762 SQ.FT. TOTAL SQUARE FOOTAGE (BREWING/ROASTING, TASTING AREA AND LIVING UNITS) = 17.93 SPACES  
TASTING ROOM, BAR W/KITCHEN AND PUBLIC RESTROOMS (1,793/100 = 17.93 SPACES)  
MEAD MICROBREWERY PRODUCTION AREA (1,684 SQ.FT./1,000 = 1.684 SPACES)  
DELIVERY/STORAGE/MECHANICAL (531 SQ.FT./1,000 = .531 SPACES)  
OUTDOOR SEATING AREA (474 SQ.FT./100 = 4.74 SPACES)

**UPPER LEVEL PARKING REQUIREMENTS:**  
(2) ONE BEDROOM UNIT/APARTMENTS = 2.5 SPACES  
(1.25 SPACES PER LIVING UNIT)  
(1) TWO BEDROOM UNIT APARTMENT = 1.75 SPACES  
(1.75 SPACES PER LIVING UNIT)  
BUILDING TWO 2,612 SQ.FT. TOTAL SQUARE FOOTAGE (STORAGE/WAREHOUSE AND LIVING UNITS) = 1.302 SPACES  
1,302 SQ.FT. OF WAREHOUSE/STORAGE (1,302/1,000 = 1.302 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)

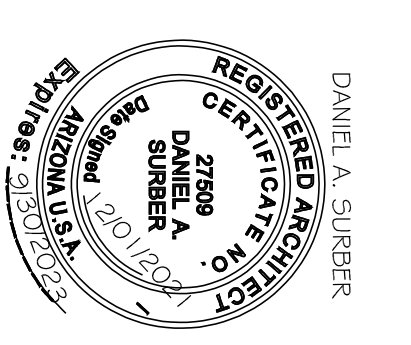
**BUILDING THREE 2,612 SQ.FT. TOTAL SQUARE FOOTAGE (TWO ONE BEDROOM & TWO STUDIO LIVING UNITS)**  
LOWER LEVEL PARKING REQUIREMENTS:  
(1) STUDIO UNIT/APARTMENT = 1.0 SPACES  
(1.0 SPACES PER UNIT)  
(1) ONE BEDROOM UNIT/APARTMENT = 1.25 SPACES  
(1.25 SPACES PER UNIT)

**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)

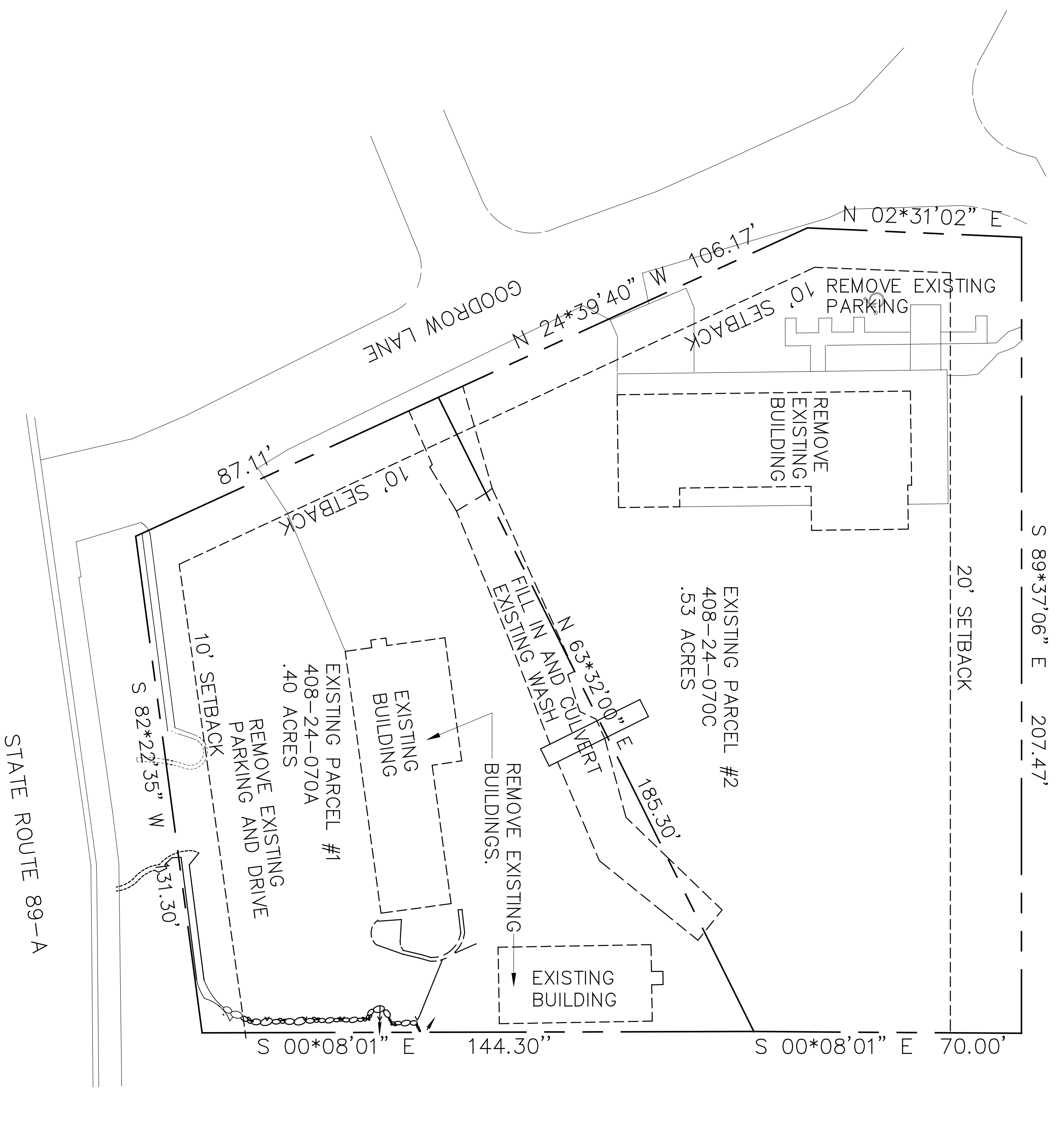
**BUILDING FOUR 4,286 SQ.FT. TOTAL SQUARE FOOTAGE (FOUR ONE BEDROOM & TWO STUDIO LIVING UNITS)**  
LOWER LEVEL PARKING REQUIREMENTS:  
(1) STUDIO UNIT/APARTMENT = 1.0 SPACES  
(1.0 SPACES PER UNIT)  
(2) ONE BEDROOM UNIT/APARTMENT = 2.5 SPACES  
(1.25 SPACES PER UNIT)

**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 ADJUSTED PARKING REQUIRED = 38,687 SPACES**  
**TOTAL PARKING PROVIDED = 40 SPACES**  
**(18 COVERED SPOTS)**

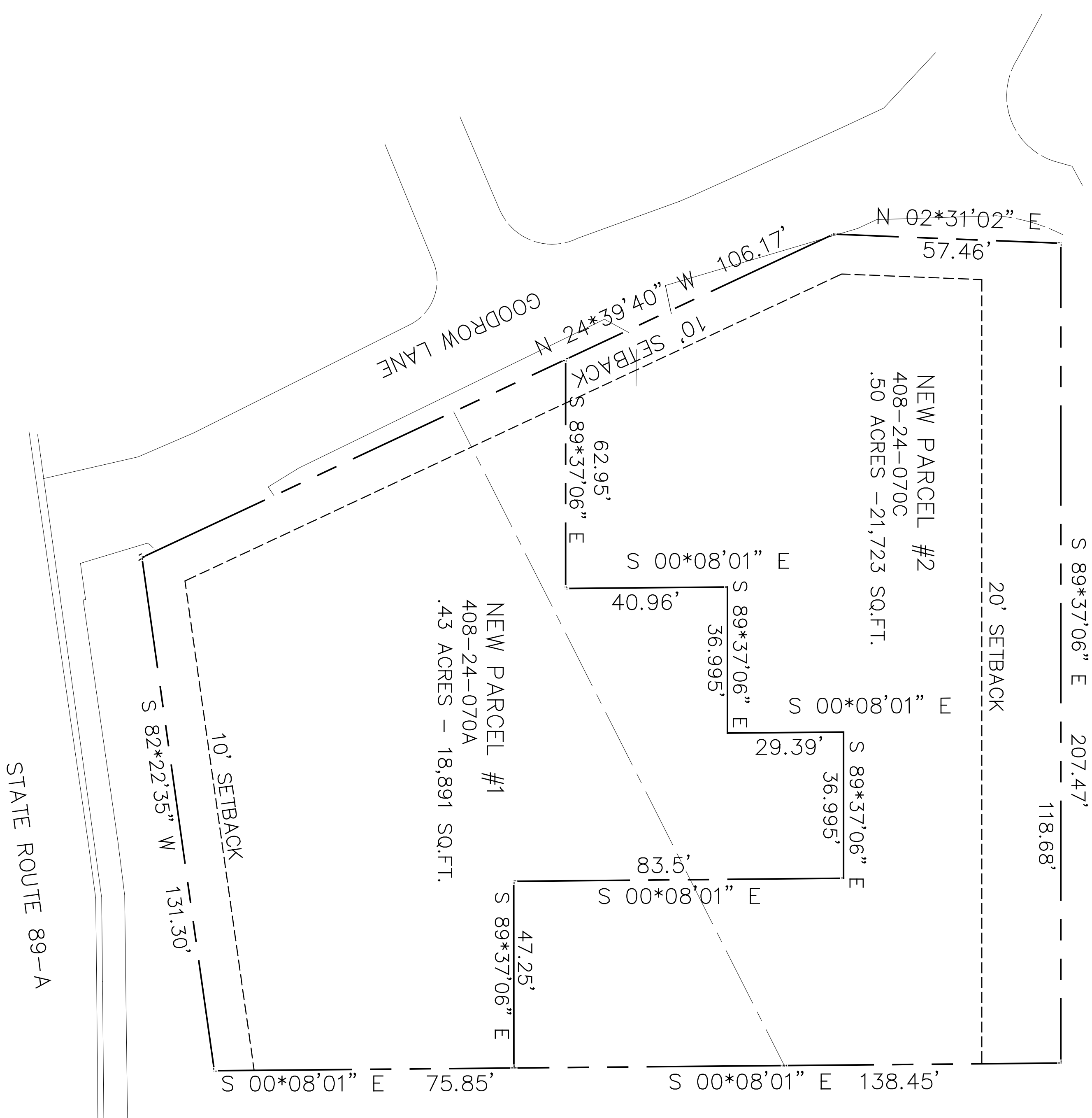
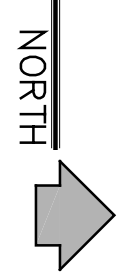


**ARCHITECTURAL SITE PLAN**  
ALKEMISTA BREWERY AND COFFEE ROASTING  
GOMA PROPERTIES DEVELOPMENT  
2140 S.R. 89-A - 40 GOODROW LANE  
SEDONA, ARIZONA  
PARCEL #1 408-24-070A & PARCEL #2 408-24-070C  
DAN SURBER ARCHITECT  
P.O. BOX 3764 SEDONA, AZ. 86340  
REVISED: 12/01/2021



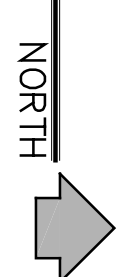
EXISTING PLOT/SITE PLAN

SCALE: 1" = 20'-0"



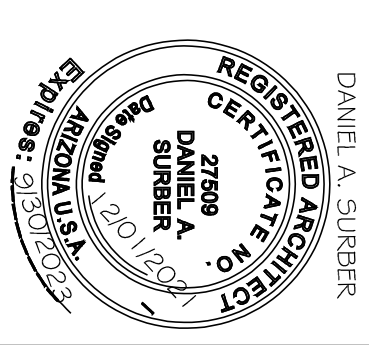
NEW ADJUSTED PLOT LINE PLAN

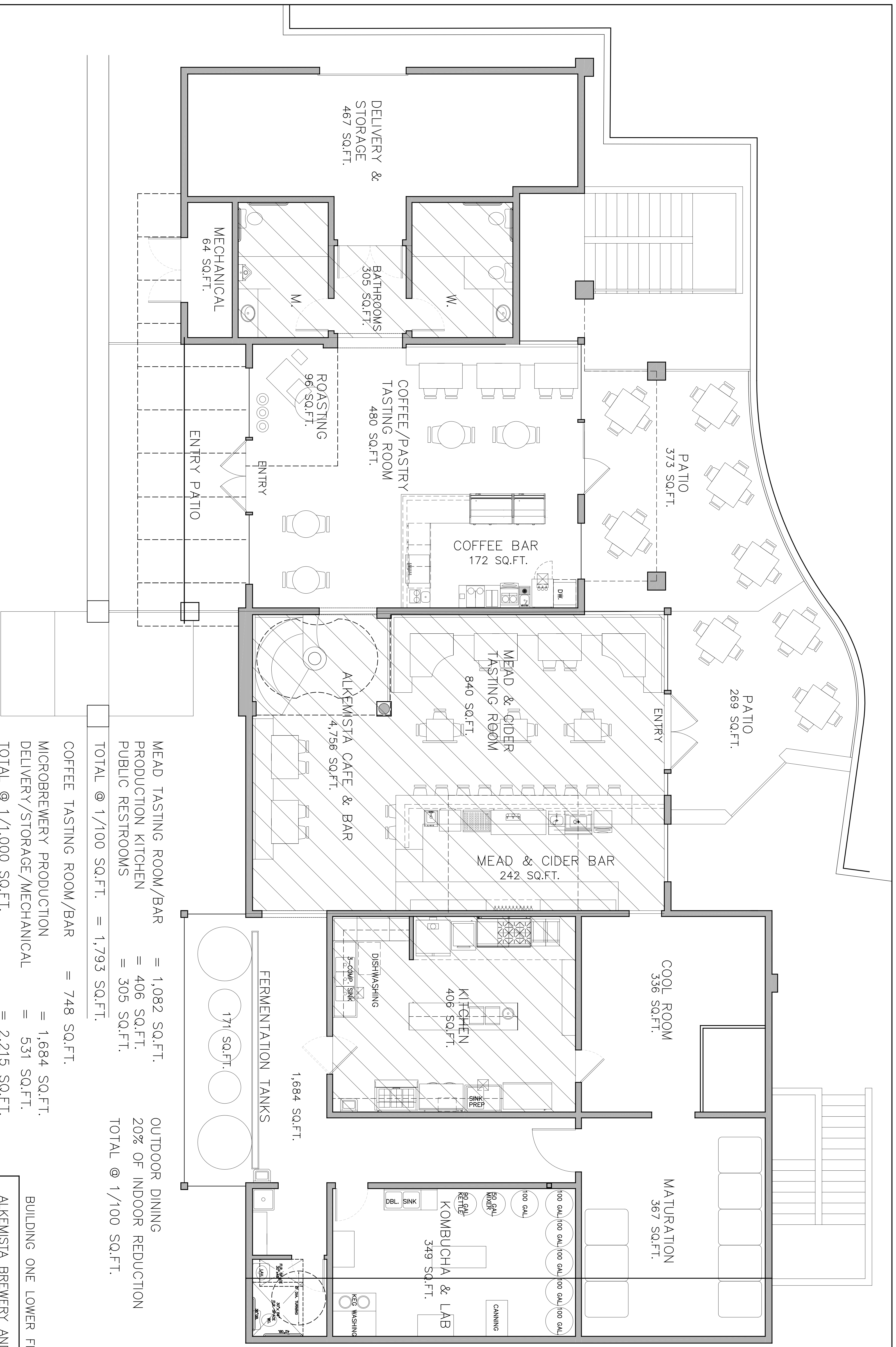
SCALE: 1" = 20'-0"



