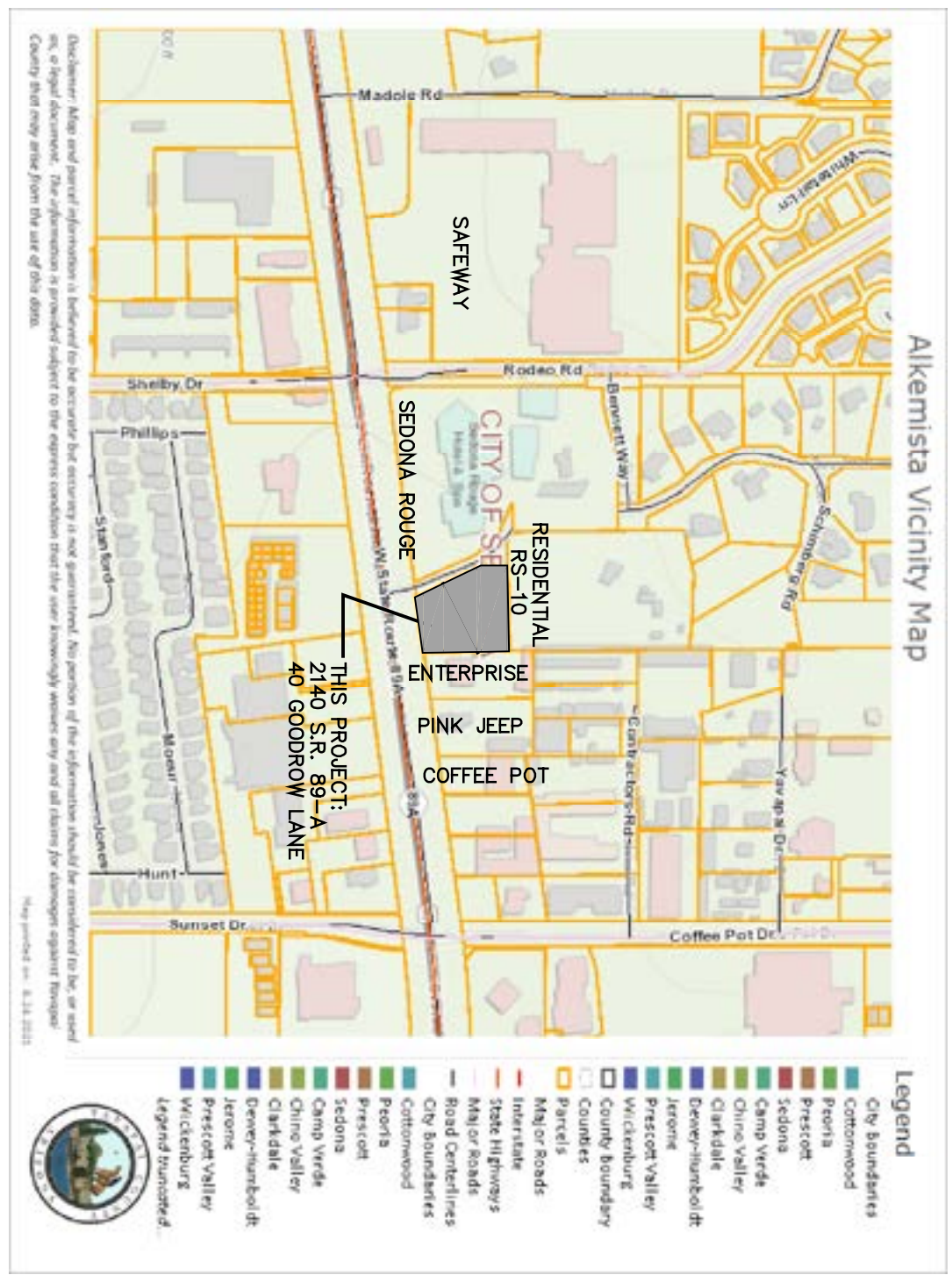




parking space provided but not counted, located in future connection.

DEVELOPMENT SITE PLAN

SCALE: 1" = 20'-0"



DEVELOPMENT SITE PLAN

NORTH

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 (18,731 SQ.FT.)
BUILDING COVERAGE ALLOWED = 11,239 SQ.FT. (18,731 X 60%)
TOTAL COVERAGE ALLOWED = 14,985 SQ.FT. (18,731 X 80%)
BUILDING ONE COVERAGE PROPOSED = 4,836 SQ.FT. (25.82%)
BUILDING FOOTPRINT = 4,836 SQ.FT.
COVERED PATIO AREA = 234 SQ.FT.

PATIO, SIDEWALK AND STAIRS = 1,675 SQ.FT. (8.87%)
DRIVEWAY AND PARKING = 8,402 SQ.FT. (44.48%)
TOTAL PROJECT COVERAGE = 14,913 SQ.FT. (79.62%)
(4,836 SQ.FT. + 1,675 SQ.FT. + 8,402 SQ.FT.)

PARCEL #2 = .50 ACRES (21,780 SQ.FT.)
BUILDING COVERAGE ALLOWED = 13,068 SQ.FT. (21,780 X 60%)
TOTAL COVERAGE ALLOWED = 17,424 SQ.FT. (21,780 X 80%)
BUILDING TWO COVERAGE PROPOSED = 1,302 SQ.FT. (6.0%)
BUILDING FOOTPRINT = 1,302 SQ.FT.
COVERED PATIO AREA = 310 SQ.FT.

BUILDING THREE COVERAGE PROPOSED = 1,302 SQ.FT. (6.0%)
BUILDING FOOTPRINT = 1,302 SQ.FT.
COVERED PATIO AREA = 310 SQ.FT.

BUILDING FOUR COVERAGE PROPOSED = 2,143 SQ.FT. (9.8%)
BUILDING FOOTPRINT = 2,143 SQ.FT.
COVERED PATIO AREA = 372 SQ.FT.

TOTAL BUILDING COVERAGE PROPOSED = 4,747 SQ.FT. (21.8%)
BUILDING SIDEWALK AND STAIRS = 1,207 SQ.FT. (5.56%)
SIDEWALK, DRIVEWAY AND PARKING = 8,845 SQ.FT. (40.72%)
TOTAL PROJECT COVERAGE = 14,799 SQ.FT. (67.95%)
(4,747 SQ.FT. + 1,207 SQ.FT. + 8,845 SQ.FT.)

EXISTING BUILDING INFORMATION:
PARCEL #1 408-24-070A
BUILDING #1 RETAIL = 1,988 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 = 4,836 SQ.FT. W/ 3,006 SQ.FT. UPPER LEVEL
NEW BUILDING INFORMATION: BUILDING TWO - WAREHOUSE/STORAGE WAREHOUSE AND TWO LIVING UNITS
BUILDING FOOTPRINT = 1,302 SQ.FT. W/ 1,302 SQ.FT. UPPER LEVEL

NEW BUILDING INFORMATION: BUILDING THREE - RESIDENTIAL TWO ONE BEDROOM & 2 STUDIO LIVING UNITS
BUILDING FOOTPRINT = 1,302 SQ.FT. W/ 1,302 SQ.FT. UPPER LEVEL
NEW BUILDING INFORMATION: BUILDING FOUR - RESIDENTIAL FOUR ONE BEDROOM & TWO STUDIO LIVING UNITS
BUILDING FOOTPRINT = 2,143 SQ.FT. W/ 2,143 SQ.FT. UPPER LEVEL

TOTAL BUILDING FOOTPRINTS = 9,583 SQ.FT.

PROJECT DENSITY:
PARCEL #1 408-24-070A
LOT AREA: PARCEL #1=43 ACRES = 18,731 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 = 21,780 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)

PARKING REQUIREMENT:

BUILDING ONE 7,762 SQ.FT. TOTAL SQUARE FOOTAGE (BREWING/ROASTING, TASTING AREA AND LIVING UNITS)
MEAD TASTING ROOM, BAR W/KITCHEN AND PUBLIC RESTROOMS
(1,793/100 = 17.93 SPACES)
COFFEE TASTING ROOM, COFFEE BAR (748/100 = 7.48 SPACES)

MEAD BREWERY/COFFEE PRODUCTION AREA (1,764 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 (1.25 SPACES PER LIVING UNIT)
(1) TWO BEDROOM UNIT APARTMENT (1.75 SPACES PER LIVING UNIT)
BUILDING TWO 2,604 SQ.FT. TOTAL SQUARE FOOTAGE (STORAGE/WAREHOUSE AND LIVING UNITS)
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 PER UNIT)
(1) ONE BEDROOM UNIT/APARTMENT (1.25 SPACES PER UNIT)
BUILDING THREE 2,612 SQ.FT. TOTAL SQUARE FOOTAGE (STORAGE/WAREHOUSE AND LIVING UNITS)
LOWER LEVEL PARKING REQUIREMENTS:
(1) STUDIO UNIT/APARTMENT (1.0 SPACES PER UNIT)
(1) ONE BEDROOM UNIT/APARTMENT (1.25 SPACES PER UNIT)

UPPER LEVEL PARKING REQUIREMENTS:
(1) STUDIO UNIT/APARTMENT (1.0 SPACES PER UNIT)
(1) ONE BEDROOM UNIT/APARTMENT (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 PER UNIT)
(1) ONE BEDROOM UNIT/APARTMENT (1.25 SPACES PER UNIT)

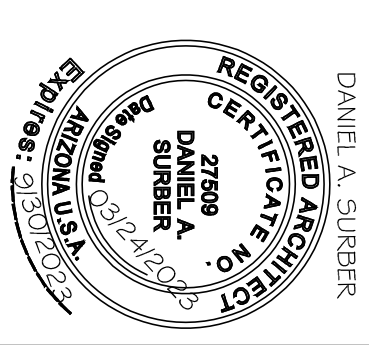
UPPER LEVEL PARKING REQUIREMENTS:
(1) STUDIO UNIT/APARTMENT (1.0 SPACES PER UNIT)
(1) ONE BEDROOM UNIT/APARTMENT (1.25 SPACES PER UNIT)
TOTAL PARKING REQUIRED = 51.75 SPACES

REQUESTED REDUCTIONS IN PARKING:
MEAD TASTING AND COFFEE TASTING WILL OPERATE AT NON-OVERLAPPING HOURS (COFFEE BAR 748/100 = 7.48 SPACES)
BUSINESS OWNERS WILL BE LIVING/WORKING IN TWO BEDROOM UNIT/APARTMENT
TWO ONE BEDROOM UNITS AND TWO STUDIO UNITS SHALL BE DESIGNATED FOR EMPLOYEE HOUSING.
(1.25 SPACES PER ONE BEDROOM UNIT AND 1.0 SPACES PER STUDIO UNITS)

TOTAL ADJUSTED PARKING REQUIRED = 13.73 SPACES
TOTAL PARKING PROVIDED = 38 SPACES
(18 COVERED SPOTS FOR UNITS)

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: 03/24/2023



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.

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 17TH 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 ENCUMBRANCES 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. 7230244234GM, 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, SURFACE CONDITIONS, STRUCTURES AND/OR UTILITIES NOT INDICATED ON THIS PLAT.

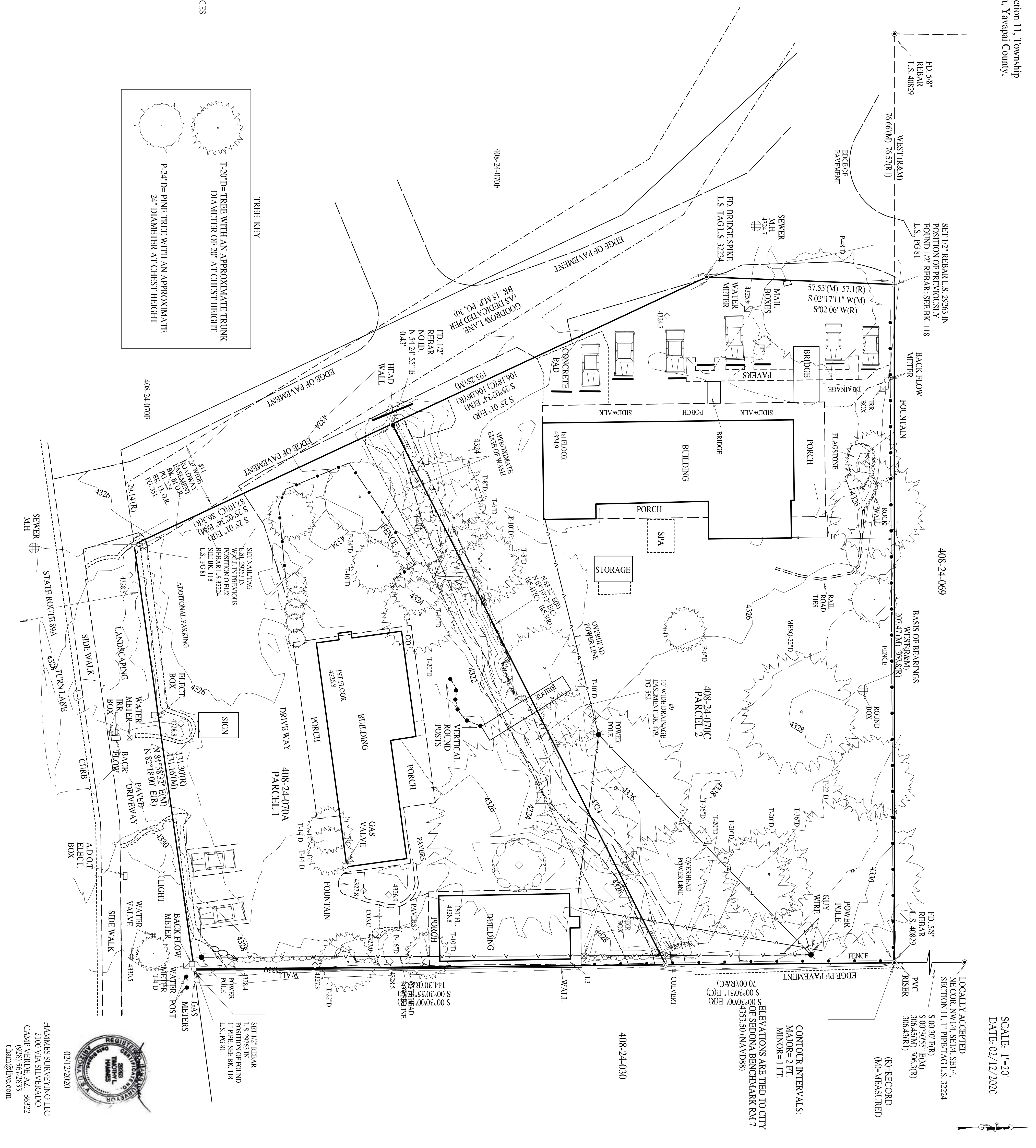
SURVEYOR'S NOTES:

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/NSPS 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.