EXISTING/NEW PLOT PLANS

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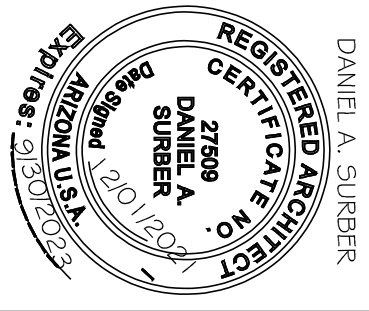


MEAD TASTING ROOM/BAR	= 1,082 SQ.FT.	OUTDOOR DINING	= 642 SQ.FT.
PRODUCTION KITCHEN	= 406 SQ.FT.	20% OF INDOOR REDUCTION	= 168 SQ.FT.
PUBLIC RESTROOMS	= 305 SQ.FT.	TOTAL @ 1/100 SQ.FT.	= 474 SQ.FT.
TOTAL @ 1/100 SQ.FT.	= 1,793 SQ.FT.		
COFFEE TASTING ROOM/BAR	= 748 SQ.FT.		
MICROBREWERY PRODUCTION	= 1,684 SQ.FT.		
DELIVERY/STORAGE/MECHANICAL	= 531 SQ.FT.		
TOTAL @ 1/1,000 SQ.FT.	= 2,215 SQ.FT.		

**BUILDING ONE LOWER FLOOR PLAN**

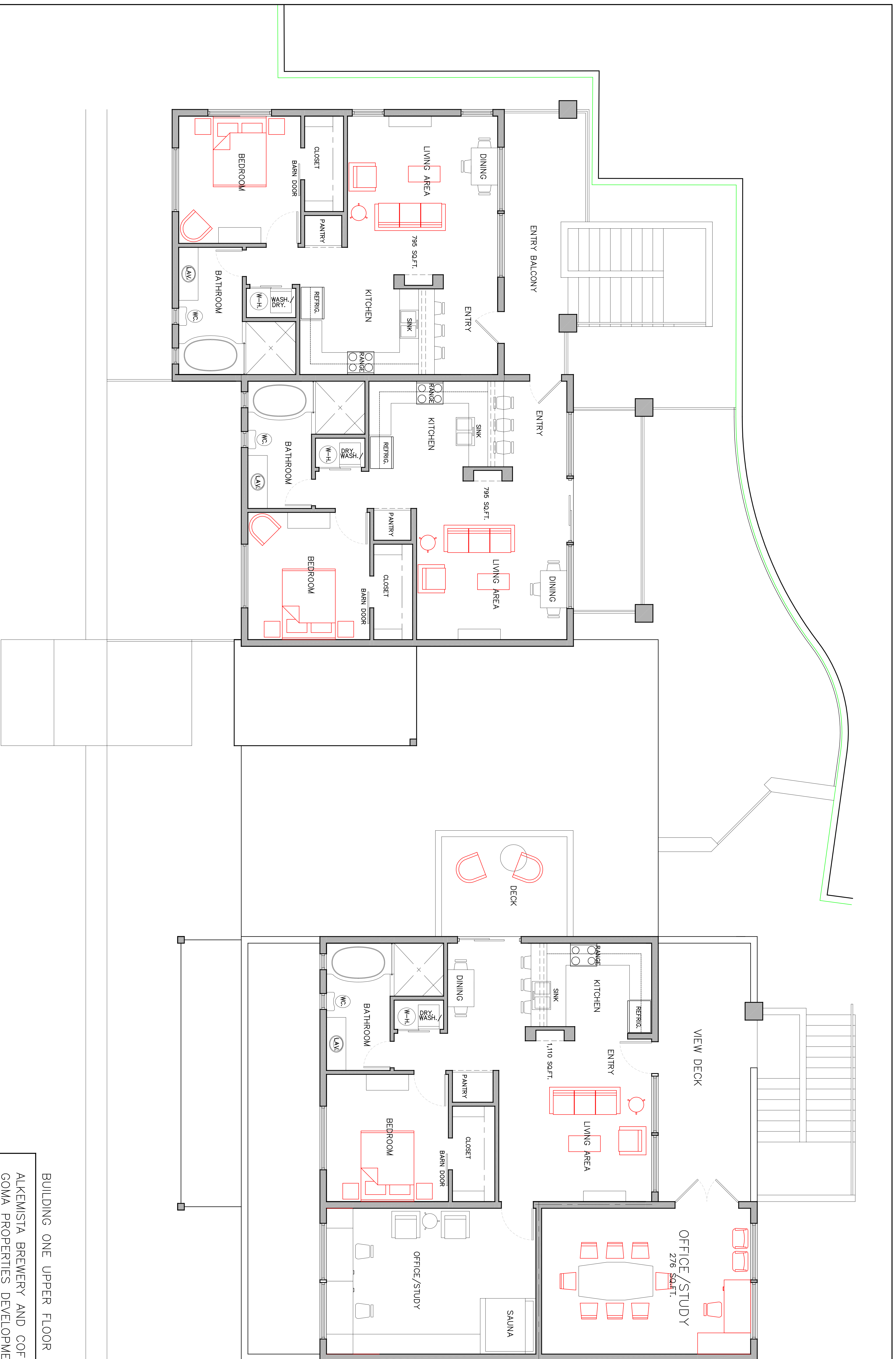
ALKEMISTA BREWERY AND COFFEE ROASTING  
GOMA PROPERTIES DEVELOPMENT

2140 S.R. 89-A - 40 GOODROW LANE  
SEDONA, ARIZONA  
PARCEL #1 408-24-070A & PARCEL #2 408-24-0700  
DAN SURBER ARCHITECT  
P.O. BOX 3764 SEDONA, AZ. 86340  
REVISED: 12/01/2021



**PRELIMINARY LOWER 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

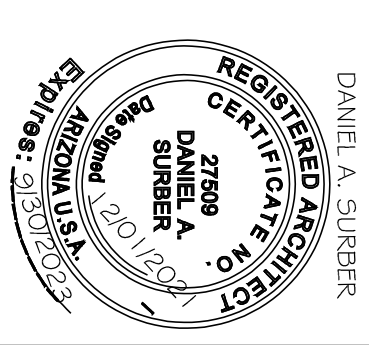
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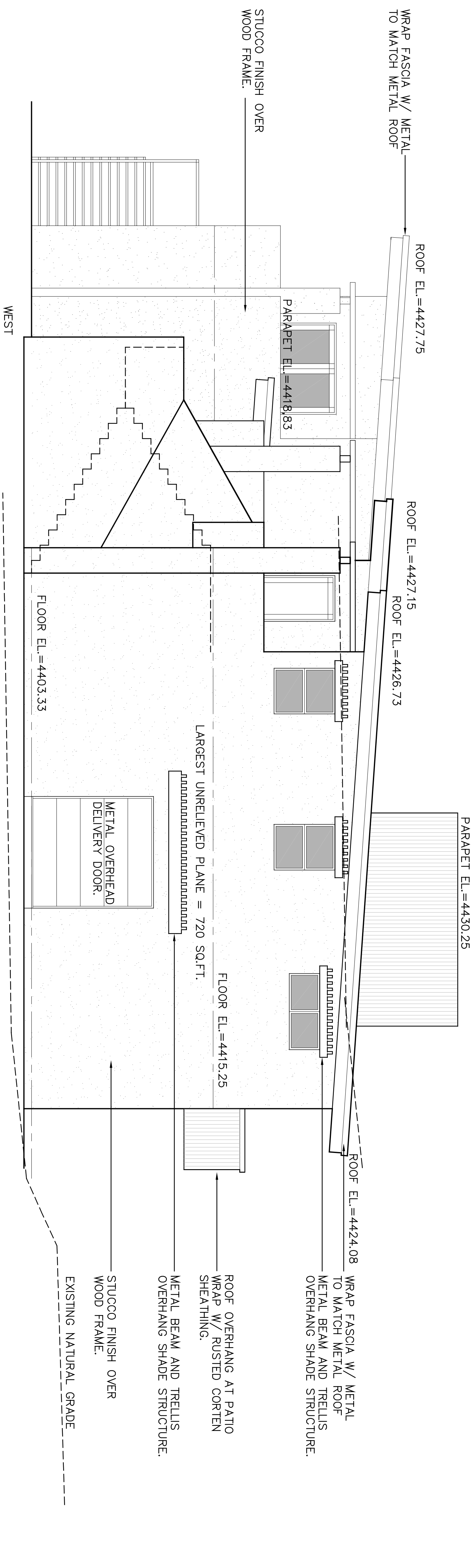
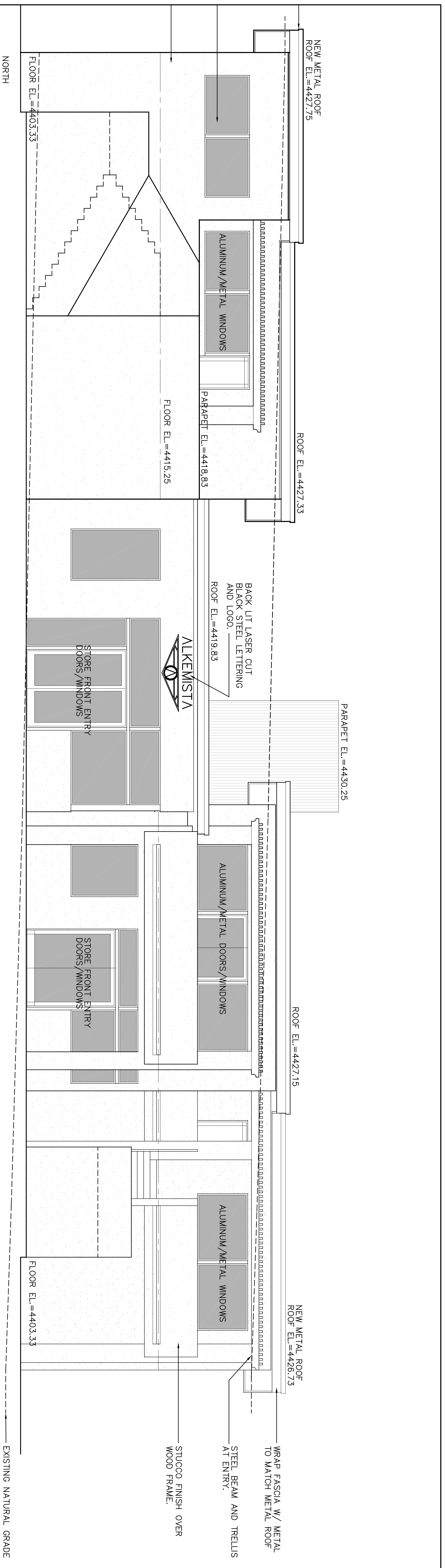
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 P.O. BOX 3764 SEDONA, AZ. 86340