TREE KEY

T-20"D= TREE WITH AN APPROXIMATE TRUNK DIAMETER OF 20" AT CHEST HEIGHT

P-24"D= PINE TREE WITH AN APPROXIMATE 24" DIAMETER AT CHEST HEIGHT

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

LOCALLY ACCEPTED
NE COR. NW/4, SE/4, SE/4,
SECTION 11, 1" PIPE/TAG L.S. 32224
S 00°30' E R1
S 00°30'55" E M1
S 06°45' M1 306.3(8)
306.43(R1)

(R)=RECORD
(M)=MEASURED

CONTOUR INTERVALS:
MAJOR= 2 FT.
MINOR= 1 FT.

ELEVATIONS ARE TIED TO CITY
OF SEDONA BENCHMARK RM 7
S 00°30'00" E R1
S 00°30'51" E(C)
700.0(RAC)

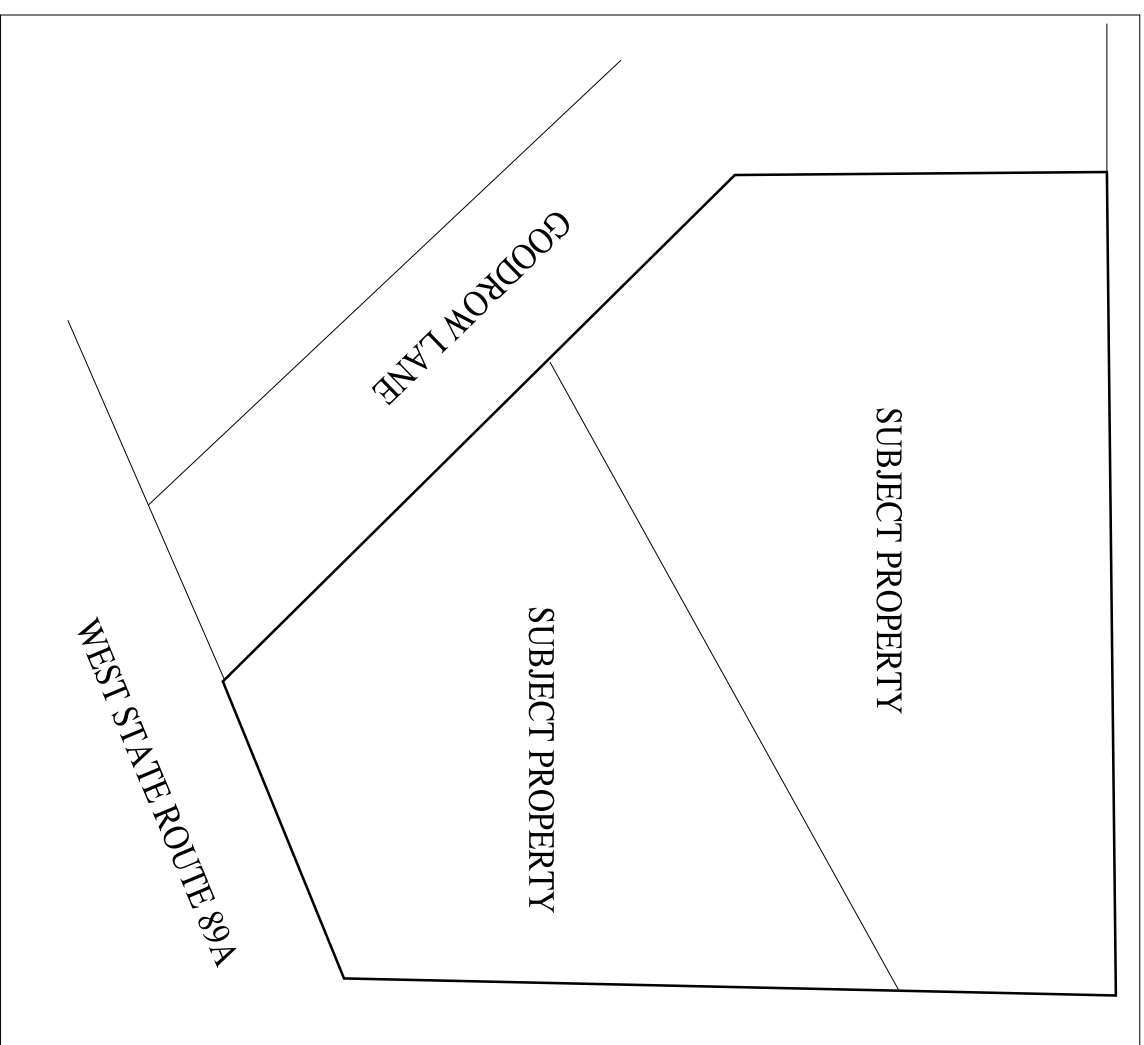
02/12/2020

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ 86312
V920 267-2533
lhamm@hvc.com



ALTA/NSPS LAND TITLE 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.



The Land referred to herein below is situated in the County of Yavapai, State of Arizona, and is described as follows:

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:

Beginning at a point on the East line of the Northwest quarter of said Southeast quarter of the Southeast quarter of Section 11, distant along said East line South 00° 30' East, 376.3 feet from the Northeast corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;
Thence South 63° 10' West, 185.3 feet;
Thence South 25° 01' East, 86.3 feet to the North right of way line of U.S. Highway 89A;
Thence along said Highway line, North 82° 18' East, 131.3 feet to said East line of the Northwest quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 11;
Thence along said East line, North 00° 30' West, 144.3 feet to the POINT OF BEGINNING.

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:

Beginning at a 1" iron pipe marking the Southeast corner of a tract of land owned by Leonard Sherman as described in deed recorded December 13, 1961 in Book 422, Pages 43-44 of Official Records of Yavapai County, said point of beginning is also South 0° 30' East, 306.3 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;
Thence along the South line of said Sherman Tract, West 207° 8' feet;
Thence South 02° 05' West, 57.1 feet;
Thence South 25° 01' East, 106.06 feet;
Thence North 63° 10' East, 185.3 feet to a point on the West line of the Simmonsgrant Tract, as described in Book 318, Page 404 of Official Records;
Thence along said West line, North 00° 30' West, 70.0 feet to the POINT OF BEGINNING.

SCHEDULE B, PART II SHOWN ON THIS SURVEY

- Easements and rights incident thereto, as set forth in instrument: Recorded in Book : 479 of Official Records, Page 962. Purpose : drainage. SEE PLAT.
- Restrictions, conditions, and covenants contained in instrument recorded in Book 479 of Official Records, Page 962. EASEMENTS FOR ELECTRIC AND TELEPHONE LINES, WATER LINES AND ACCESS ROADS AND OTHER PUBLIC UTILITIES WILL BE RESERVED AS REQUIRED SUCH PUBLIC UTILITIES TO BE PLACED AS NOT TO MATERIALLY INTERFERE WITH THE USE AND OCCUPANCY OF THE PROPERTY."
- Easements and rights incident thereto, as set forth in instrument: Recorded in Book : 81 of Official Records Page : 228. Recorded in Book : 13 of Official Records Page : 351. Purpose : roadway over said premises.
- Matters Shown on Survey: Recorded in Book 118 of Land Surveys Page 81. SEE PLAT.

CERTIFICATION To: Sergio R. Goma and Orlin C. Goma and Pioneer Title Agency, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 4, 7(A), 8, 9, 11(B), & 13 of Table A hereof. The field work was completed on 12/29/2019.

DATE OF PLAT: 12/31/2019

SET 1/2" REBAR L.S. 29263 IN POSITION OF PREVIOUSLY FOUND 1/2" REBAR: SEE BK. 118 L.S., PG 81

BEVERLY DEGENERED TRUST
2017-0066583
408-24-069

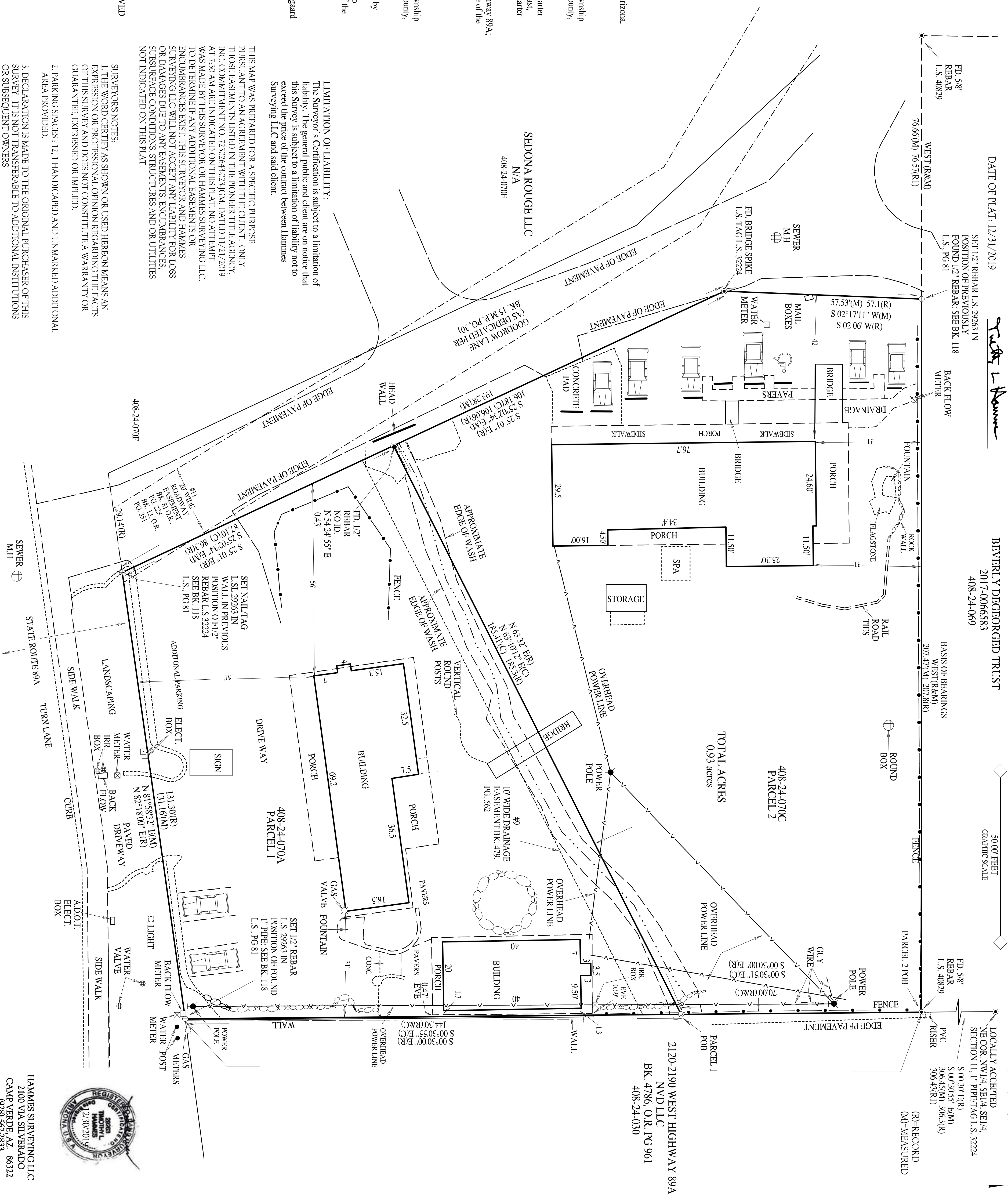
THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER ENCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

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

SCALE: 1"=20'
DATE: 12/30/2019
DATED 12/31/2019
FOR CERTIFICATION
§ PARKING.

LOCALLY ACCEPTED
NE COR. NW 1/4, SE 1/4, SE 1/4,
SECTION 11, 1" PIPE/TAG L.S. 32224
S 00° 30' E/R1
S 00° 30' 55" E/RM
S 06° 45' 00" E/RM
S 06° 43' 00" E/R1

(R)=RECORD
(M)=MEASURED



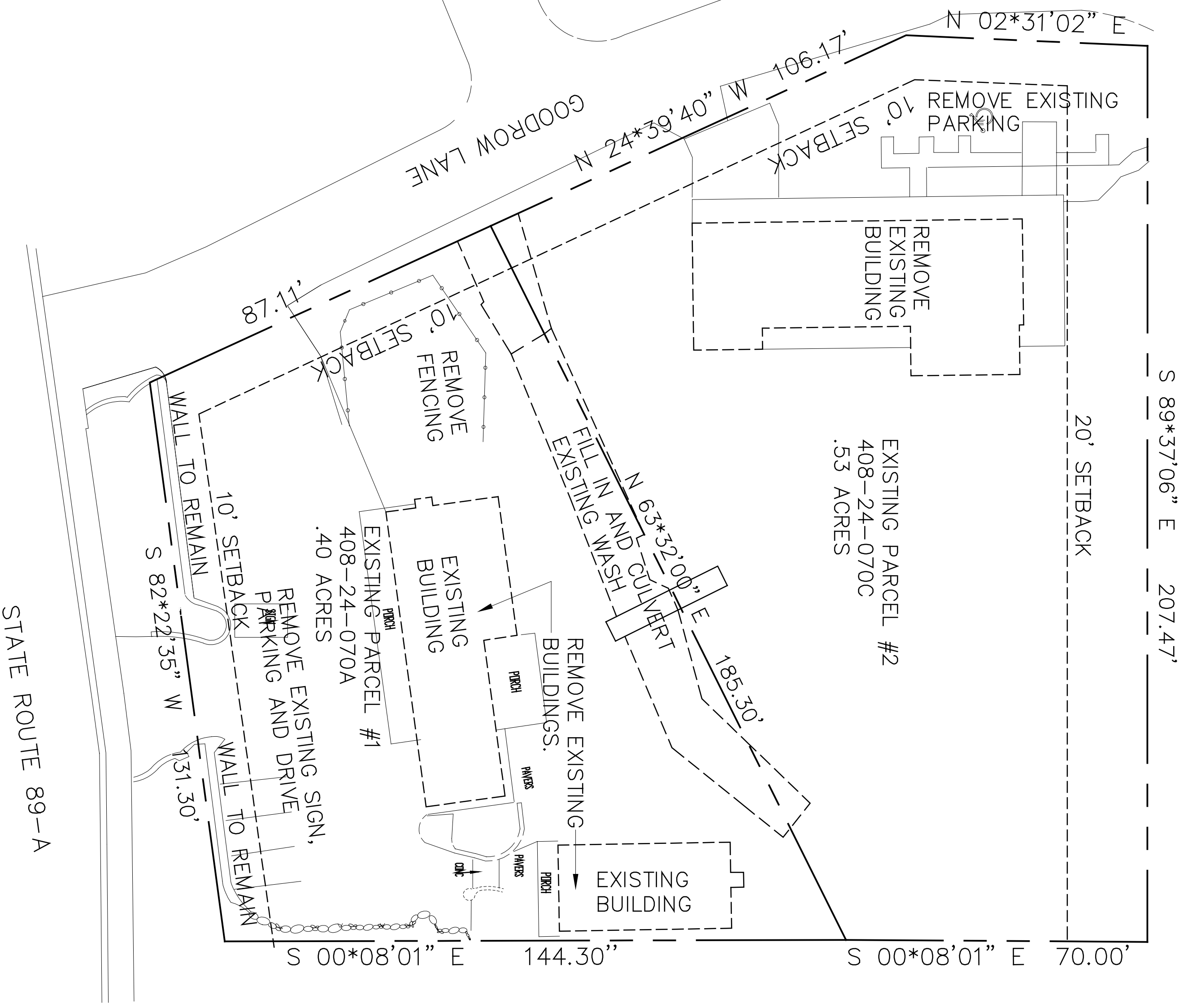
LIMITATION OF LIABILITY:
The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice that this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN THE FRONTIER TITLE AGENCY, INC. COMMITMENT NO. 7282649259M, 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 SURVEY AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, OR SUBSURFACE CONDITIONS, STRUCTURES AND/OR UTILITIES NOT INDICATED ON THIS PLAT.

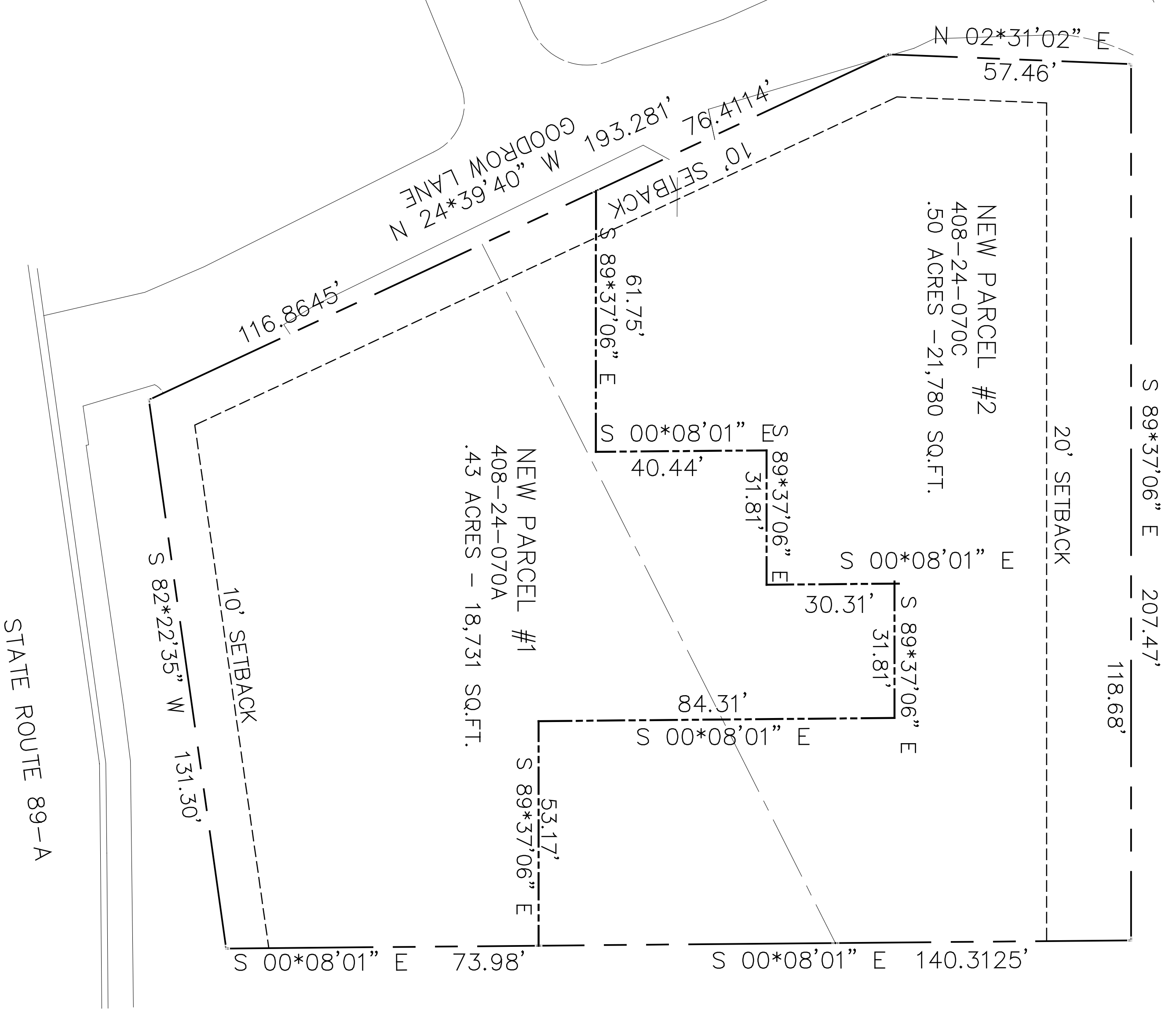
SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. PARKING SPACES: 12, 1 HANDICAPPED AND UNMARKED ADDITIONAL AREA PROVIDED.3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ 86322
928) 267-2533
lhamm@hvc.com



EXISTING PLOT/SITE PLAN
SCALE: 1" = 20'-0"
NORTH



NEW ADJUSTED PLOT LINE PLAN
SCALE: 1" = 20'-0"
NORTH



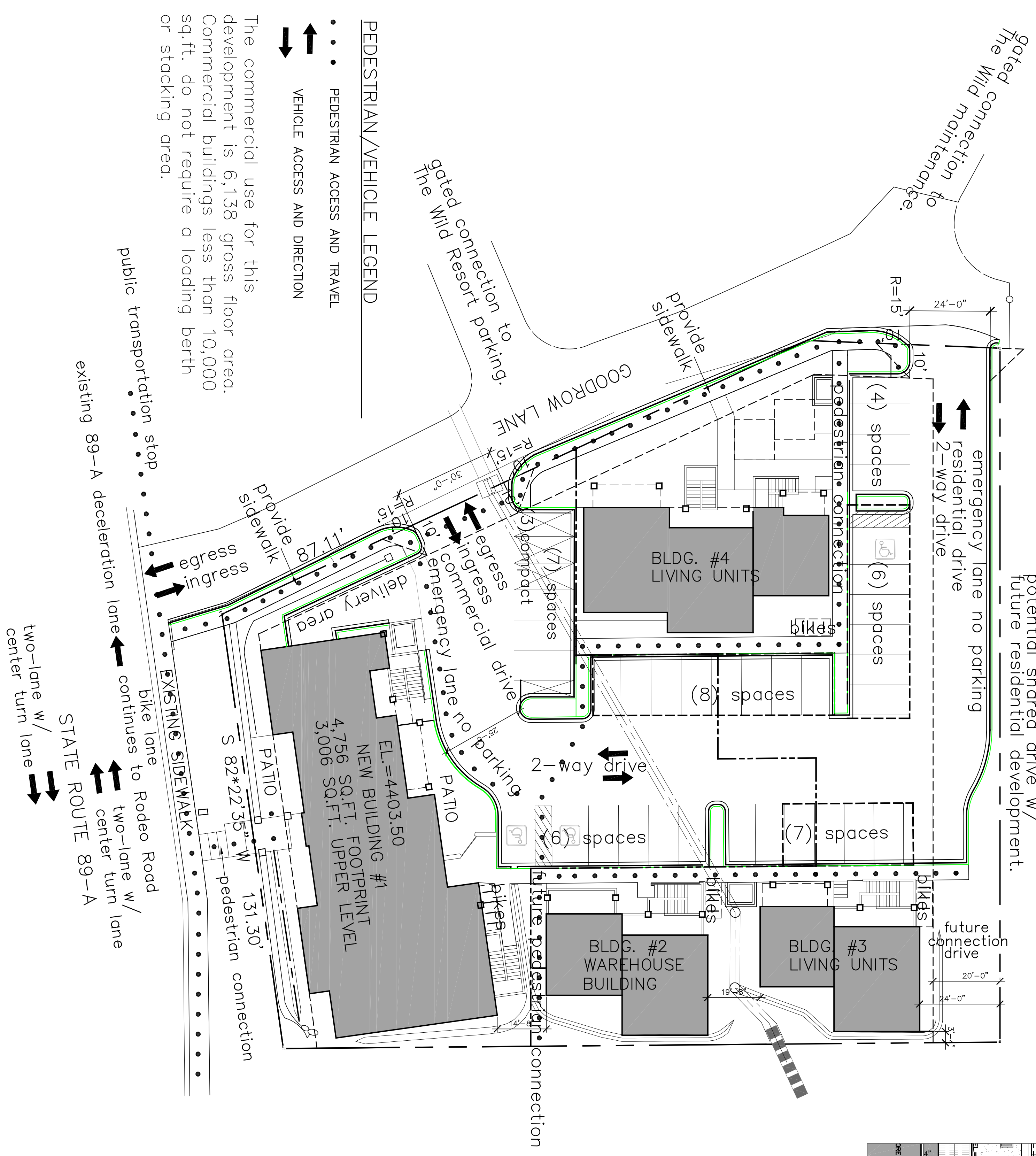
EXISTING/NEW PLOT PLANS
 ALKEMISTA BREWERY AND COFFEE ROASTING
 GOMA PROPERTIES DEVELOPMENT
 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
 PARCEL #1 408-24-070A & PARCEL #2 408-24-0700
 DAN SURBER ARCHITECT
 P.O. BOX 3764 SEDONA, AZ. 86340
 REVISED: 03/24/2023

gated connection to residential/neighborhood.

potential shared drive w/ future residential development.

Gated connection to The Wild maintenance.

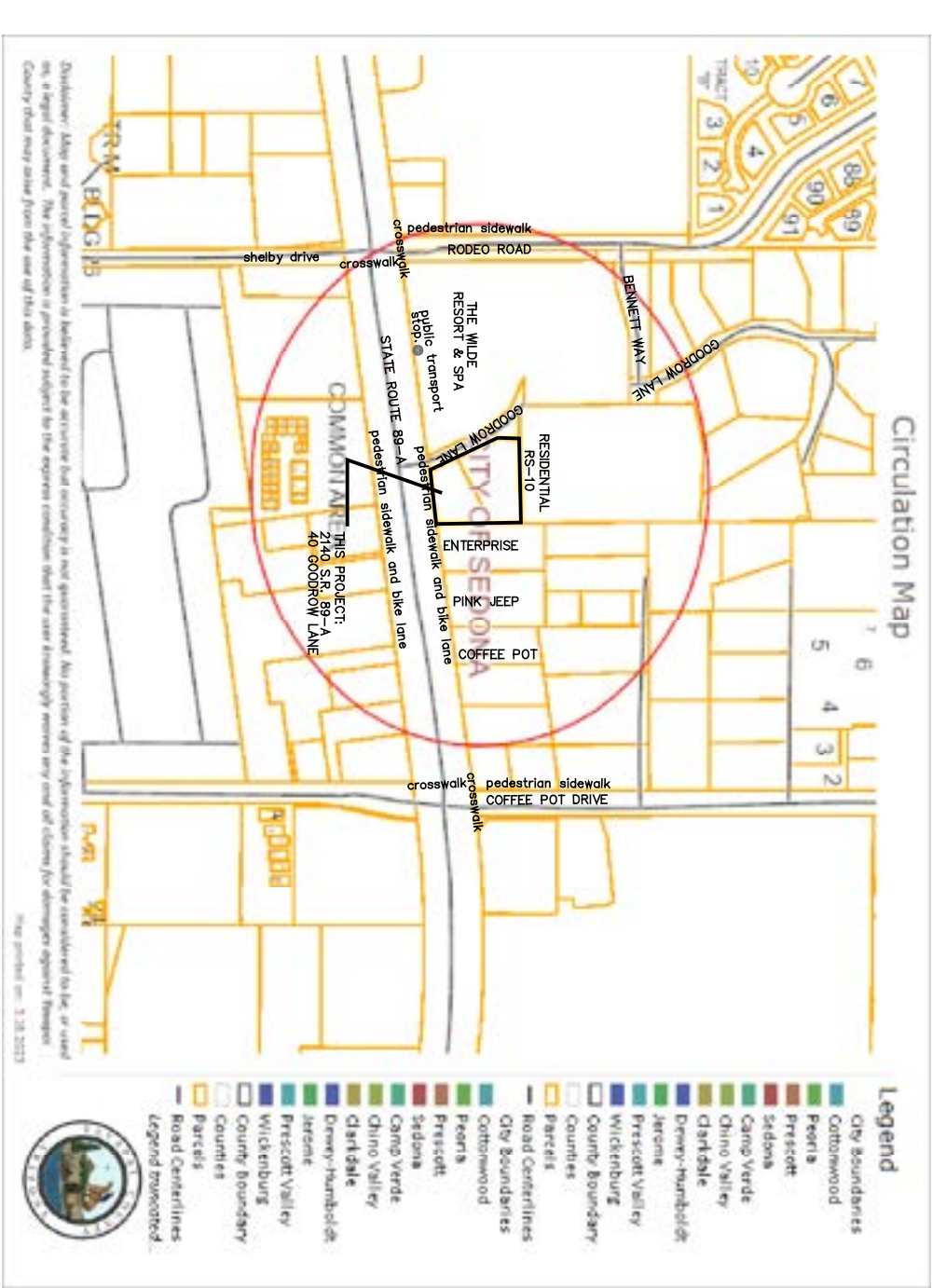
Gated connection to The Wild Resort parking.