REVISED: 12/01/2021

PRELIMINARY UPPER PLAN – ALKEMISTA CAFE & BAR

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





BUILDING ONE EXTERIOR ELEVATIONS

ALKEMISTA BREWERY AND COFFEE ROASTING  
 GOMA PROPERTIES DEVELOPMENT

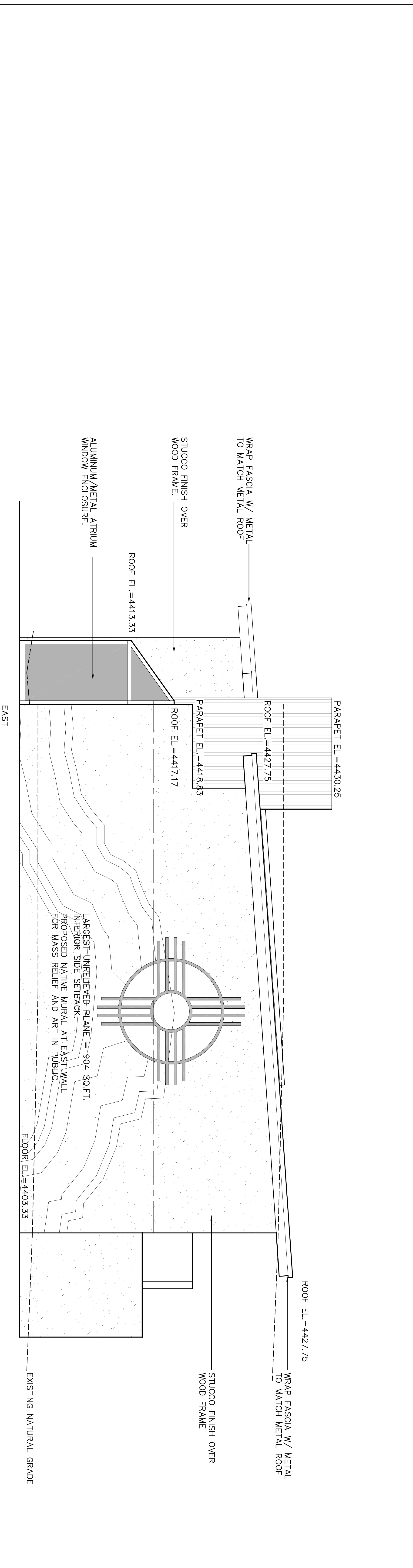
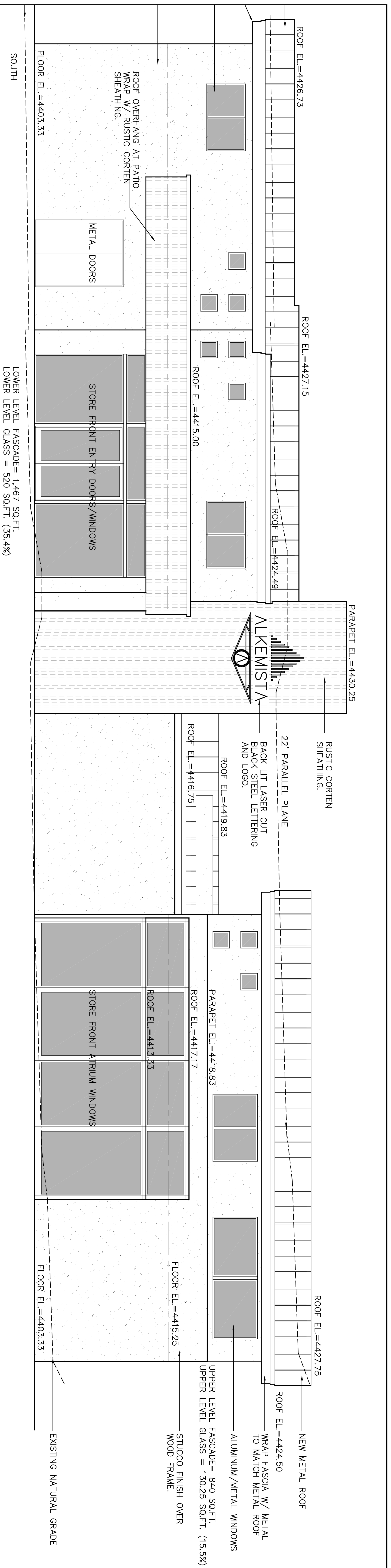
2140 S.R. 89-A - 40 GOODROW LANE  
 SEDONA, ARIZONA  
 PARCEL #1 408-24-070A & PARCEL #2 408-24-0700

DAN SURBER ARCHITECT  
 P.O. BOX 3764 SEDONA, AZ. 86340  
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PRELIMINARY ELEVATIONS - ALKEMISTA CAFE & BAR

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



BUILDING ONE EXTERIOR ELEVATIONS

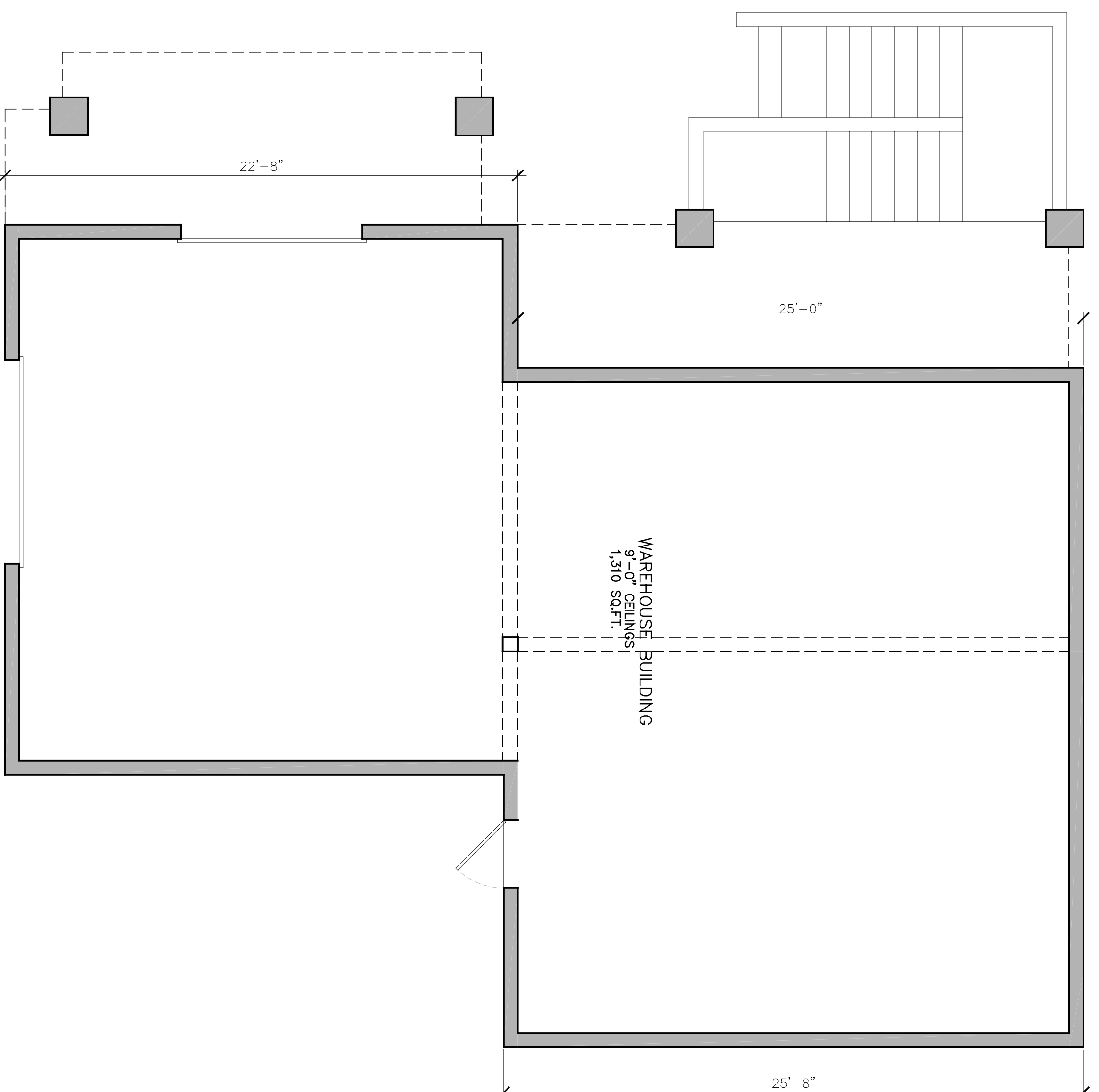
PRELIMINARY ELEVATIONS - ALKEMISTA CAFE & BAR

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

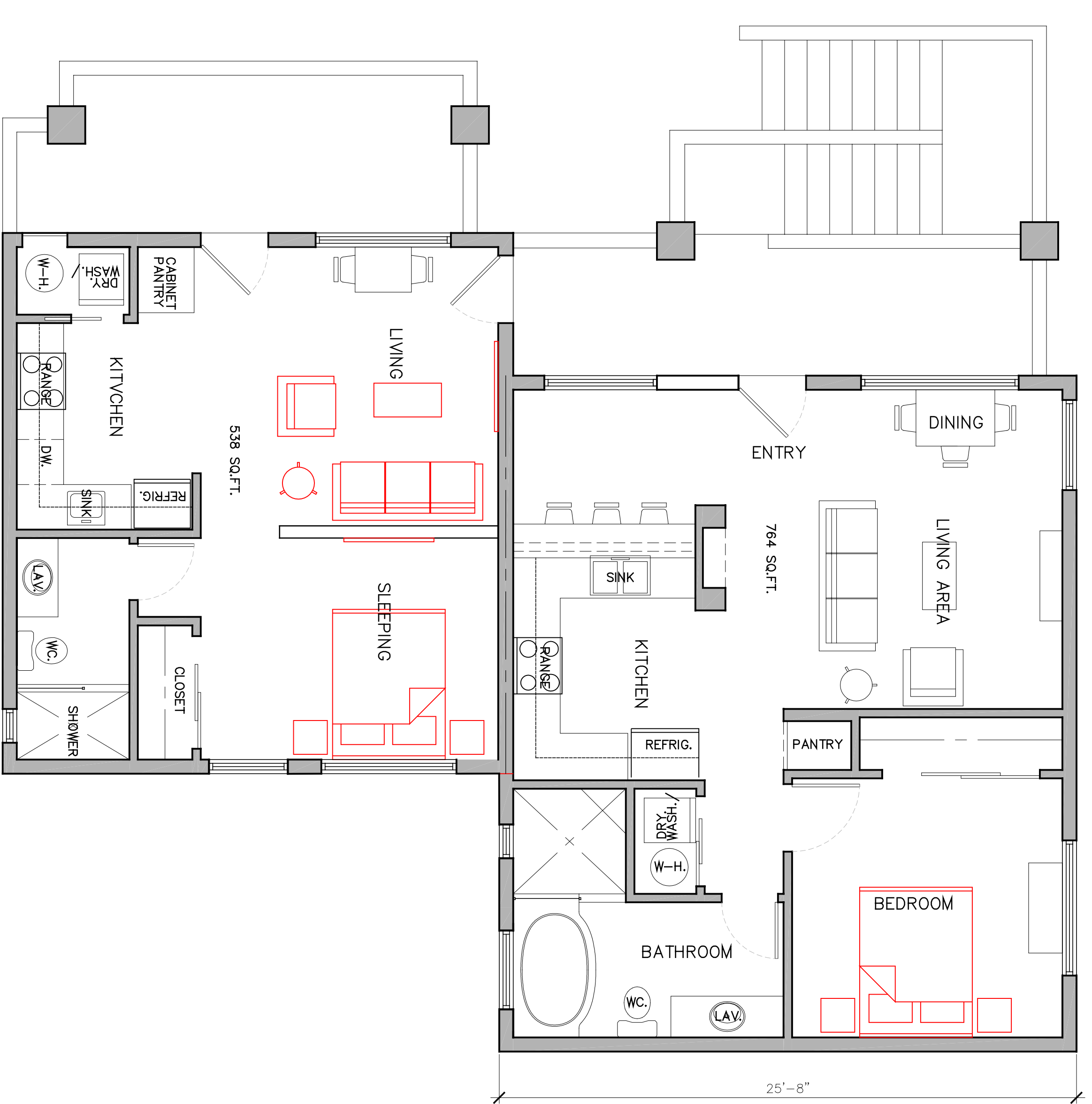


ALKEMISTA BREWERY AND COFFEE ROASTING  
 GOMA PROPERTIES DEVELOPMENT  
 2140 S.R. 89-A - 40 GOODROW LANE  
 SEDONA, ARIZONA  
 PARCEL #1 408-24-070A & PARCEL #2 408-24-0700  
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 REVISED: 12/01/2021 928-821-2182





PRELIMINARY LOWER PLAN  
SCALE: 1/4" = 1'-0"