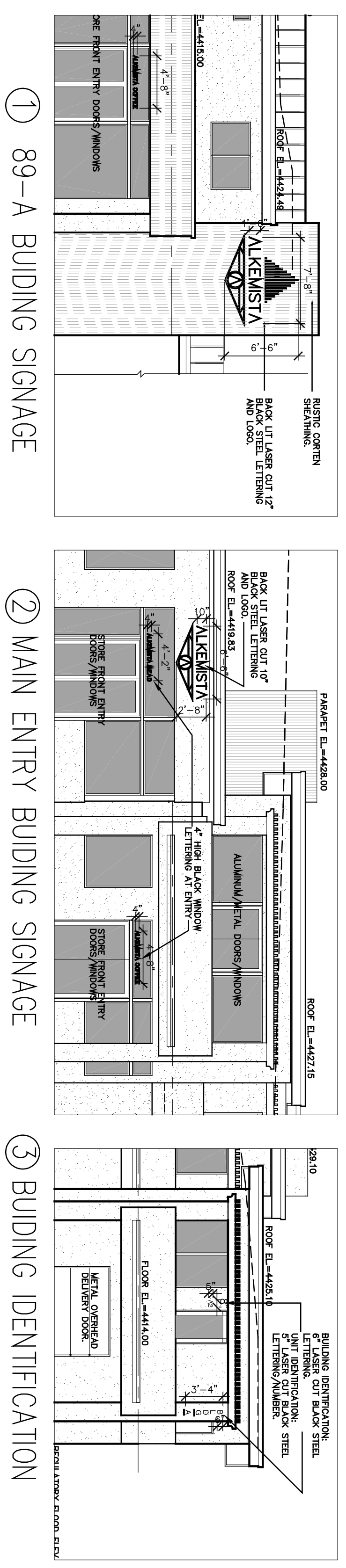
PEDESTRIAN ACCESS AND TRAVEL
 ● ● ● PEDESTRIAN ACCESS AND TRAVEL
VEHICLE ACCESS AND DIRECTION
 ⇄ VEHICLE ACCESS AND DIRECTION

The commercial use for this development is 6,138 gross floor area. Commercial buildings less than 10,000 sq.ft. do not require a loading berth or stacking area.

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



CONTEXT CIRCULATION PLAN
 NO SCALE



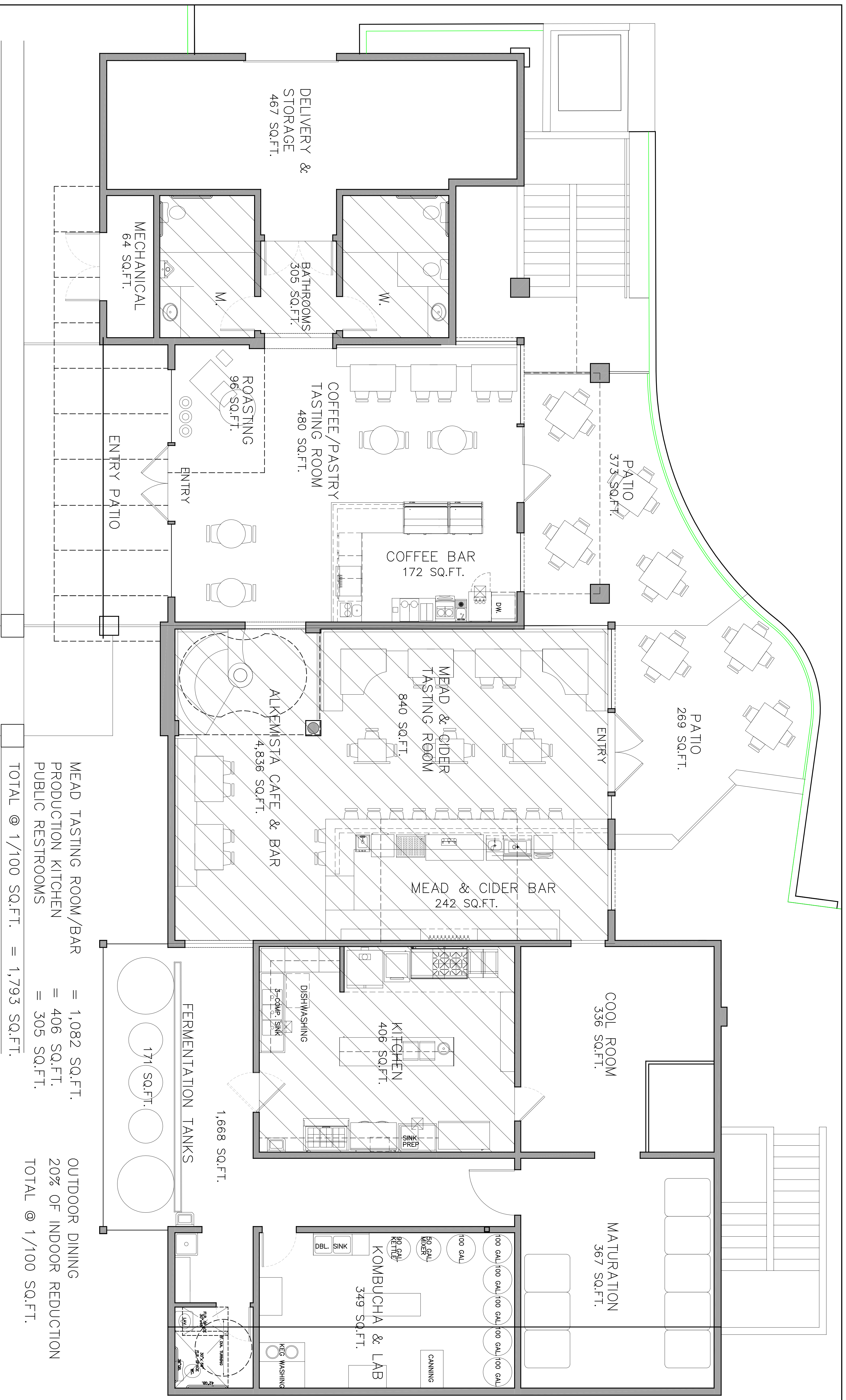
SITE SIGNAGE PLAN AND ELEVATION
 SCALE: 1" = 20'-0"

SITE CIRCULATION AND SIGNAGE

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: 03/24/2023 928-821-2182





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.		
TOTAL @ 1/100 SQ.FT.	= 748 SQ.FT.		
MICROBREWERY PRODUCTION	= 1,668 SQ.FT.		
COFFEE ROASTING AREA	= 96 SQ.FT.		
DELIVERY/STORAGE/MECHANICAL	= 531 SQ.FT.		
TOTAL @ 1/1,000 SQ.FT.	= 2,295 SQ.FT.		

BUILDING ONE LOWER FLOOR PLAN

ALKEMISTA BREWERY AND COFFEE ROASTING
GOMA PROPERTIES DEVELOPMENT

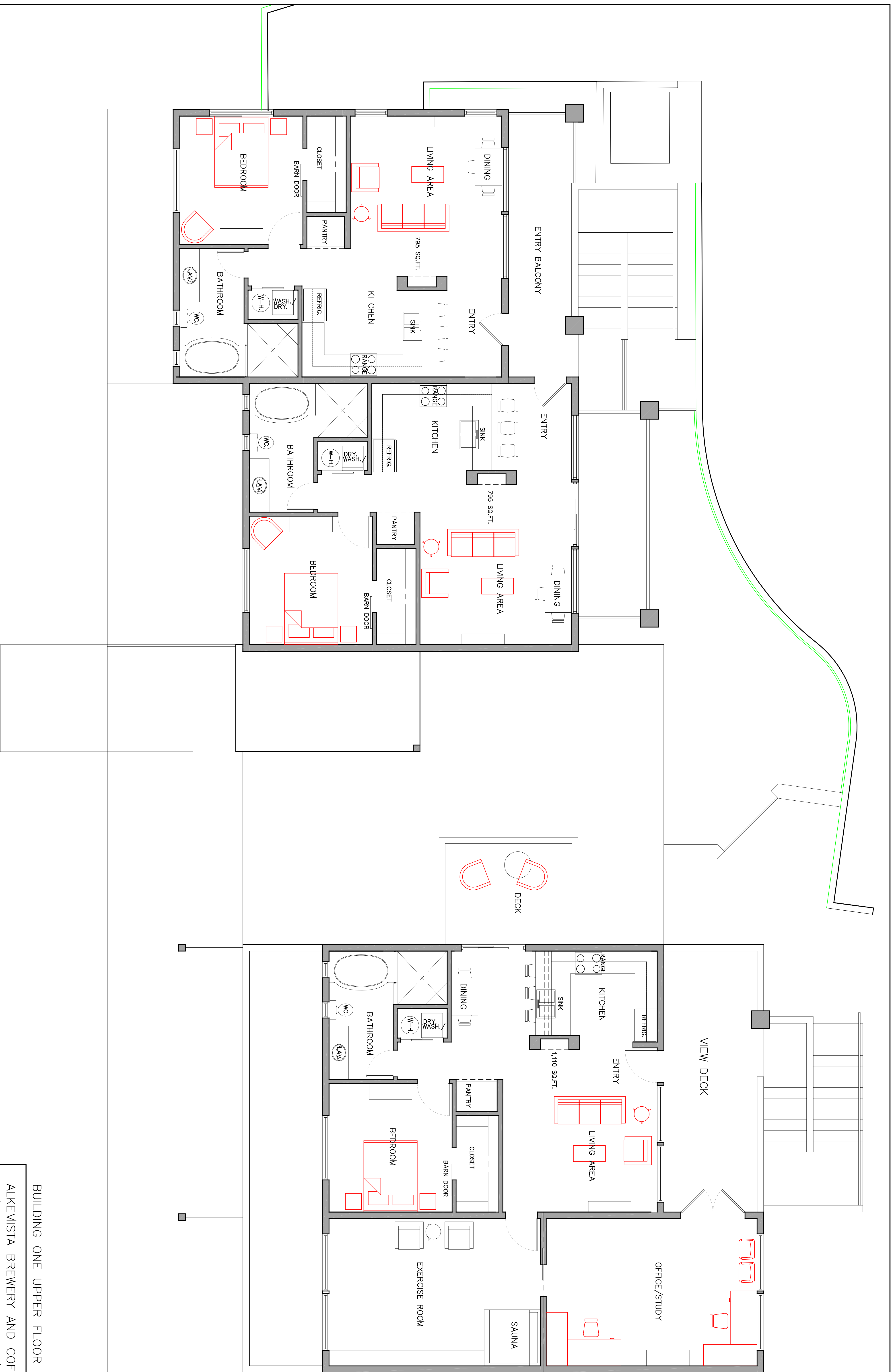
2140 S.R. 89-A - 40 GOODROW LANE
SEDONA, ARIZONA

DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340
REVISED: 01/24/2023 928-821-2182



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

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

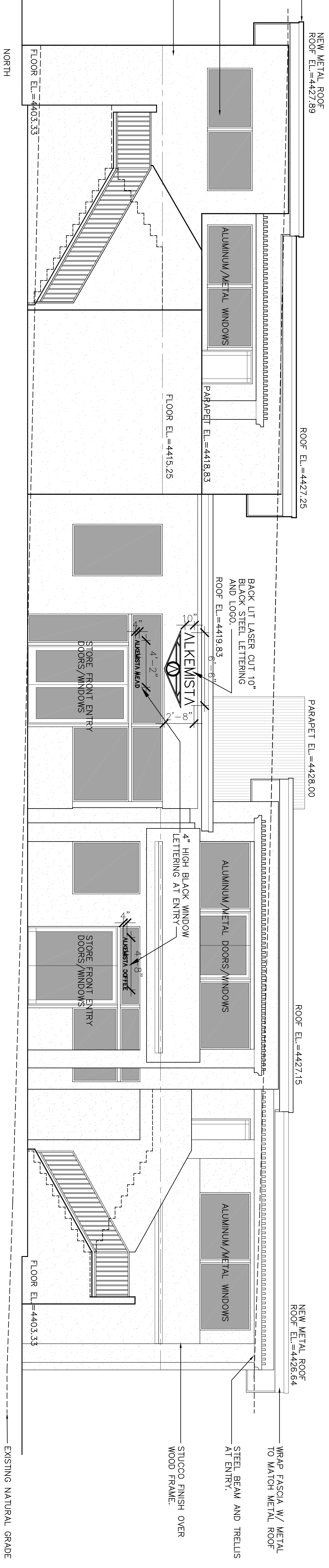
DAN SURBER ARCHITECT
 P.O. BOX 3764 SEDONA, AZ. 86340

REVISED: 01/24/2023

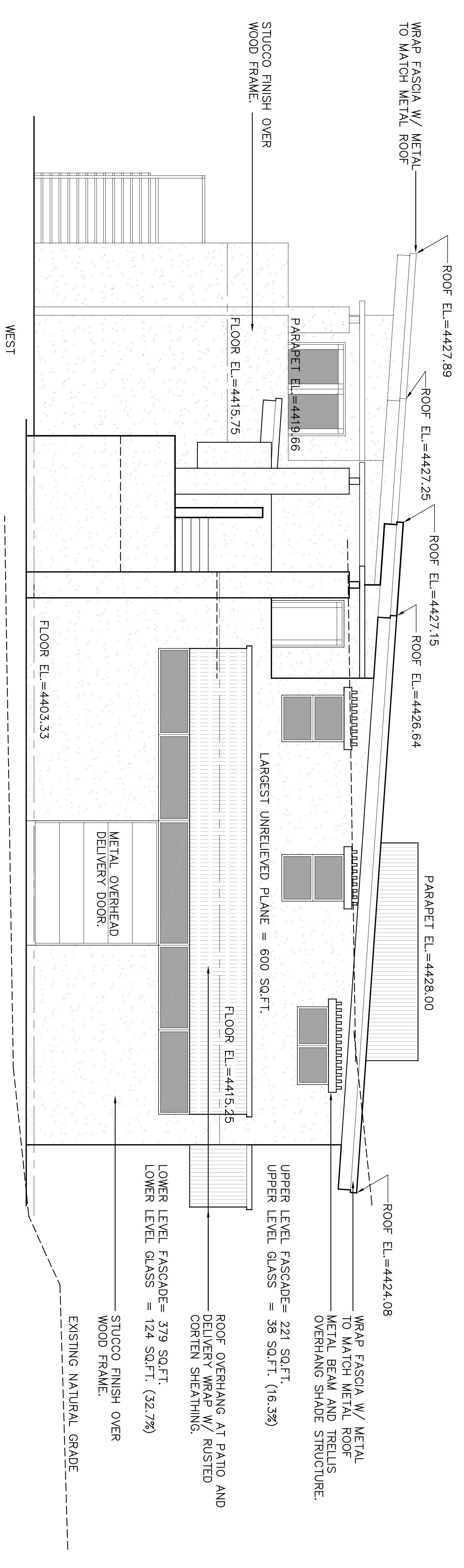
PRELIMINARY UPPER PLAN – ALKEMISTA CAFE & BAR

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





ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +5 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 6 POINTS WHICH = 3 FT. ADDITIONAL HT.

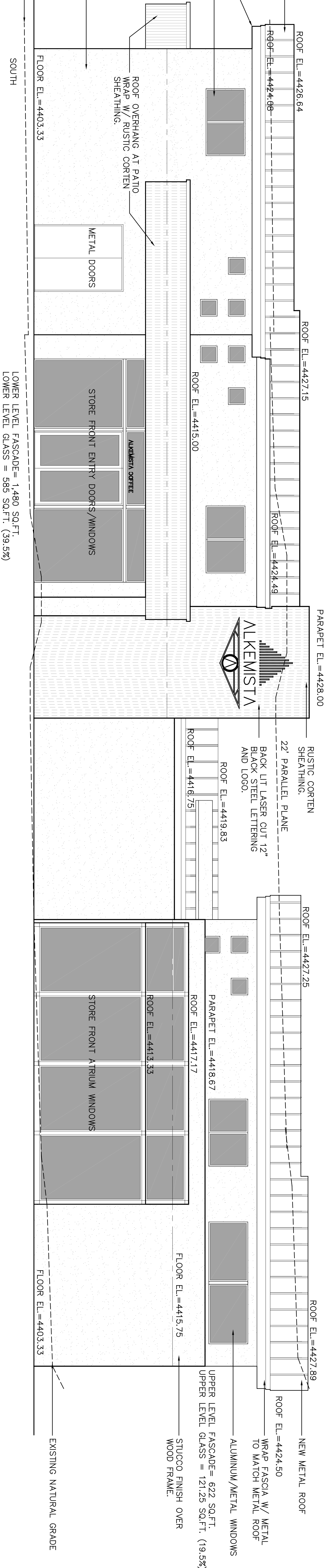


PRELIMINARY ELEVATIONS – ALKEMISTA CAFE & BAR
 SCALE: 1/4" = 1'-0"

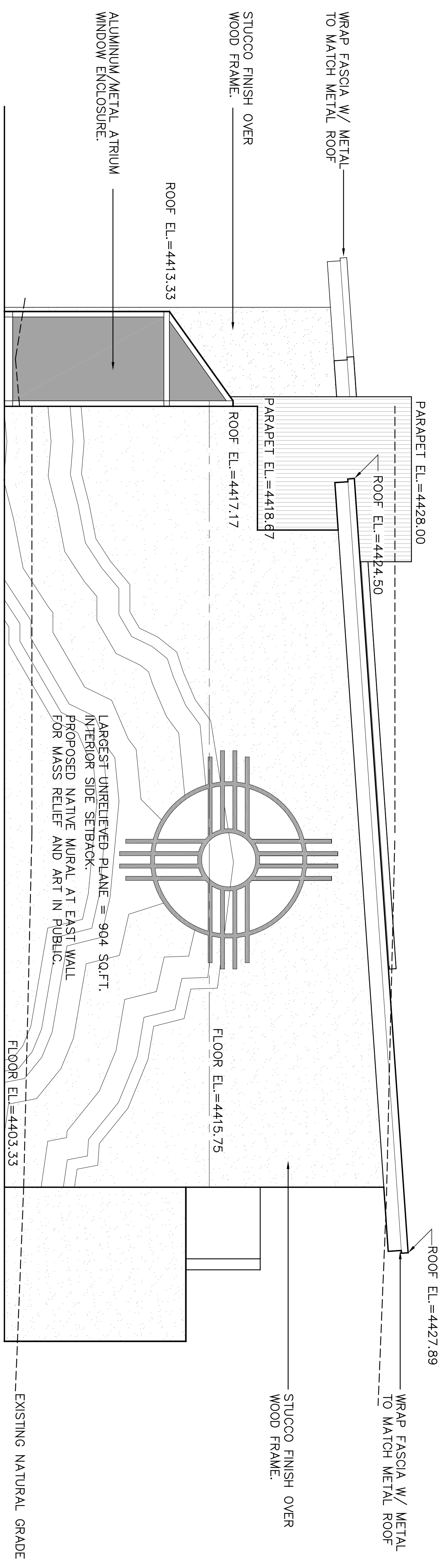
BUILDING ONE EXTERIOR ELEVATIONS

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
 REVISED: 03/24/2023 928-821-2182





ALTERNATE STANDARDS
 PRIMARY COLOR LRV % = 16% = +5 POINTS
 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 6 POINTS WHICH = 3 FT. ADDITIONAL HT.



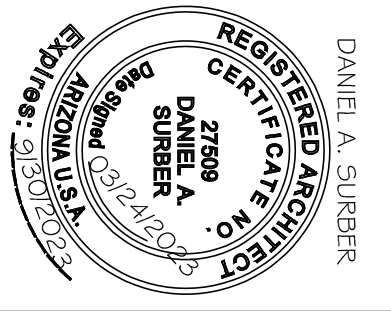
We will be providing a mural at the east building facade of building number #1. The public art shall meet the requirements of public art in public places and shall be a permanent, site-specific, three-dimensional mass. Actual mural shall be created by qualified artist and shall be approved by the Owner and City of Sedona. (not actual mural above)

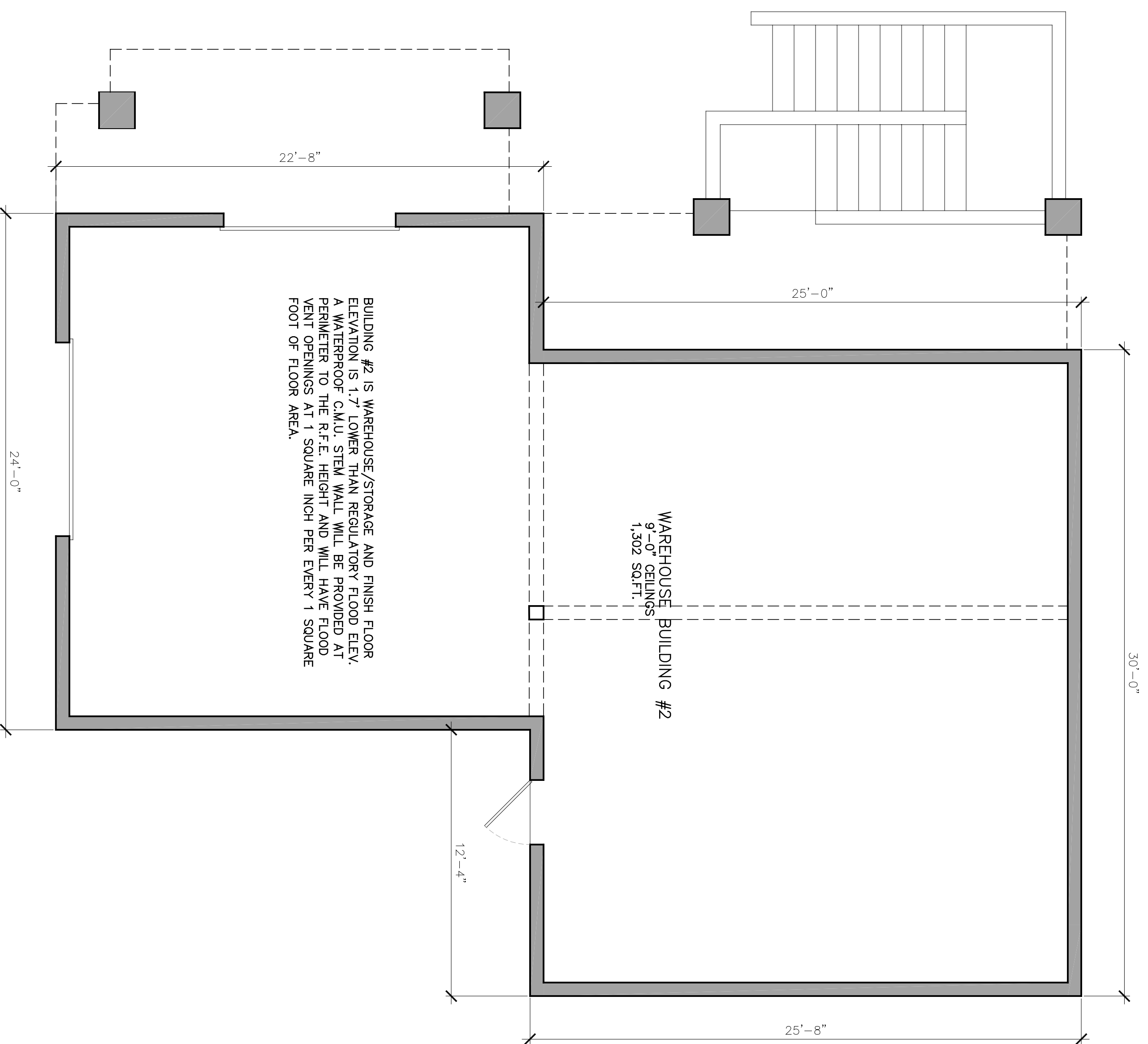
PRELIMINARY ELEVATIONS – ALKEMISTA CAFE & BAR

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

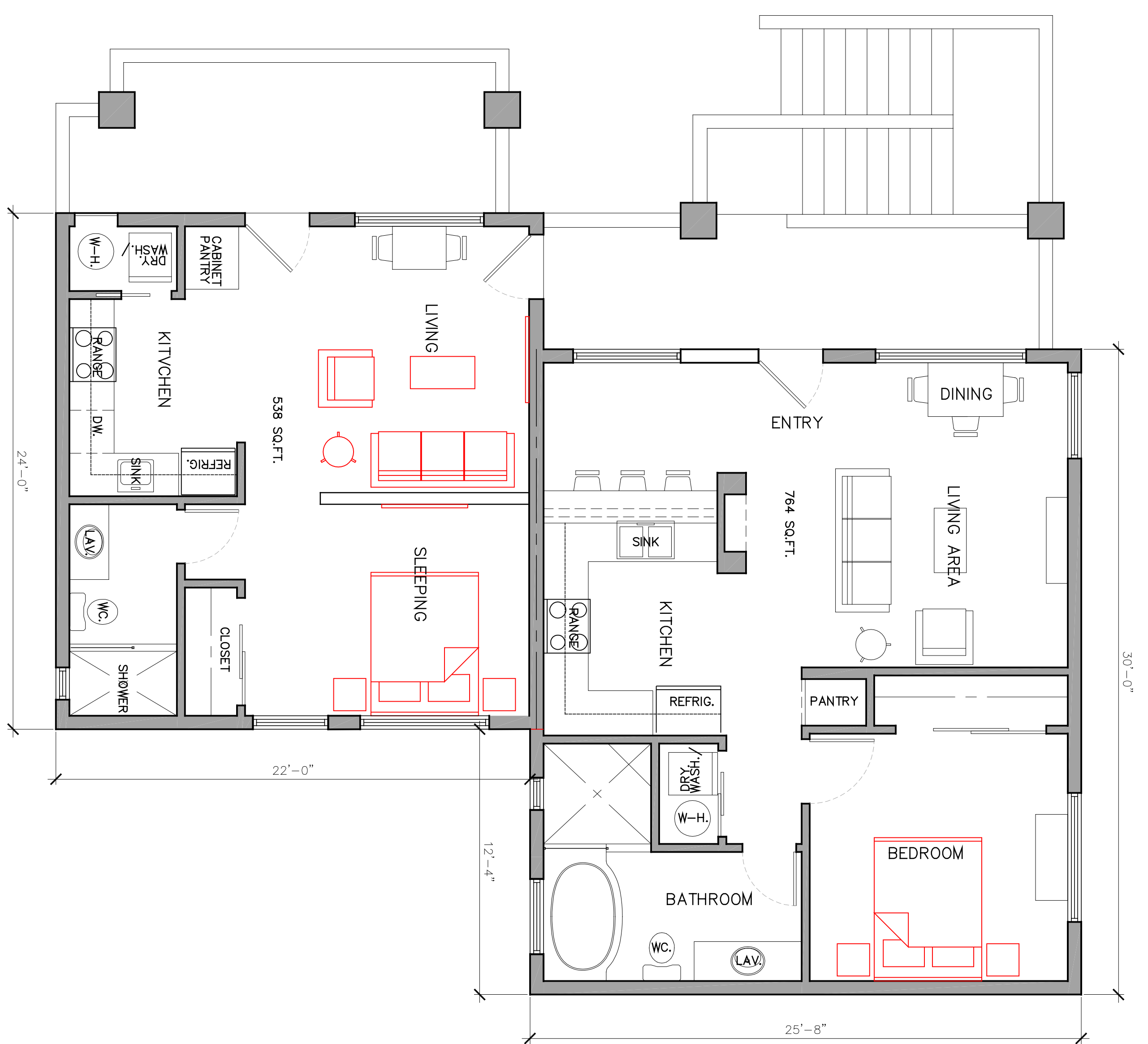
BUILDING ONE EXTERIOR ELEVATIONS

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



UPPER LEVEL PLAN

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

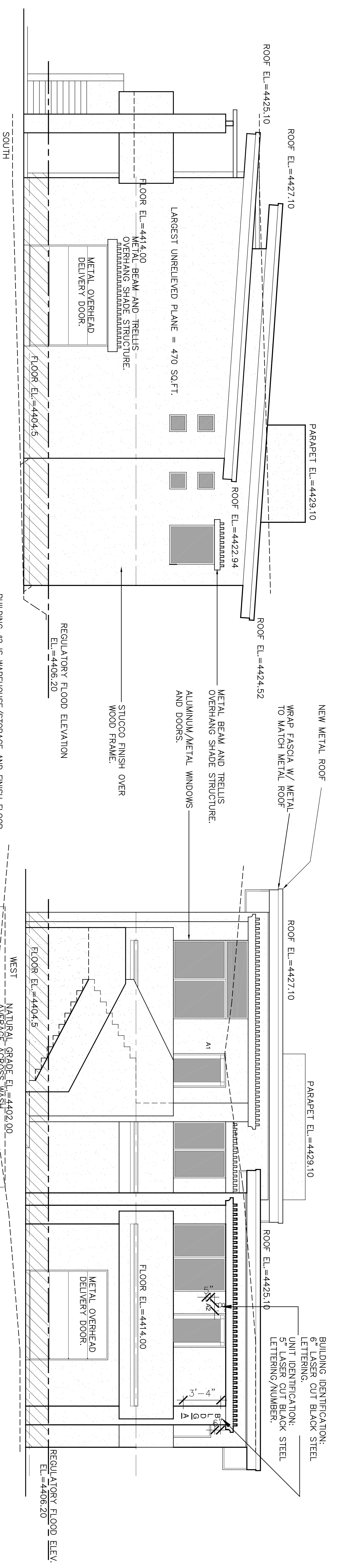
PARCEL #1 408-24-070A & PARCEL #2 408-24-070C

DAN SURBER ARCHITECT

P.O. BOX 3764
SEDONA, AZ.