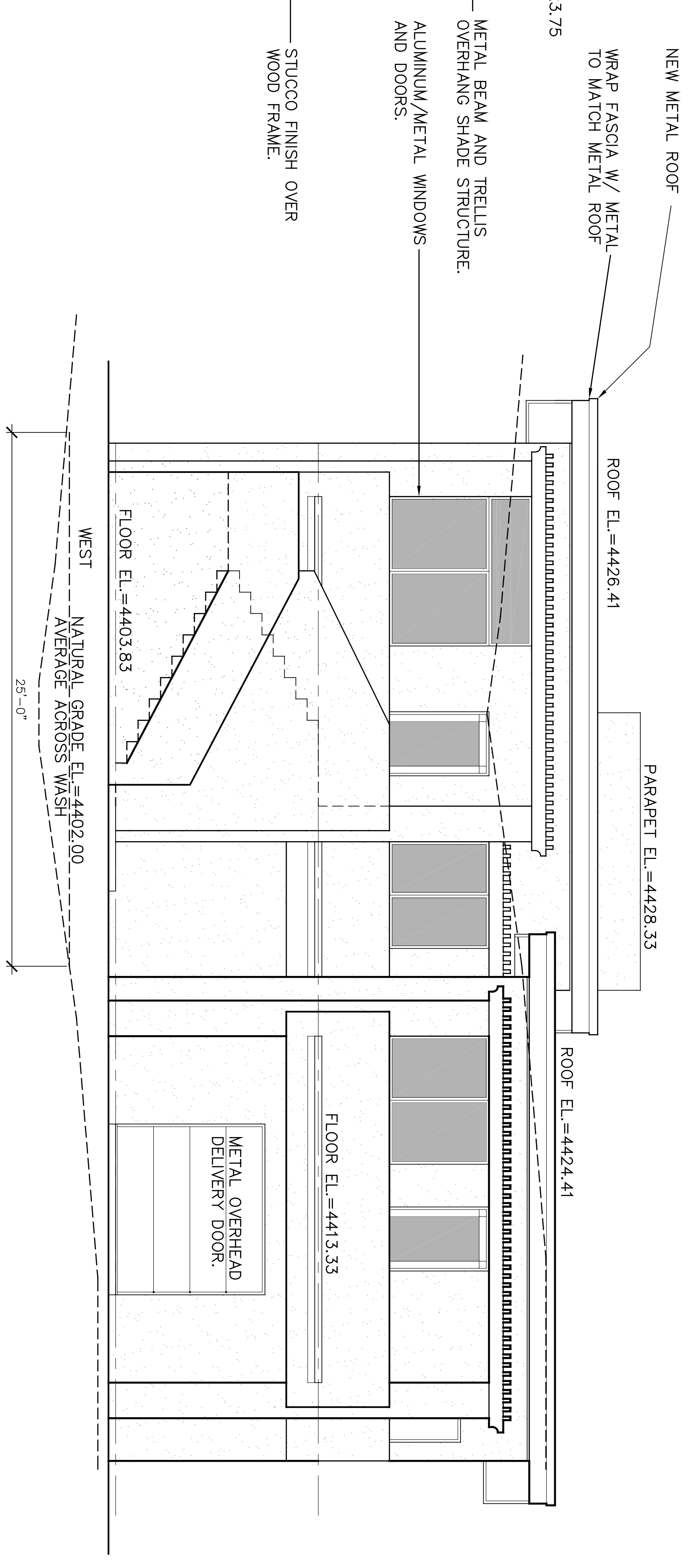
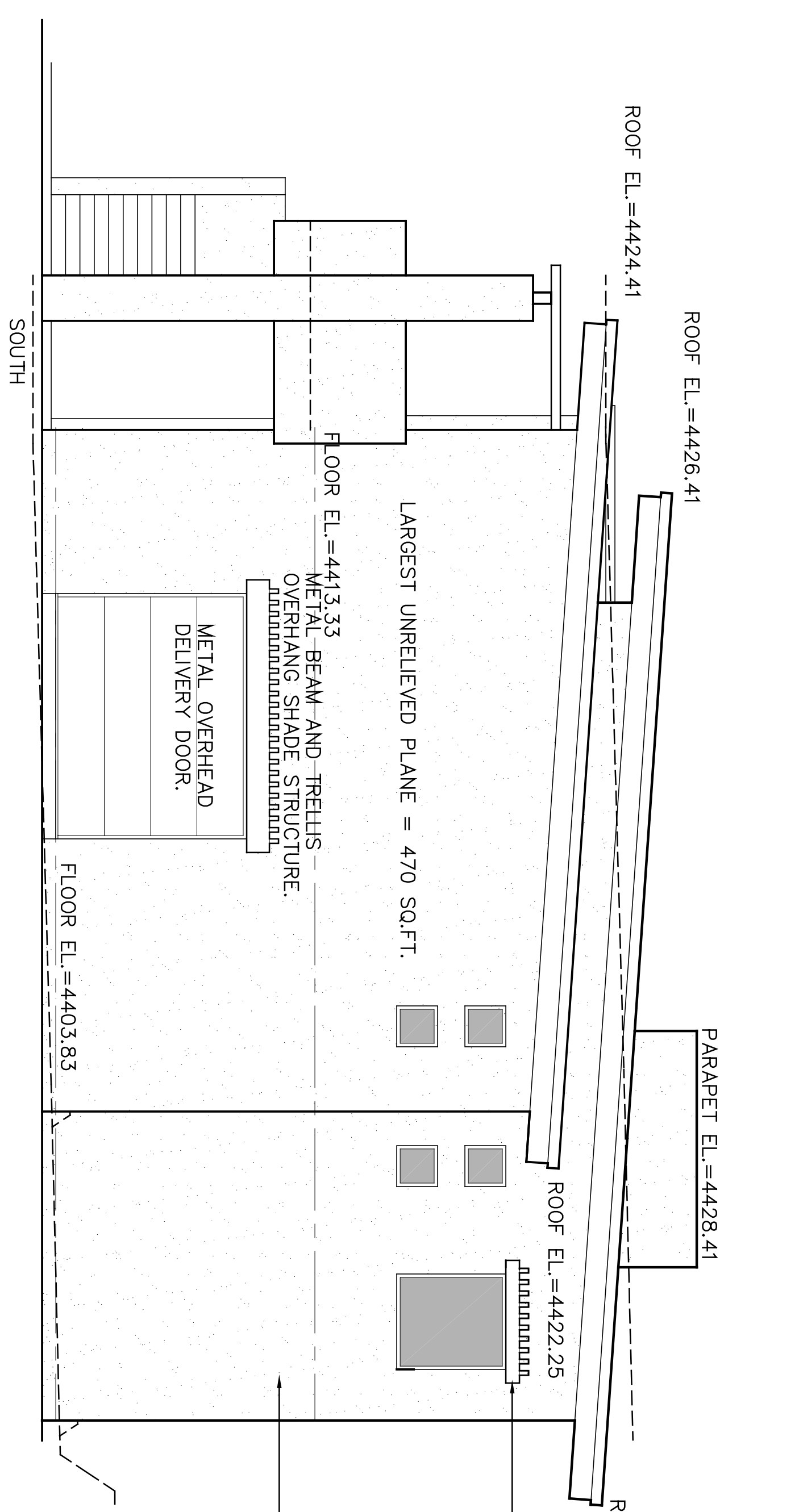
PRELIMINARY UPPER PLAN  
SCALE: 1/4" = 1'-0"

PRELIMINARY FLOOR PLANS - BUILDING TWO  
SCALE: 1/4" = 1'-0"

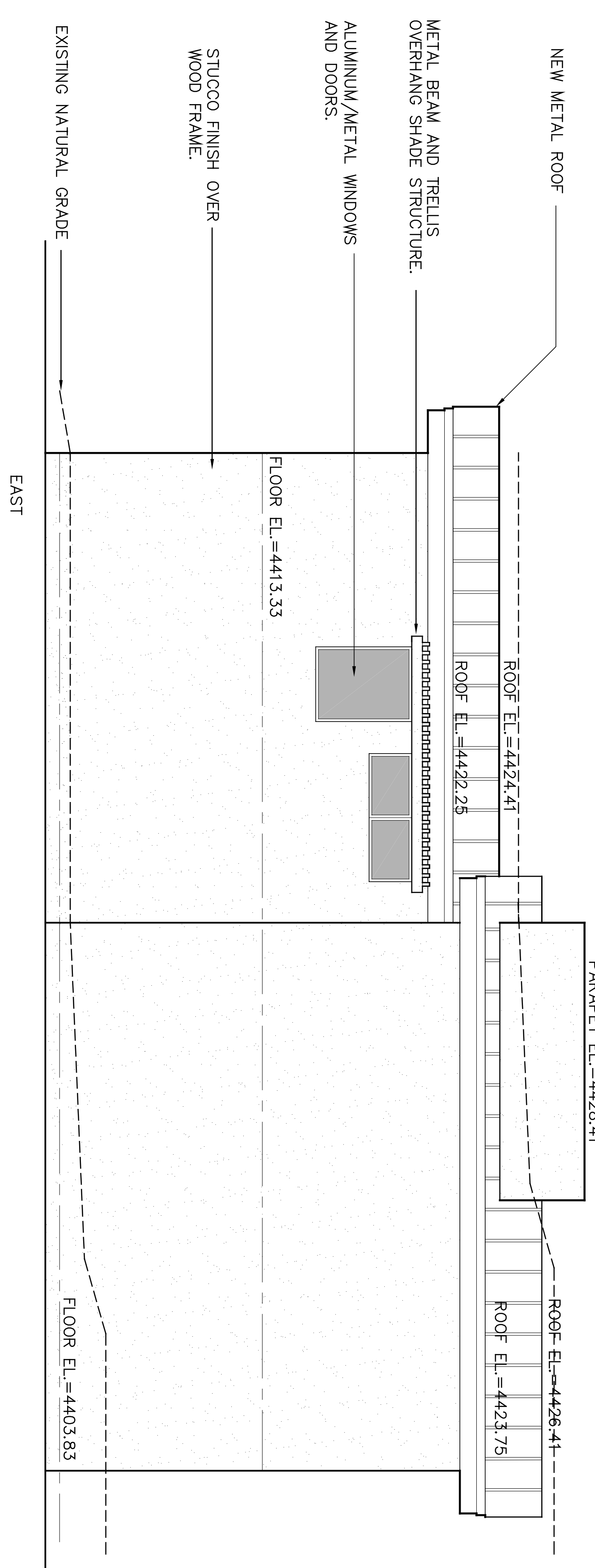
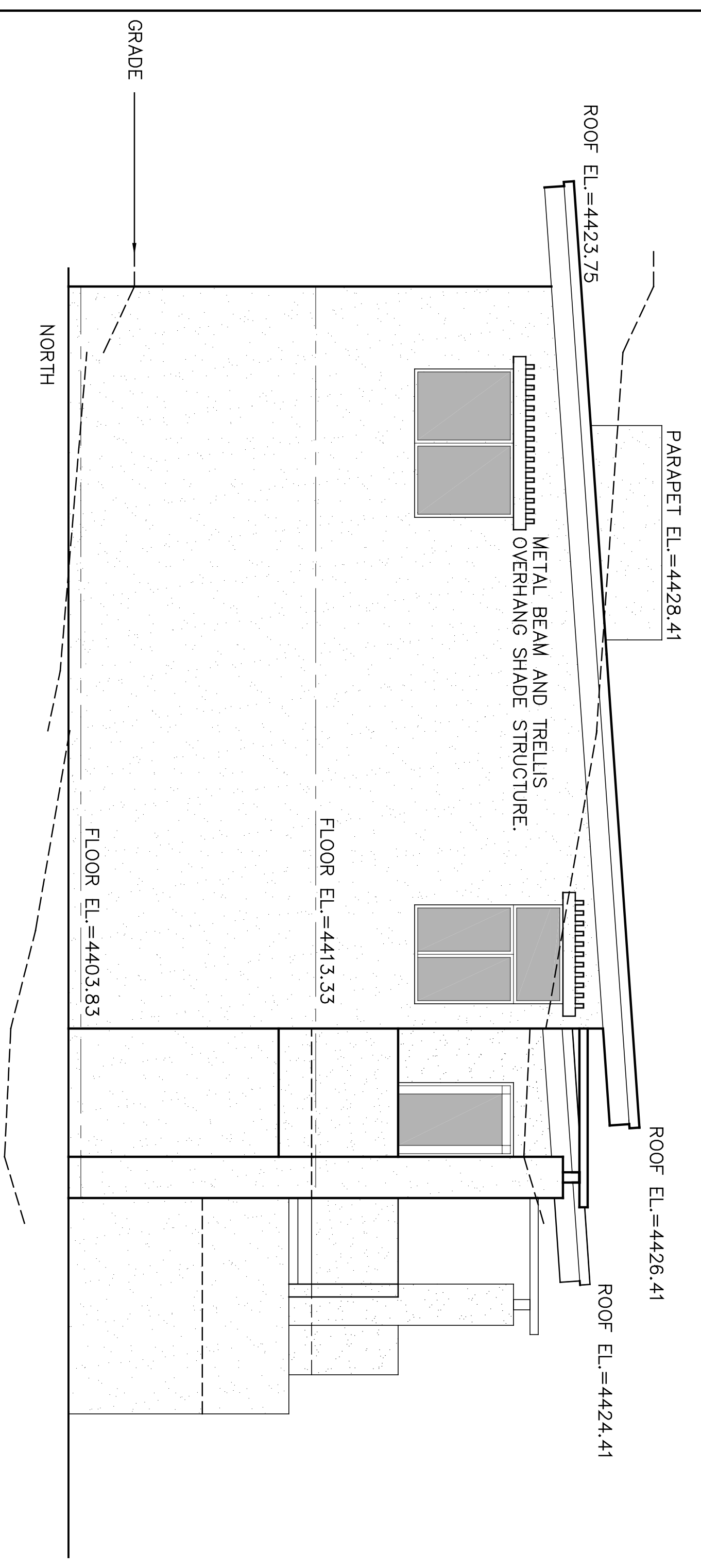
BUILDING TWO FLOOR PLANS

ALKEMISTA BREWERY AND COFFEE ROASTING  
GOMA PROPERTIES DEVELOPMENT  
2140 S.R. 89-A - 40 GOODROW LANE  
SEDONA, ARIZONA  
PARCEL #1 408-24-070A & PARCEL #2 408-24-0700  
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REVISED: 12/01/2021





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.

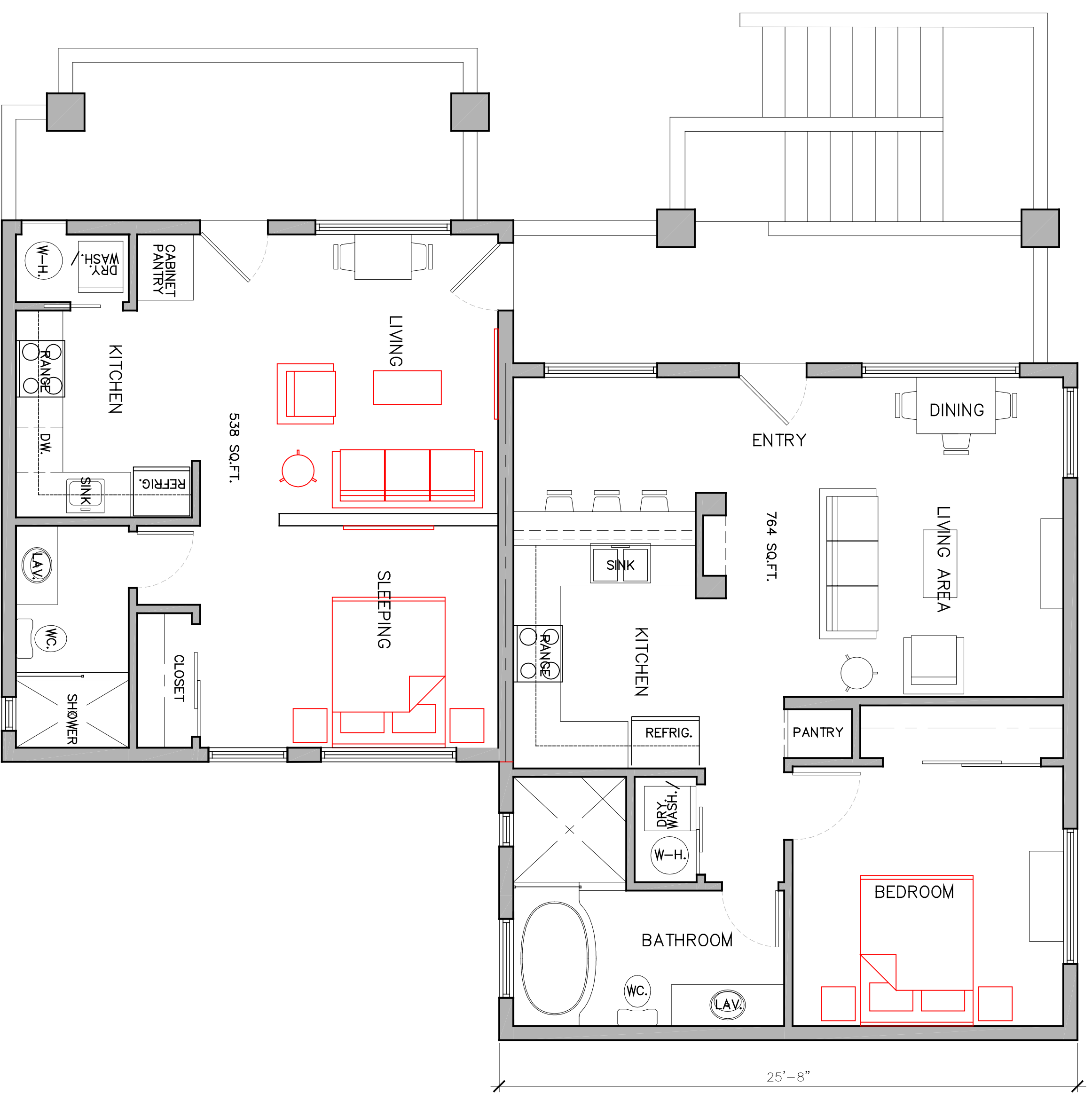


PRELIMINARY EXTERIOR ELEVATIONS – BUILDING TWO

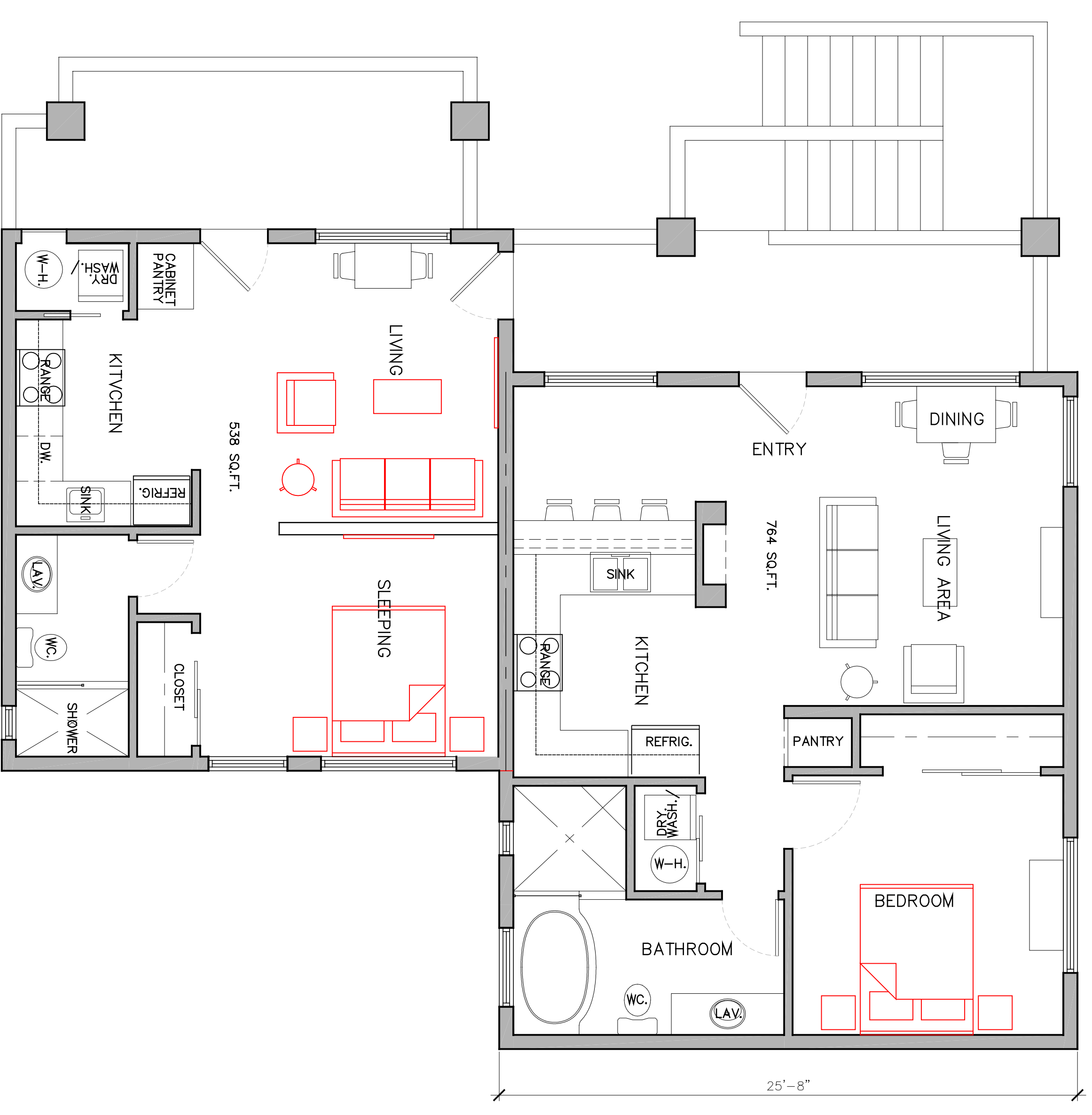
SCALE: 1/4" = 1'-0"



BUILDING TWO ELEVATIONS  
 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  
 REVISED: 12/01/2021 928-821-2182



PRELIMINARY LOWER PLAN  
SCALE: 1/4" = 1'-0"



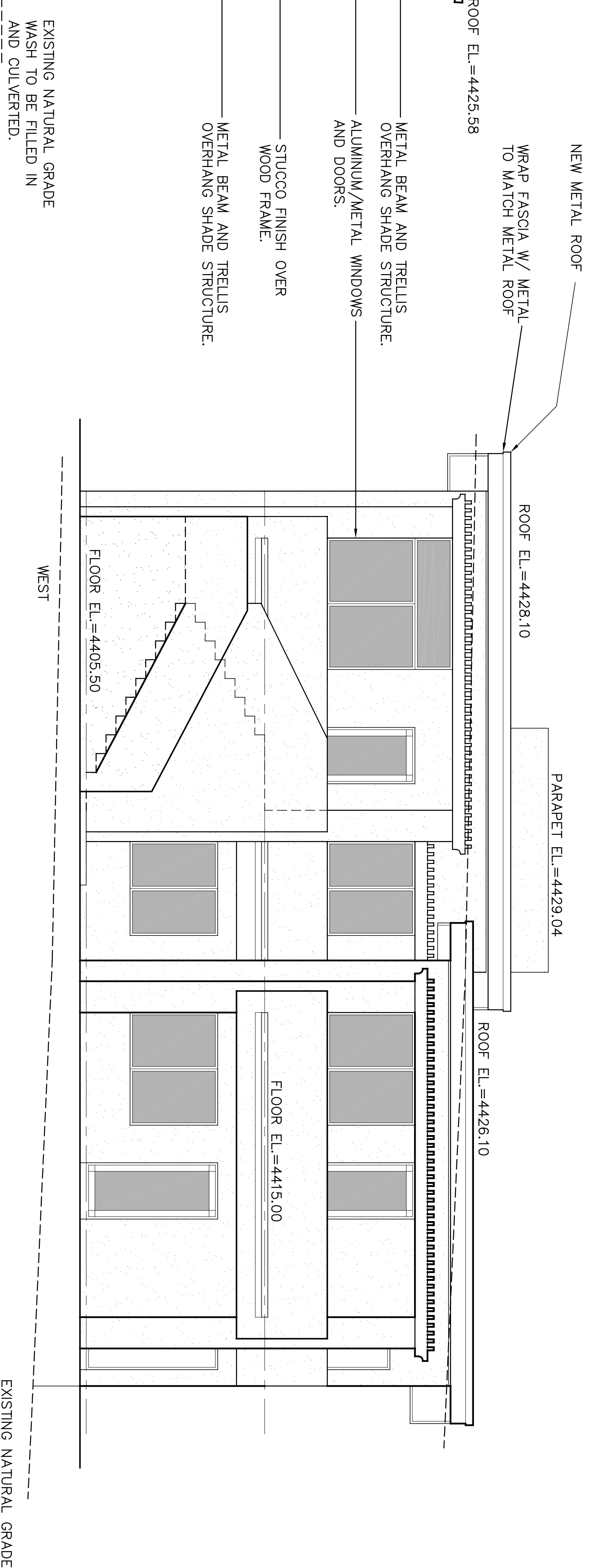
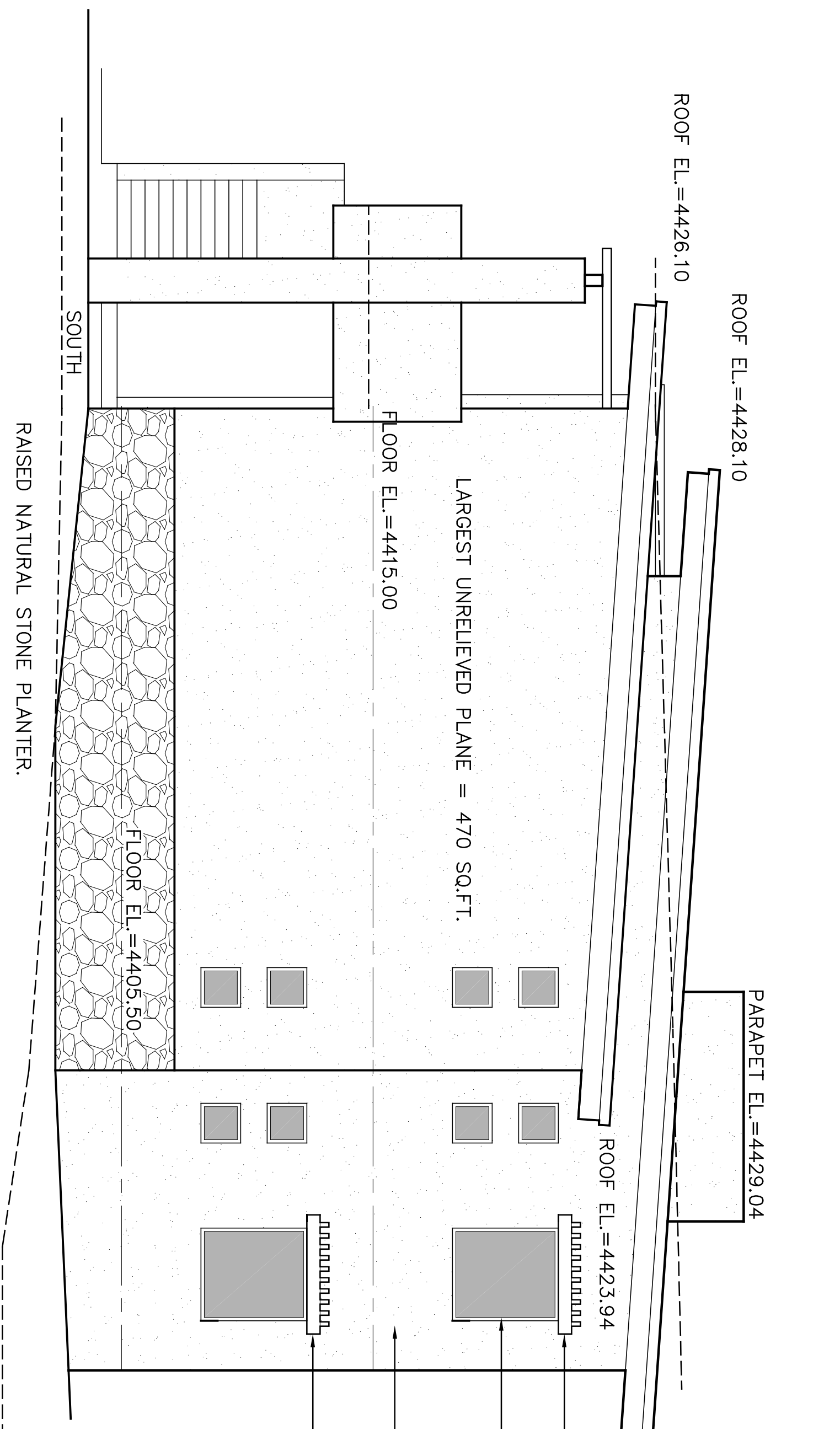
PRELIMINARY UPPER PLAN  
SCALE: 1/4" = 1'-0"