86340 928-821-2182

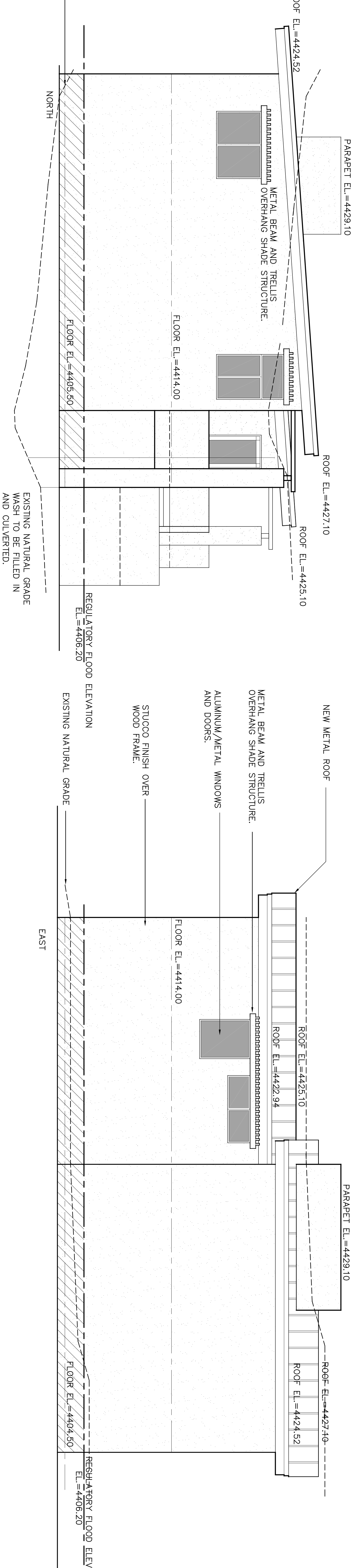




BUILDING #2 IS WAREHOUSE/STORAGE AND FINISH FLOOR ELEVATION IS 1.7' LOWER THAN REGULATORY FLOOD ELEV. A WATERPROOF C.M.U. STEM WALL WILL BE PROVIDED AT PERIMETER TO THE R.F.E. HEIGHT AND WILL HAVE FLOOD VENT OPENINGS AT 1 SQUARE INCH PER EVERY 1 SQUARE FOOT OF FLOOR AREA.

BUILDINGS WITHIN A CITY RECOGNIZED FLOODPLAIN MAY BE MEASURED FROM THE REGULATORY FLOODPLAIN ELEVATION AS ESTABLISHED BY THE CITY OF SEDONA FLOODPLAIN STUDY.

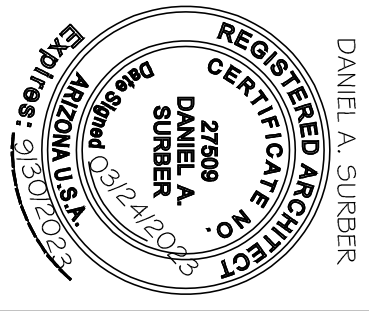
ALTERNATE STANDARDS
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 LARGEST UNRELIEVED PLANE = < 600 SQ.FT. = +1 POINTS
 TOTAL CREDITS = 6 POINTS WHICH = 3 FT. ADDITIONAL HT.



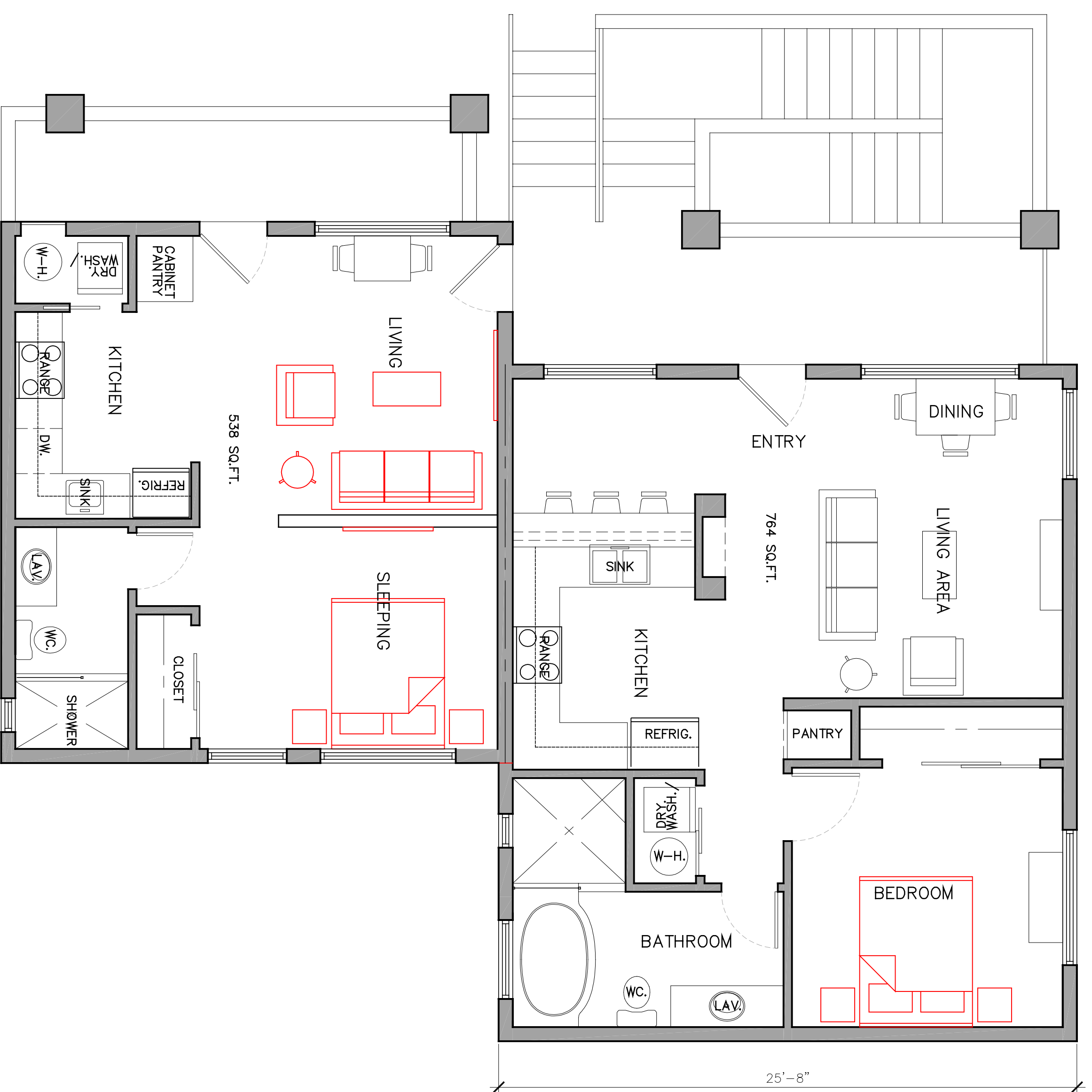
BUILDING TWO ELEVATIONS

PRELIMINARY EXTERIOR ELEVATIONS – BUILDING TWO

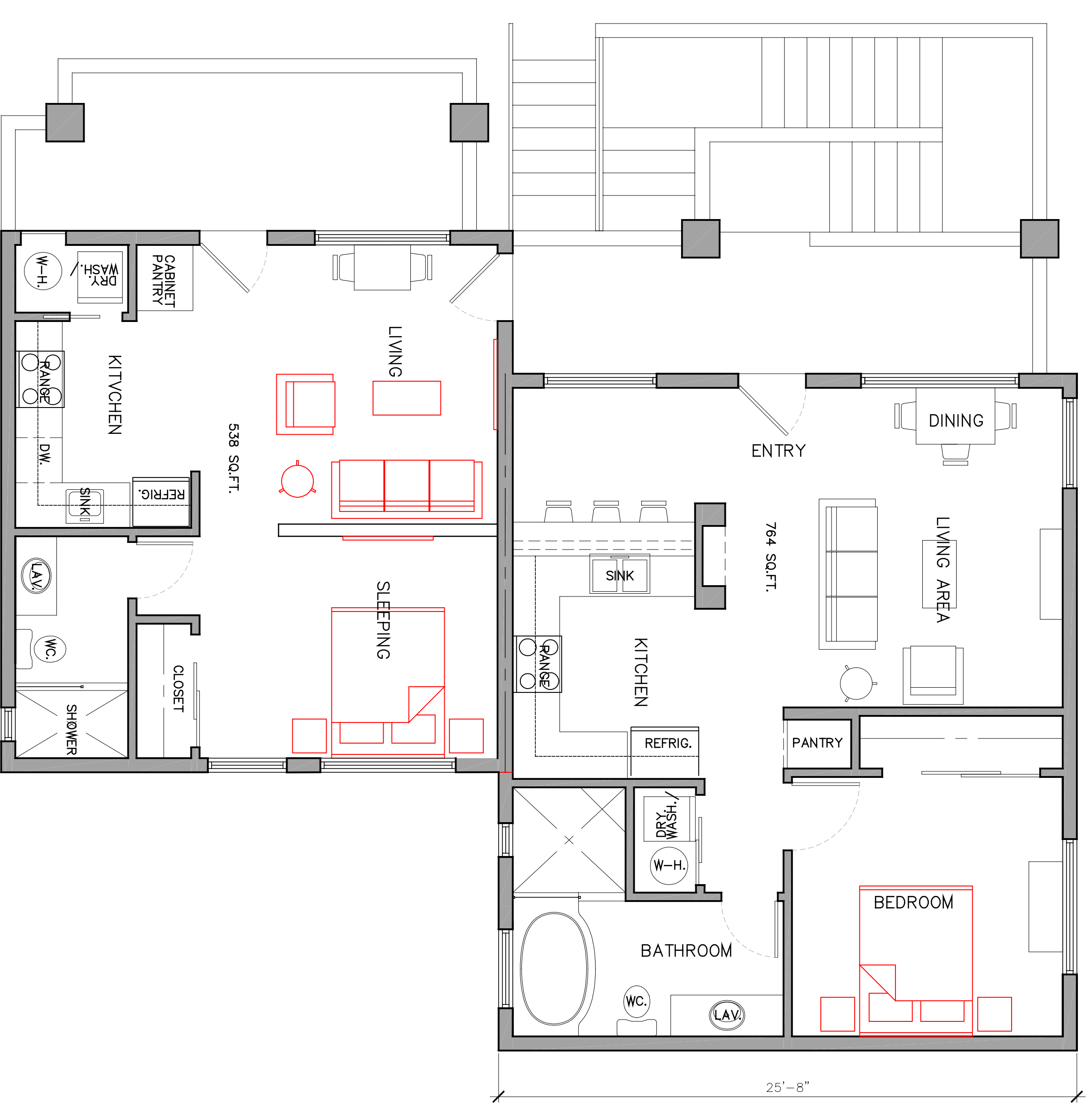
SCALE: 1/4" = 1'-0"



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"



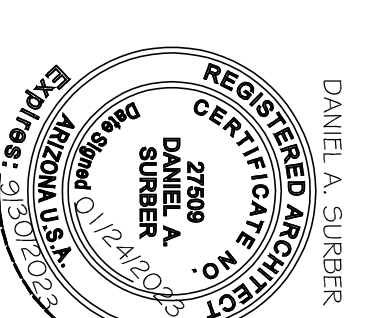
PRELIMINARY UPPER PLAN
SCALE: 1/4" = 1'-0"

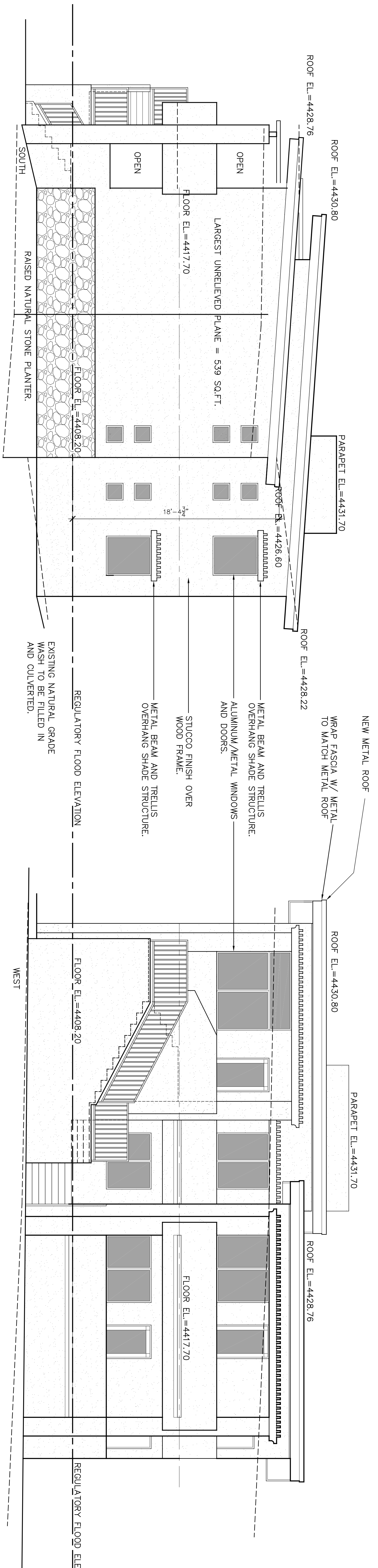
PRELIMINARY FLOOR PLANS – BUILDING THREE

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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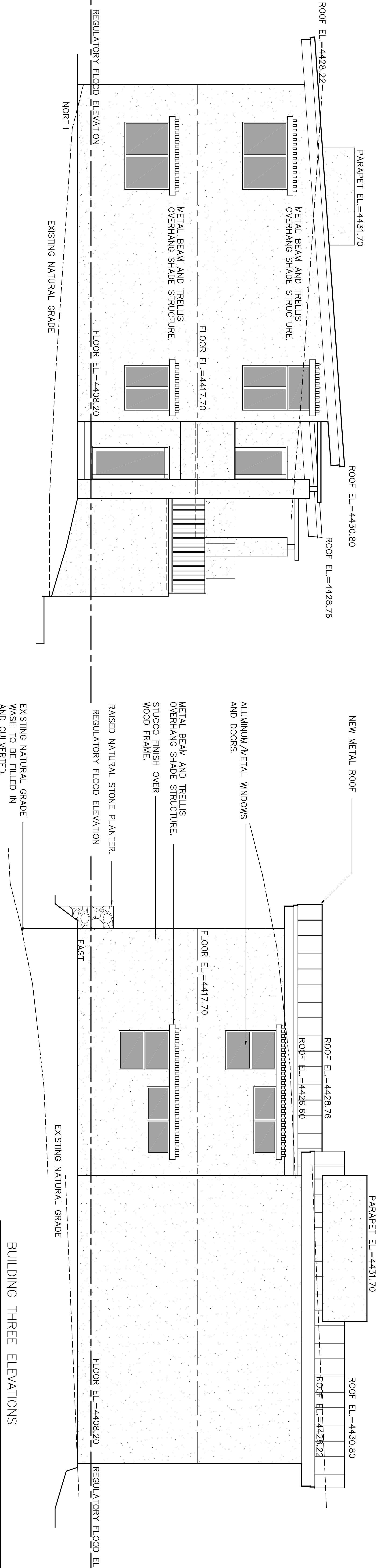




BUILDINGS WITHIN A CITY RECOGNIZED FLOODPLAIN MAY BE MEASURED FROM THE REGULATORY FLOODPLAIN ELEVATION AS ESTABLISHED BY THE CITY OF SEDONA FLOODPLAIN STUDY.

ALTERNATE STANDARDS

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- LARGEST UNRELEVED PLANE = < 600 SQ.FT. = +1 POINTS
- TOTAL CREDITS = 6 POINTS WHICH = 3 FT. ADDITIONAL HT.



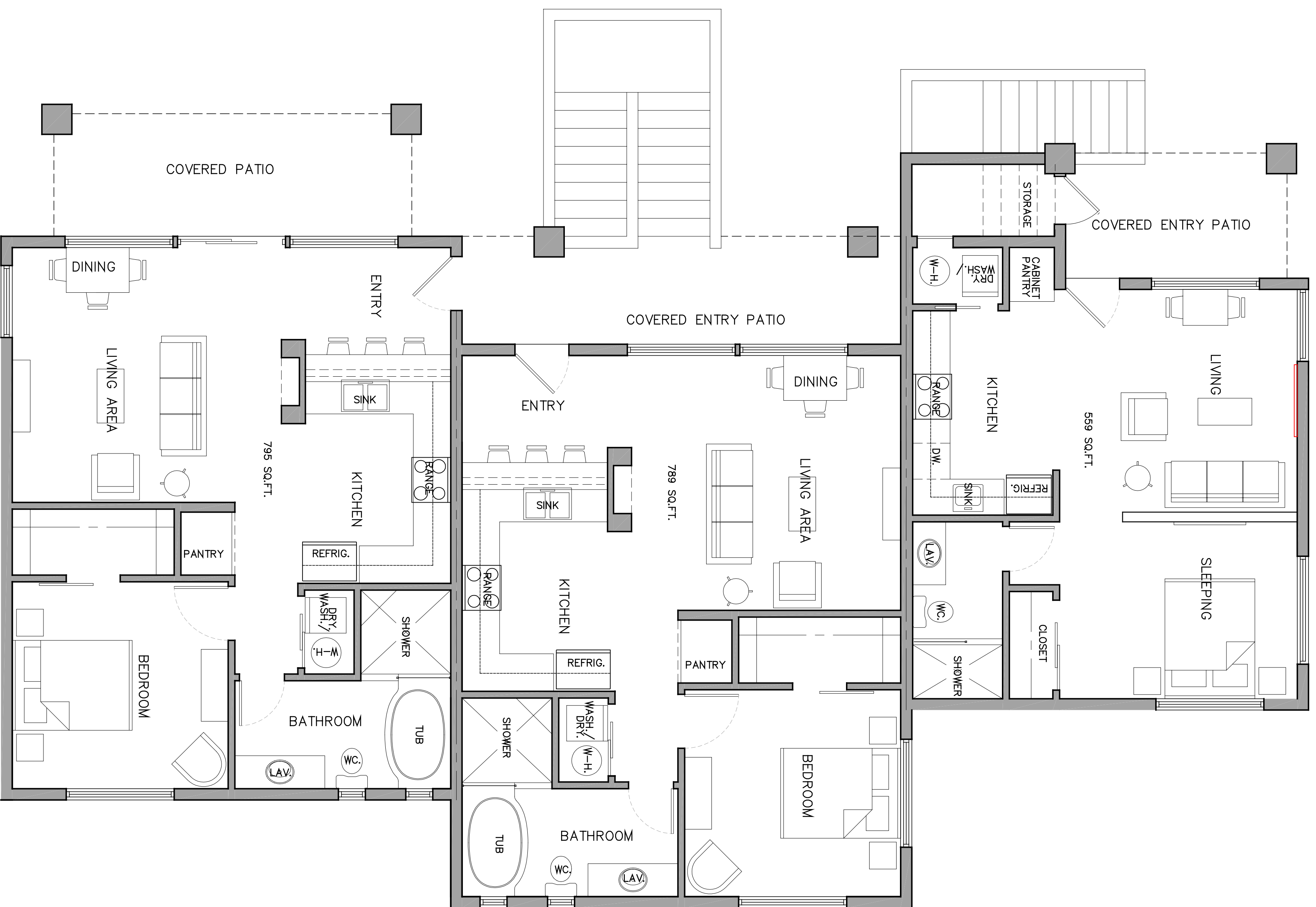
PRELIMINARY ELEVATIONS - RESIDENTIAL BUILDING THREE

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

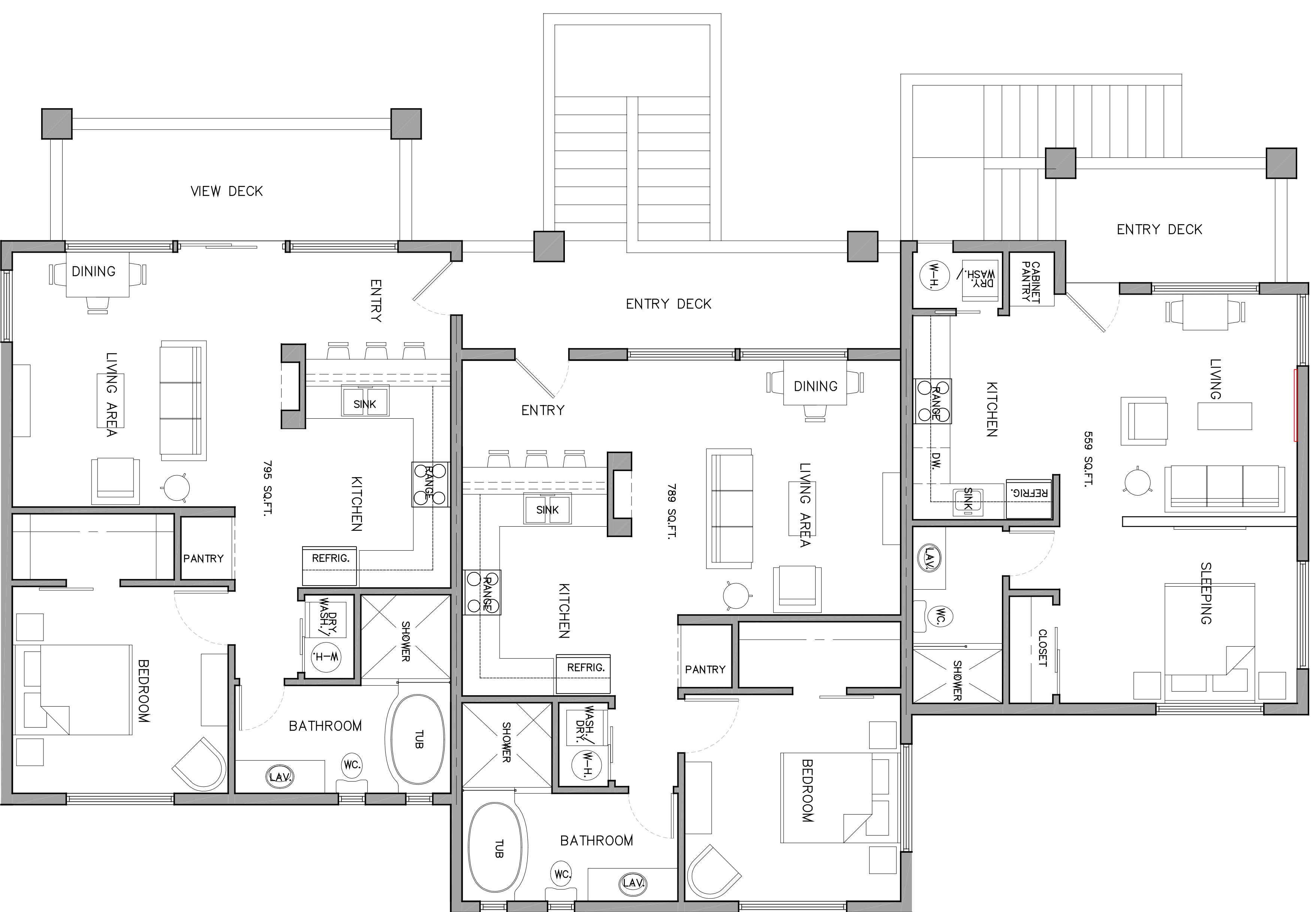
BUILDING THREE ELEVATIONS

ALKEMISTA BREWERY AND COFFEE ROASTING
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 2140 S.R. 89-A - 40 GOODROW LANE
 SEDONA, ARIZONA
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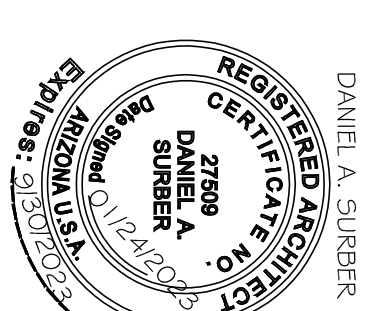
PRELIMINARY LOWER PLAN
SCALE: 1/4" = 1'-0"



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

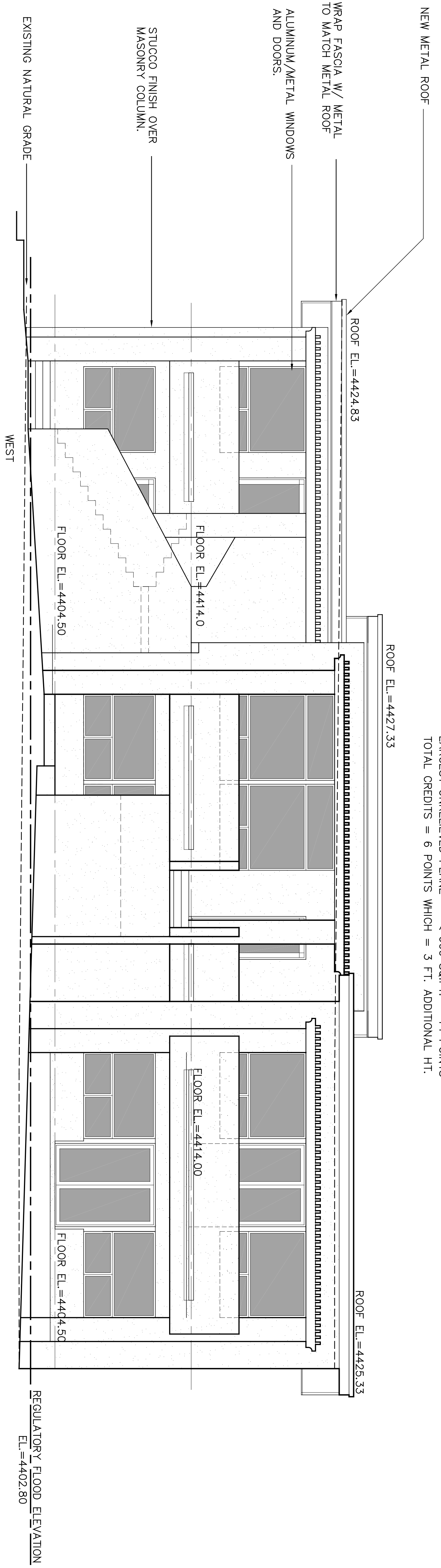
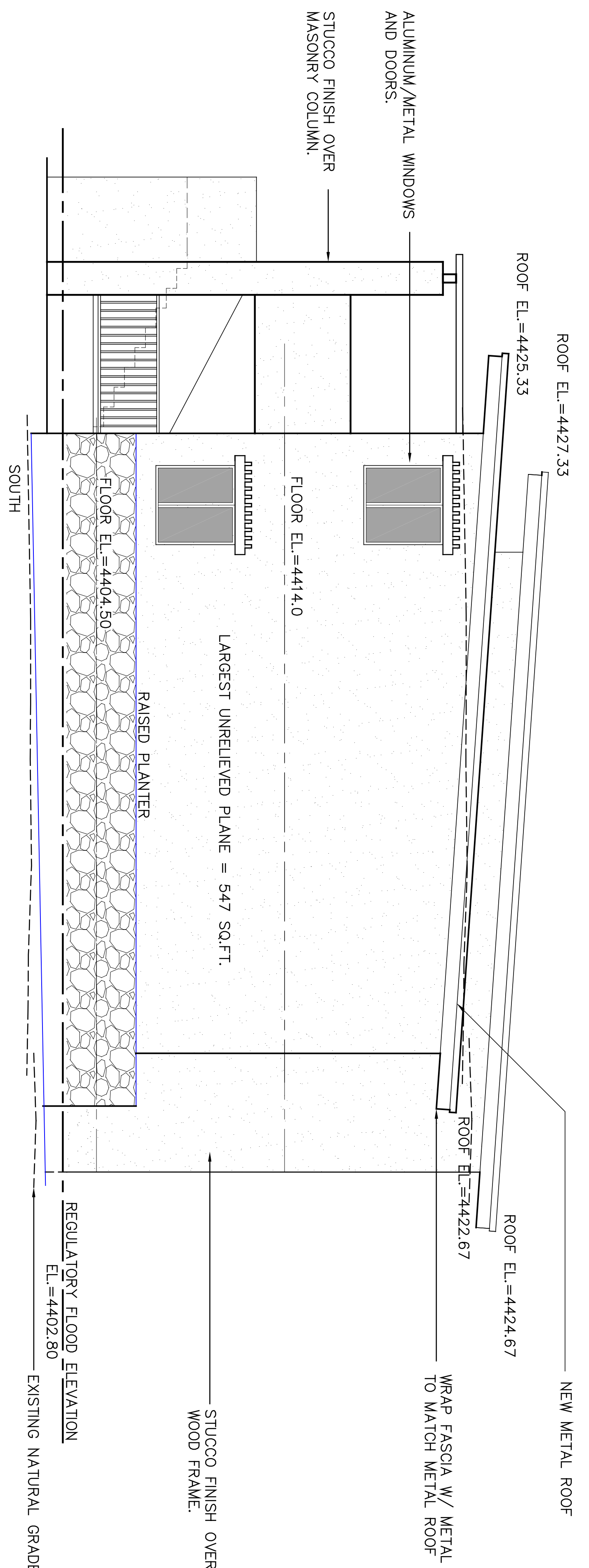
PRELIMINARY FLOOR PLANS – RESIDENTIAL BUILDING FOUR