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

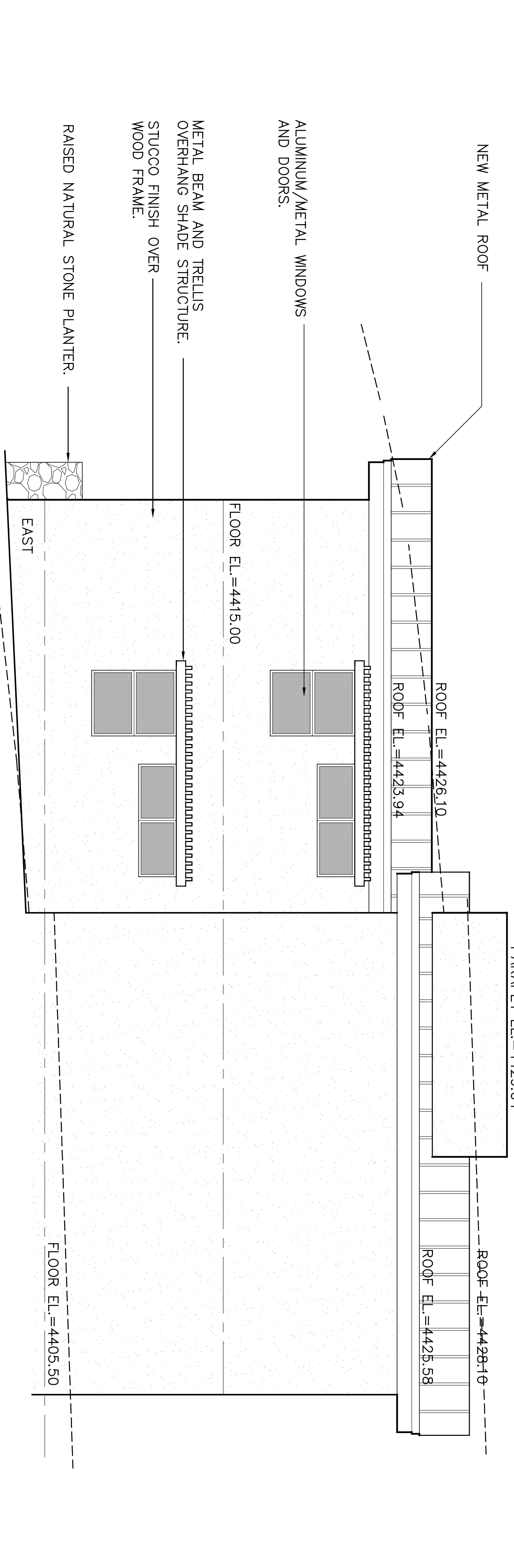
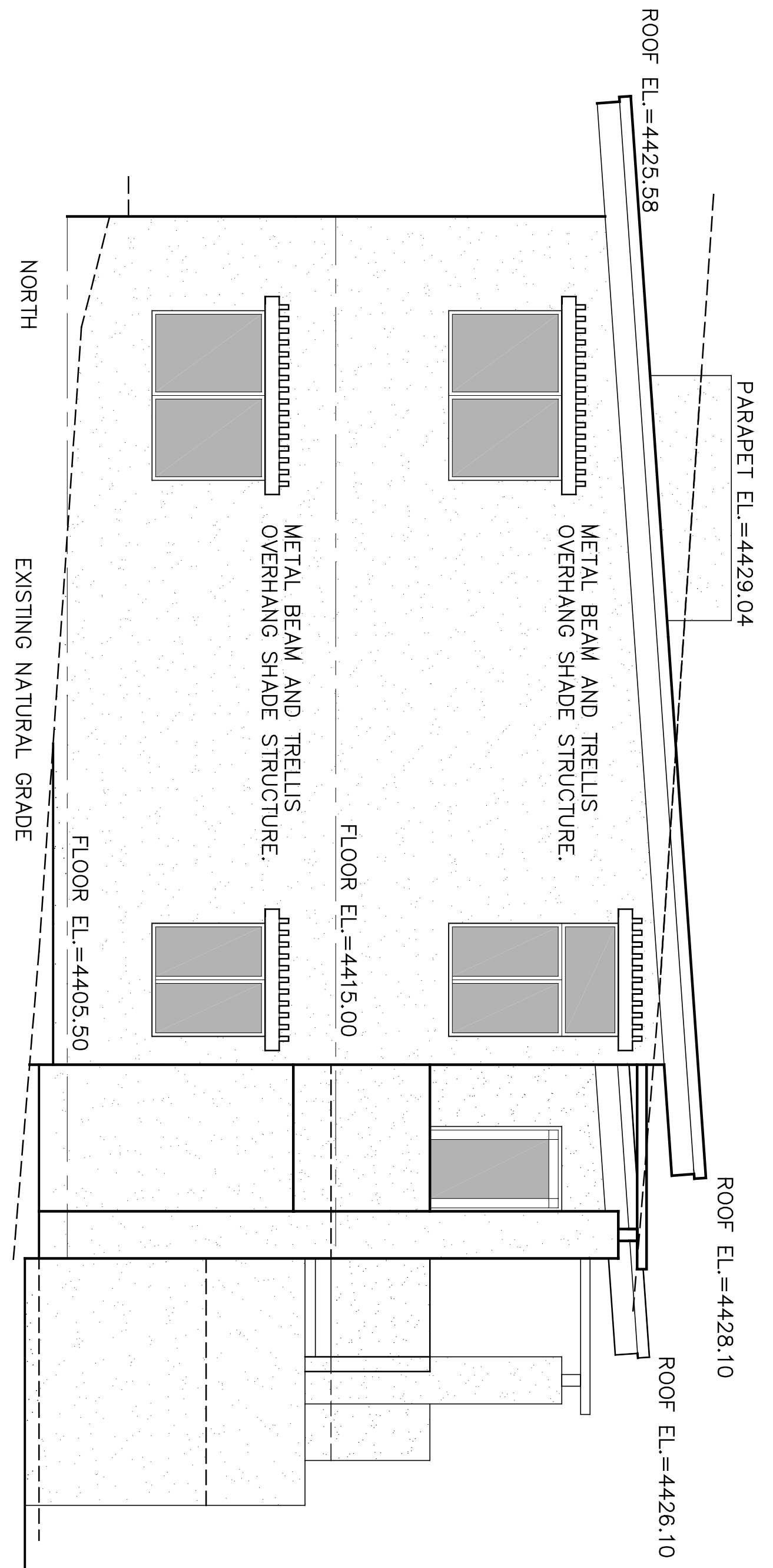
BUILDING THREE FLOOR PLANS



ALKEMISTA BREWERY AND COFFEE ROASTING  
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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.

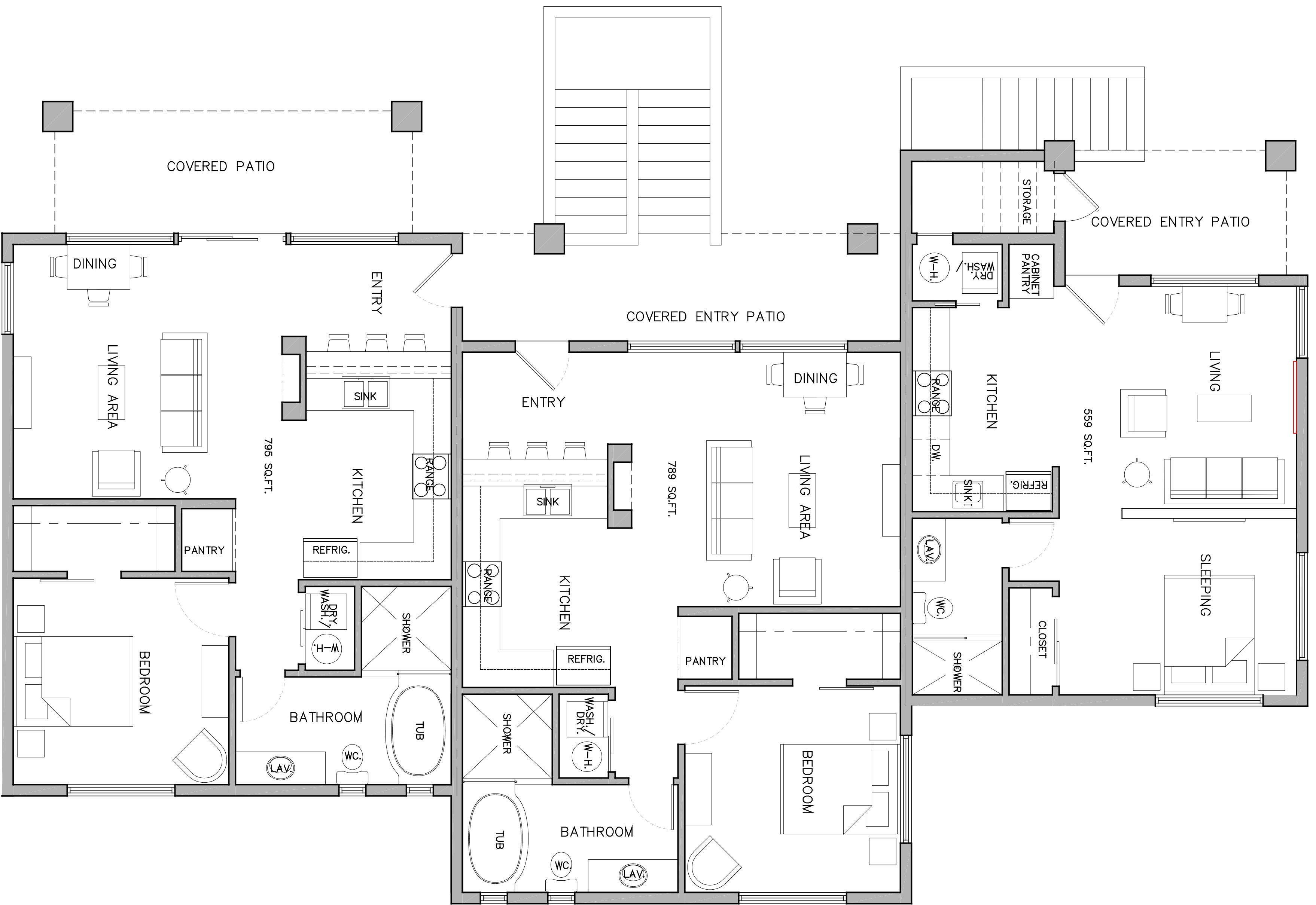


PRELIMINARY ELEVATIONS - RESIDENTIAL BUILDING THREE

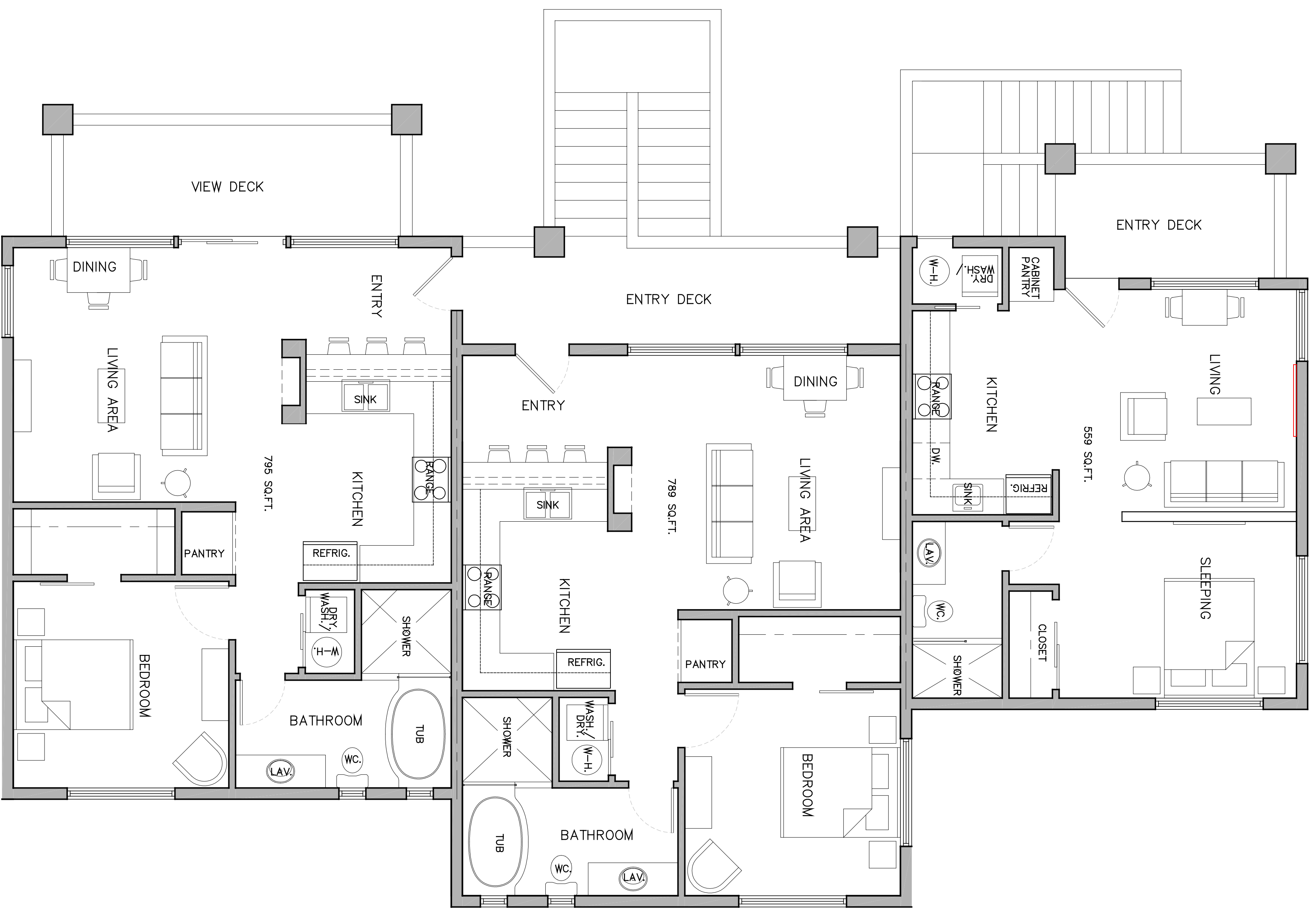
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**BUILDING THREE ELEVATIONS**  
 ALKEMISTA BREWERY AND COFFEE ROASTING  
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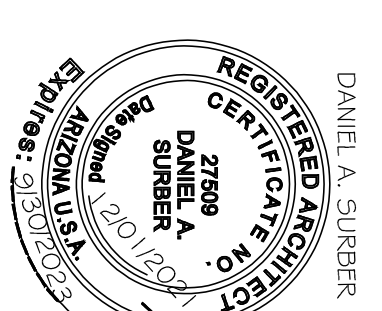
PRELIMINARY LOWER PLAN  
SCALE: 1/4" = 1'-0"



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

2140 S.R. 89-A – 40 GOODROW LANE

SEDONA, ARIZONA

PARCEL #1 408-24-070A & PARCEL #2 408-24-070C

DAN SURBER ARCHITECT

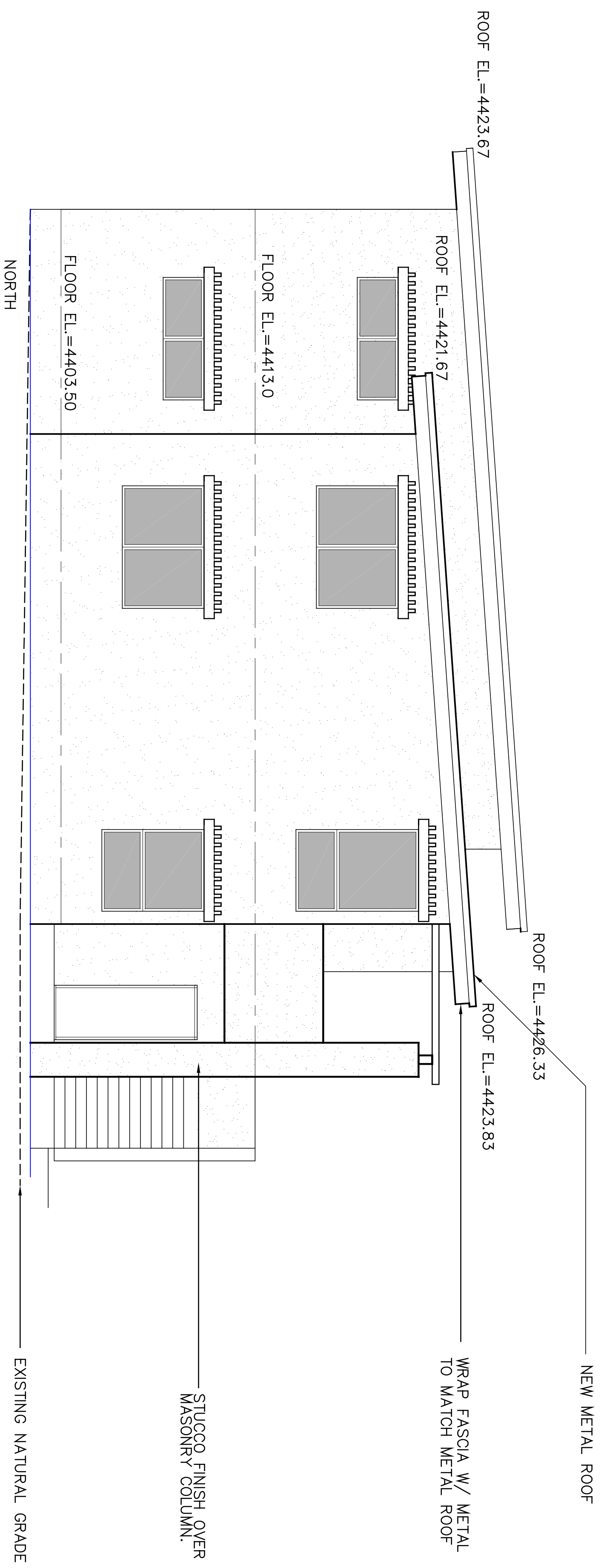
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SEDONA, AZ.

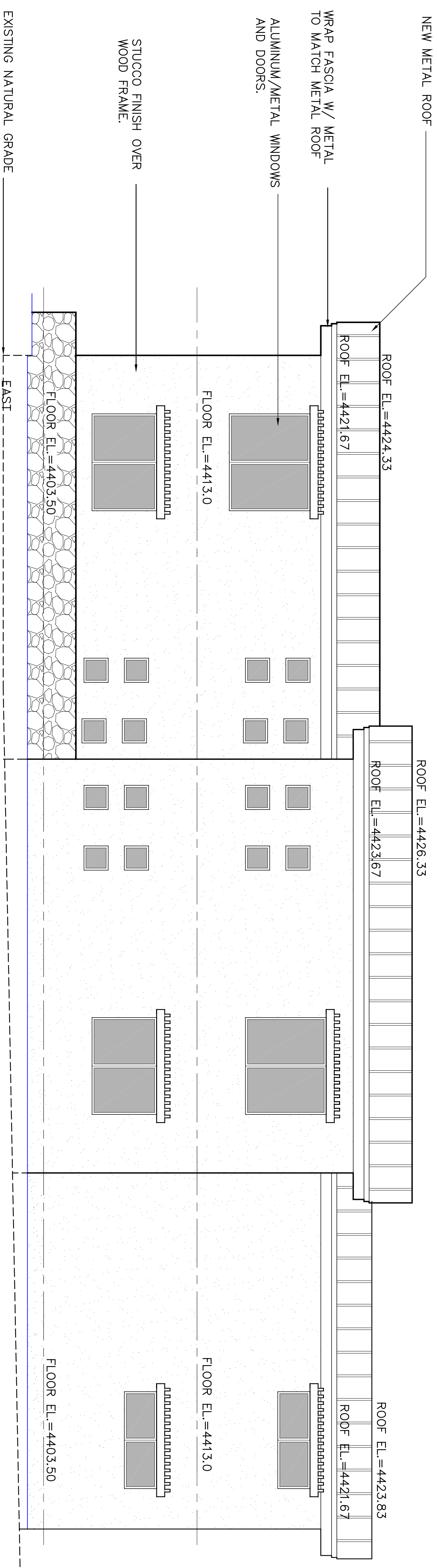
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ALTERNATE STANDARDS  
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 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS  
 TOTAL CREDITS = 8 POINTS WHICH = 4 FT. ADDITIONAL HT.



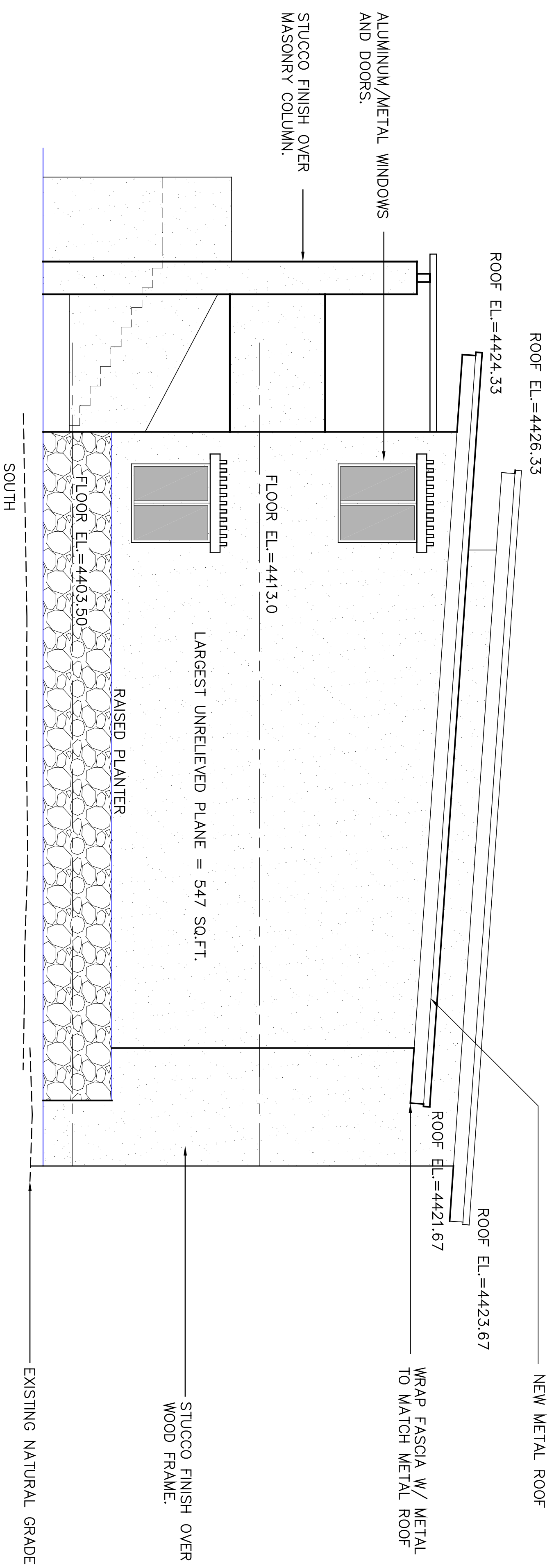
BUILDING FOUR ELEVATIONS

PRELIMINARY ELEVATIONS – RESIDENTIAL BUILDING FOUR

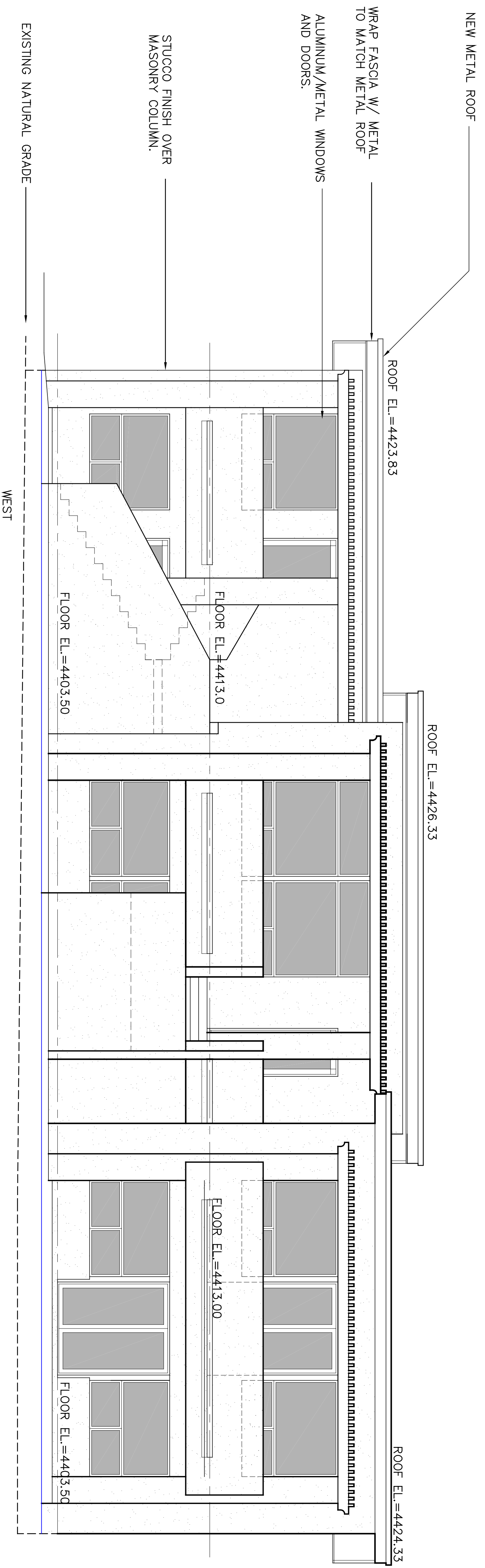
SCALE: 1/4" = 1'-0"



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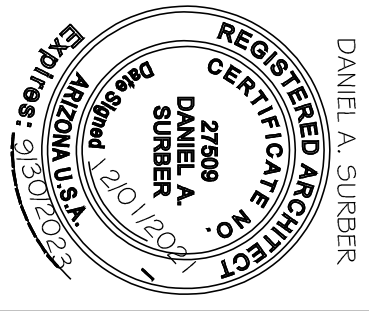


PRELIMINARY ELEVATIONS – RESIDENTIAL BUILDING FOUR

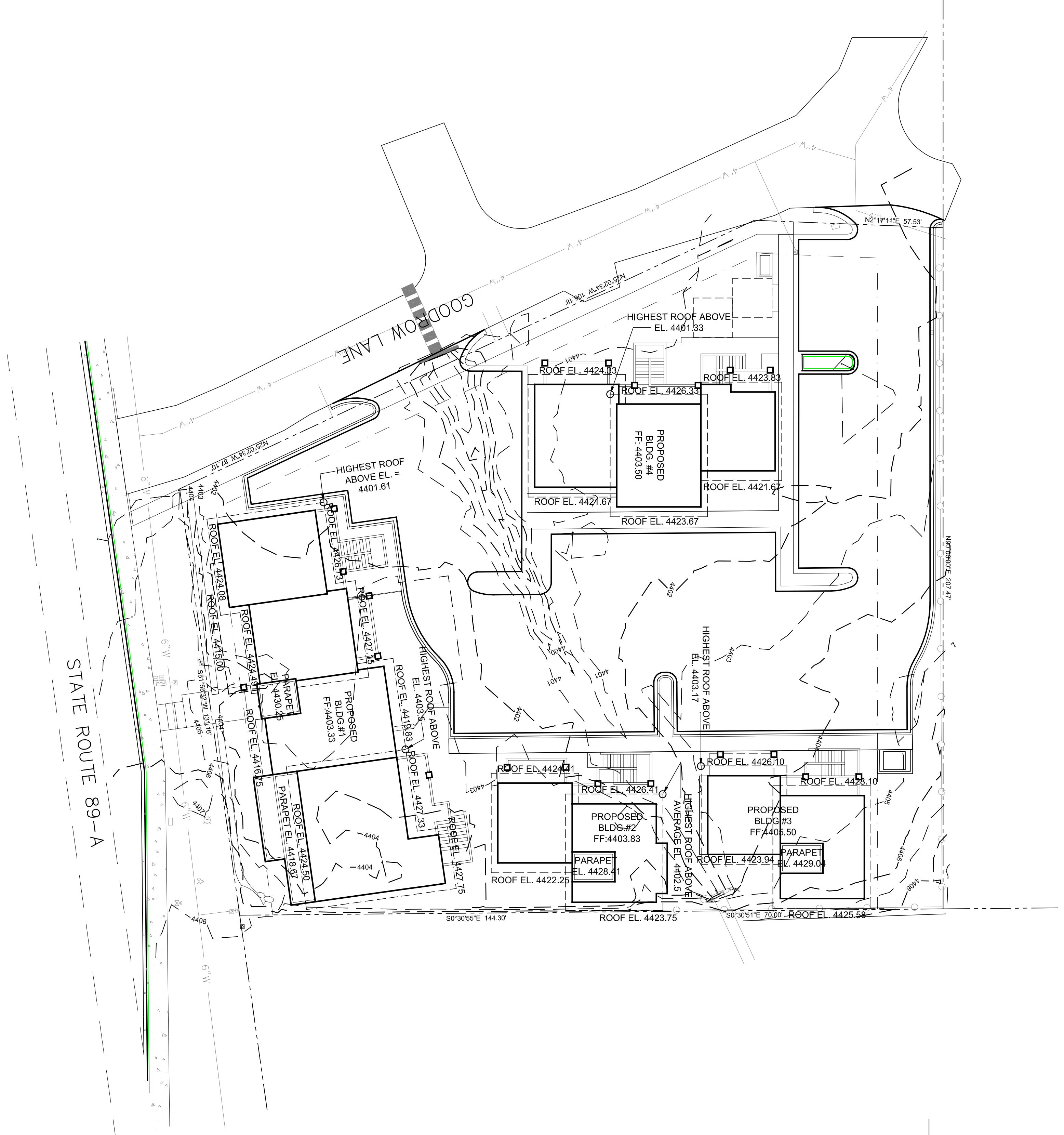
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BUILDING FOUR ELEVATIONS

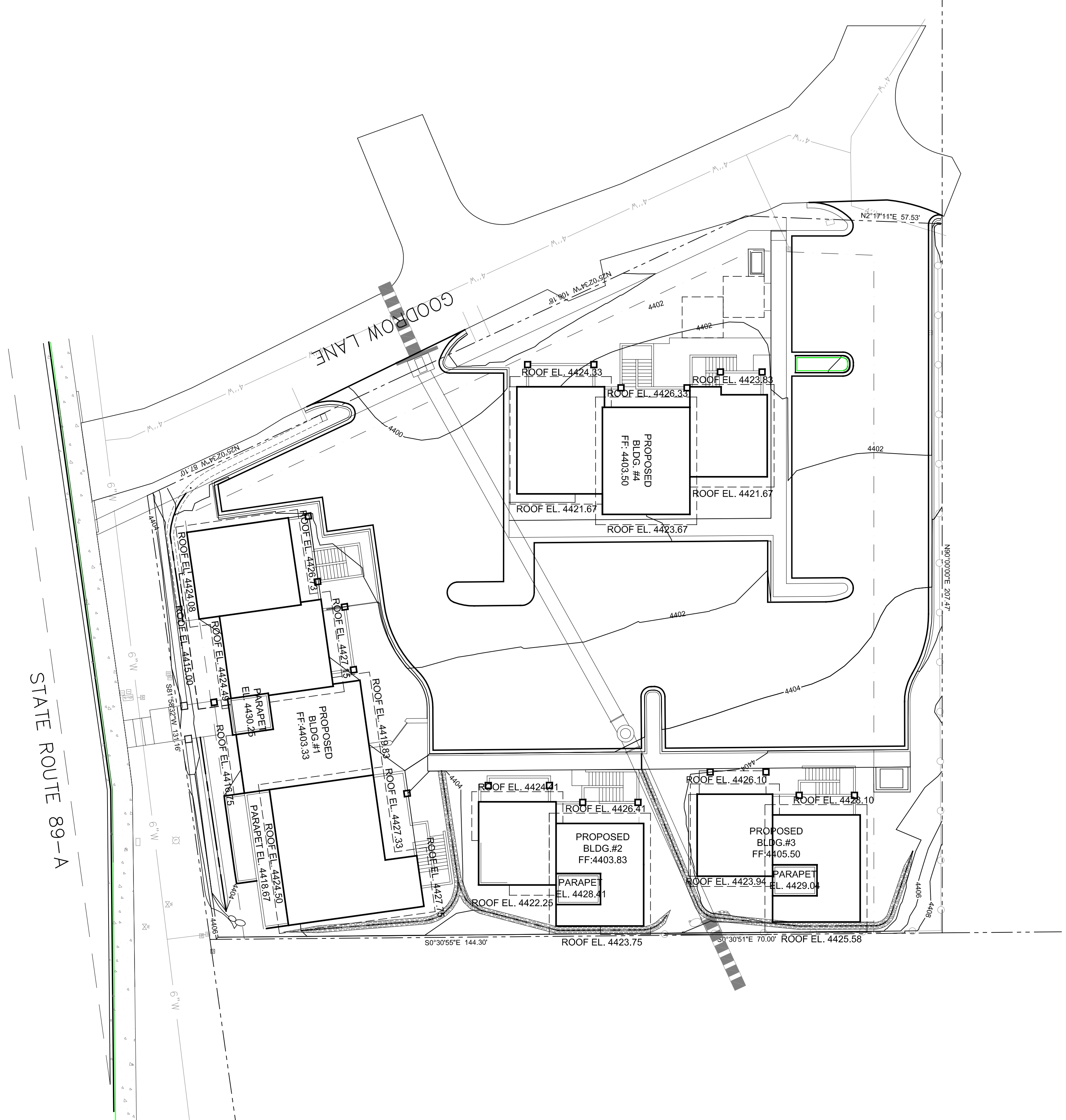
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BUILDING HEIGHTS W/ EXISTING GRADE LINES  
 SCALE: 1" = 20'-0"  
 NORTH



BUILDING HEIGHTS W/ FINAL GRADE LINES  
 SCALE: 1" = 20'-0"  
 NORTH



SITE PLAN BUILDING HEIGHTS

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**LANDSCAPE GENERAL NOTES – REQUIREMENTS:**

Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in Section 5.6 of the Sedona Land Development Code.

Required landscaped areas shall be planted at a minimum rate of one tree and three shrubs per 400 square feet.

A minimum of 50 percent of the plants on a development site shall be native species identified in the Administrative Manual.

Adaptive plant species identified in the Administrative Manual shall be used for the balance of plants on a development site that are not native species required in Section 5.6.(1).b.1.

Loose ground covers shall be contained by a curb, depressed construction, or other suitable alternative to contain the materials within the landscape area.

For development sites 5,000 square feet or larger, a minimum of five different plant species shall be used in the overall development site landscape plan, and no one plant species shall comprise more than 50 percent of the quantity of required landscape materials.

All vegetation installed to satisfy the requirements of this section shall meet the following minimum size requirements at the time of planting:

Evergreen trees shall be 8 feet tall, Deciduous trees shall have 2" caliper and all shrubs shall be 2 feet tall.

All required landscaped areas shall be provided with a permanent and adequate means of underground irrigation.

**Landscape Maintenance**

It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

1. Required maintenance shall include regular watering, pruning, mowing, fertilizing, clearing of debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems and architectural features.

2. Any required plant materials not surviving shall be replaced with plants of the same size, variety, and quality as those removed within 30 days of their demise or in the next planting period. This requirement may be waived by the Director if the remaining landscaping on site satisfies the minimum landscaping requirements.

3. Failure to maintain approved landscaping shall constitute a violation of this LDC.

4. Maintenance of landscaping within the public right-of-way shall be included in accordance with the terms of encroachment permits authorizing such landscaping.

5. All plants shall be allowed to grow in natural patterns. Over-pruning or pruning plants into unnatural shapes is prohibited.

6. Vegetation shall be selected, placed, and maintained, so that at maturity it does not interfere with utility lines, buildings, buildings, traffic sight lines, vehicular parking, pedestrian circulation, and property rights of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement.

**Tree Preservation and Protection**

**a. Plan Required**

1. No existing trees on any lot or parcel shall be removed and no person shall strip, excavate, grade, or otherwise remove top soil from a site without a site development plan, a tree removal plan, a grading plan, or a landscape plan.

2. The City may retain the services of a qualified arborist as deemed necessary to assist in the review process. The cost of the arborist's review shall be paid by the applicant requesting the tree removal.

**b. Tree Removal Plan Requirements**

No existing trees shall be removed from any lot or parcel except those that meet one or more of the following criteria:

1. The tree is located in an area where structures or improvements will be placed and nonremoval would unreasonably restrict the economically beneficial use of the lot or parcel; or

2. The tree must be removed because it is dead, diseased, injured, in danger of damaging existing or proposed structures, or abuts or overhangs a building so as to interfere with the growth of other trees or existing utilities, create unsafe vision clearance, or conflicts with other ordinances or regulations; or

3. The tree is identified on an adopted city, county, or state list of trees that are invasive species, exotic, noxious, or discouraged tree species for the Sedona area; or

4. The tree is a potential fire hazard.

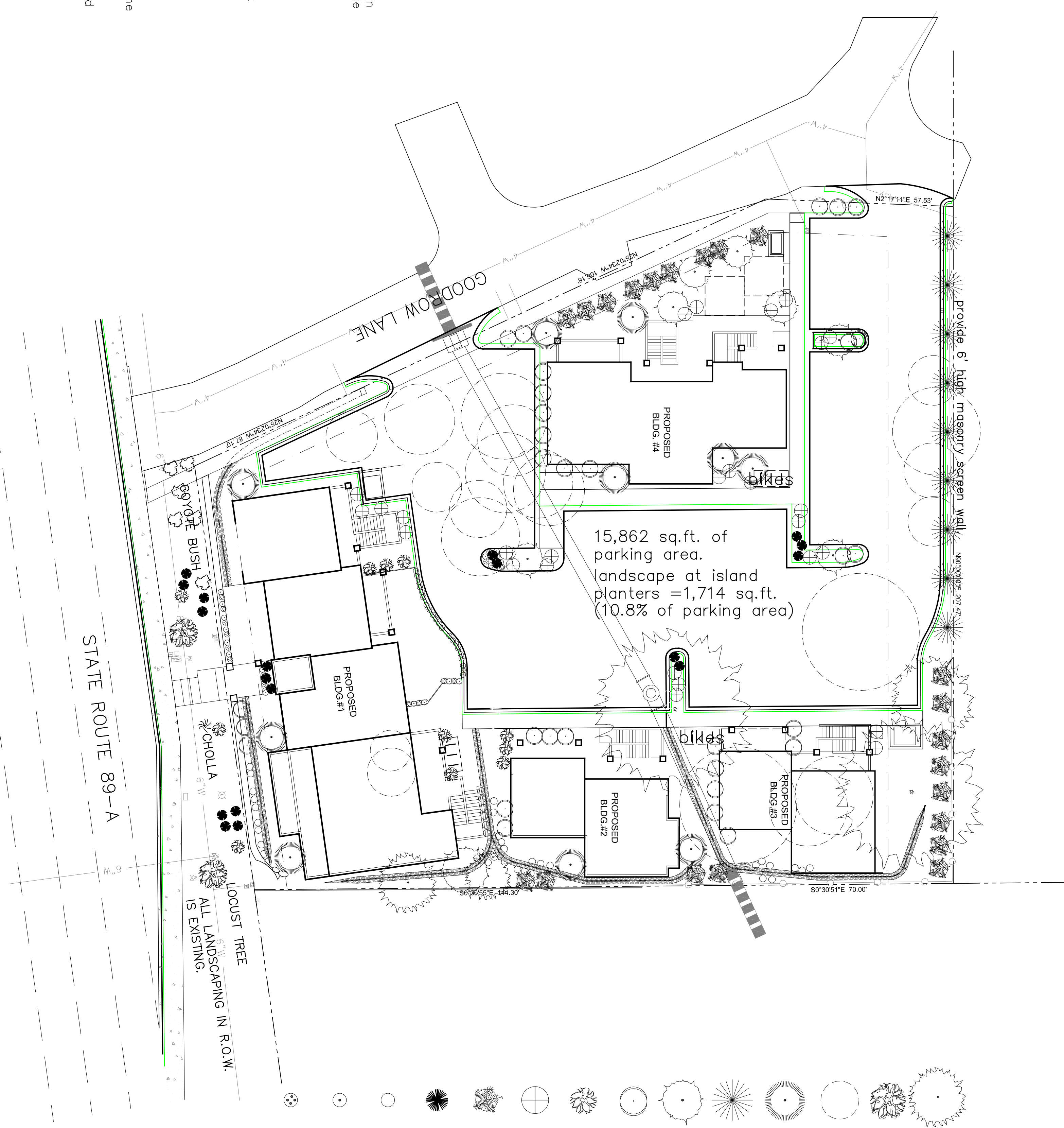
**c. Tree Protection During Construction Activities**

Trees not specifically authorized for removal from a property shall be protected during construction activities to prevent root damage, soil compaction, and trunk damage. The following standards shall apply:

**1. Generally**

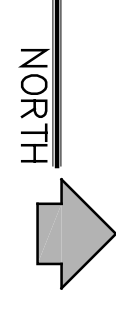
i. All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken.

ii. Protective fencing and barriers shall be no smaller than one foot past the diameter of the dripline of the tree to be saved and shall be a minimum of three feet in height.



**SITE LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



**PLANT LIST AND LEGEND**

COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
EXISTING SITE TREE (4 trees w/ 8"-12.5" diameter and 3 trees w/ 13" to 24.5" diameter)			7
EXISTING LOCUST TREE			2
EXISTING TREE TO BE REMOVED			20
NEW PINON PINE TREE	PINUS EDULIS	15 GAL.	10
ARIZONA CYPRESS	CUPRESSUS ARIZONICA	15 GAL.	9
VELVET ARIZONA ASH	FRAAXINUS VELUTINA	15 GAL.	7
ROSEMARY BUSH	ROSMARINUS OFFICINALIS	5 GAL.	34
TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	11
FREMONT BARBERRY	BERBERIS FREMONTII	5 GAL.	24
RED/WHITE OLEANDER	NERIUM OLEANDER	5 GAL.	21
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	16
MEXICAN GRASS	NASELLA TENUISSIMA	1 GAL.	40
SUNDANCER DAISY	HYMENOXYIS ACALUIS	1 GAL.	23
BLACKFOOT DAISY	MELAMPODIUM LEUCANTHUM	1 GAL.	23



**SITE/BUILDING LANDSCAPE PLAN**

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**NEW FIXTURES**

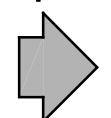
LUMINAIRE SCHEDULE							
Symbol	Label	Description/Lamp	Class	Color Temperature	Initial Lumens	Qty	Total Lumens
	SA1	FULL CUTOFF WALL PACK, HIGH PRESSURE SODIUM LAMP	2	1,900K	6,400	5	32,000
	SC1	DECORATIVE WALL SCONCE A19 LED SOFTWARE	2	2,700K	1,100	22	24,200
	PL1	FULL CUTOFF PATH LIGHTING, 12V 4W LED LIGHT BULB.	2	2,700K	150	28	4,200
	SL1	FULL CUTOFF STEP LIGHTING.	2	2,700K	200	16	3,200
TOTAL PROJECT SITE LUMENS							63,600
TOTAL LUMENS ALLOWED (70,000 X .93 ACRES)							65,100

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**

SCALE: 1" = 20'-0"

NORTH



**SITE/BUILDING LIGHTING PLAN**

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