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
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BUILDINGS WITHIN A CITY RECOGNIZED FLOODPLAIN MAY BE MEASURED FROM THE REGULATORY FLOODPLAIN ELEVATION AS ESTABLISHED BY THE CITY OF SEDONA FLOODPLAIN STUDY.

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 TOTAL CREDITS = 6 POINTS WHICH = 3 FT. ADDITIONAL HT.

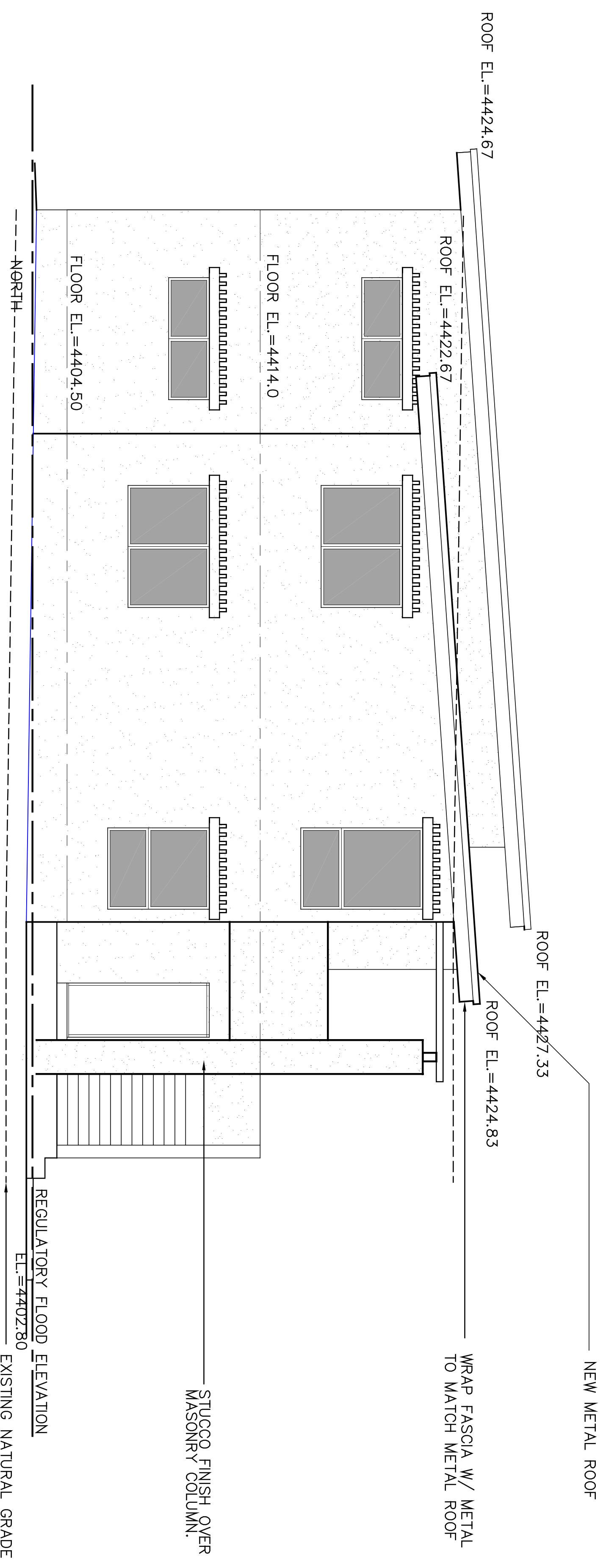
PRELIMINARY ELEVATIONS – RESIDENTIAL BUILDING FOUR

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



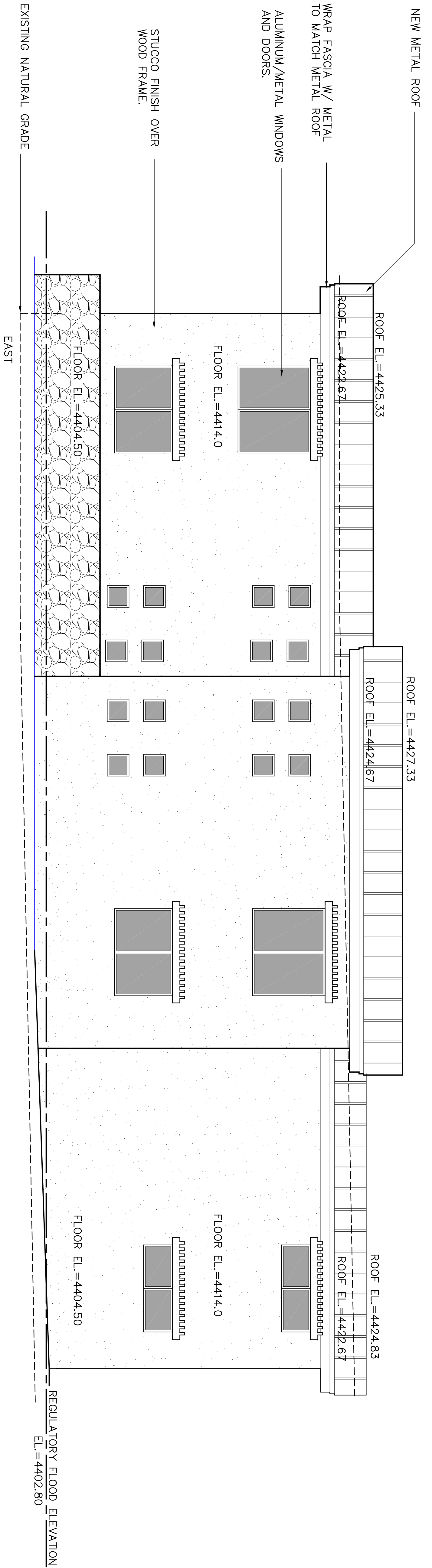
BUILDING FOUR ELEVATIONS

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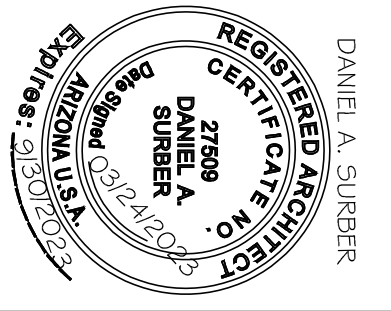
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PRELIMINARY ELEVATIONS - RESIDENTIAL BUILDING FOUR

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

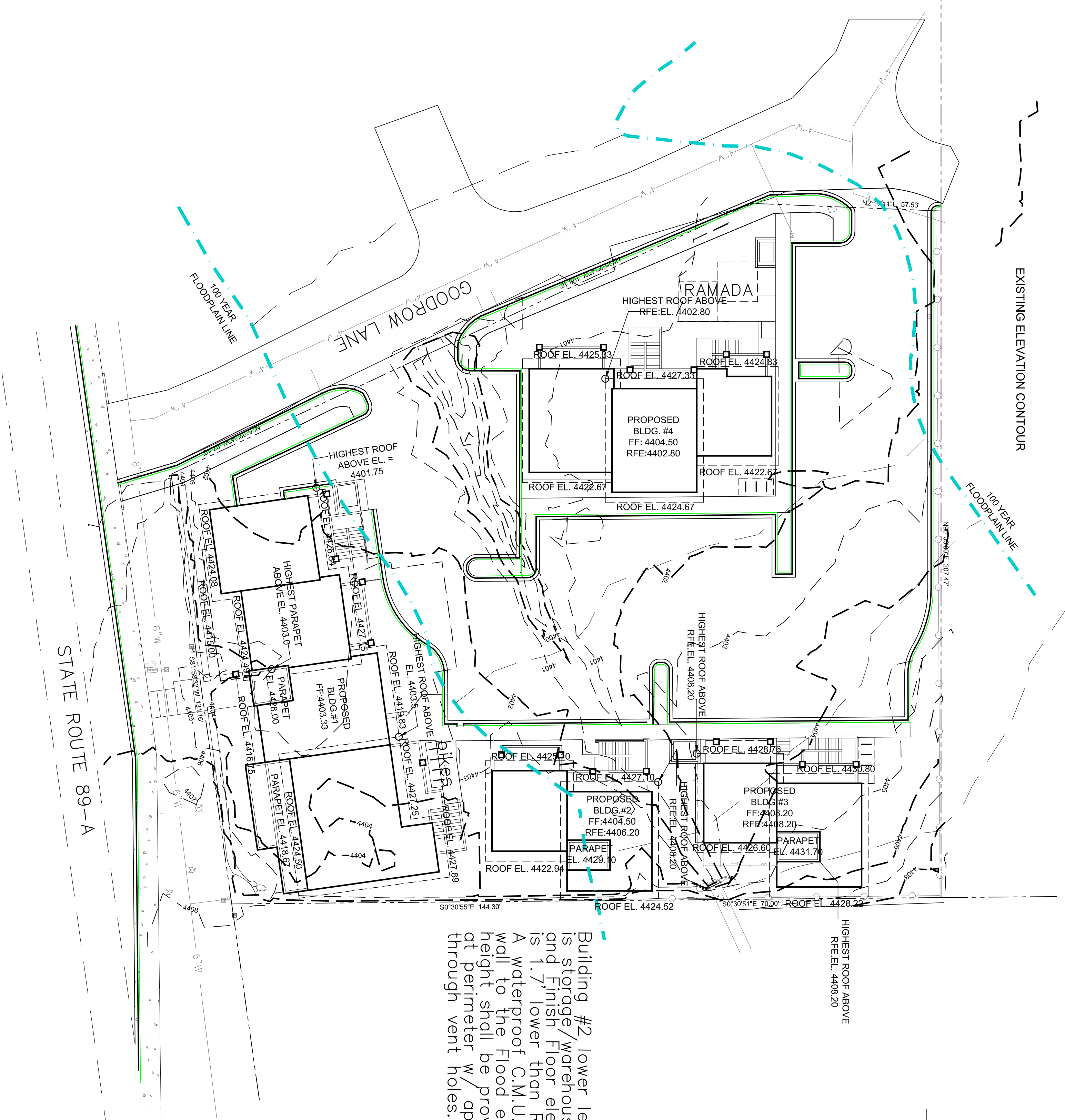
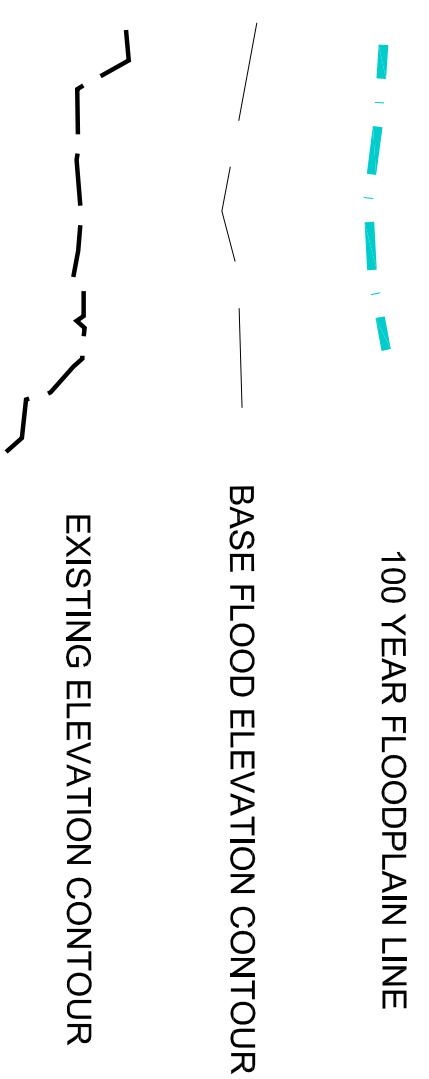


BUILDING FOUR ELEVATIONS

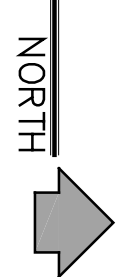
ALKEMISTA BREWERY AND COFFEE ROASTING
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 2140 S.R. 89-A - 40 GOODROW LANE
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CONTOUR LINE DESCRIPTION

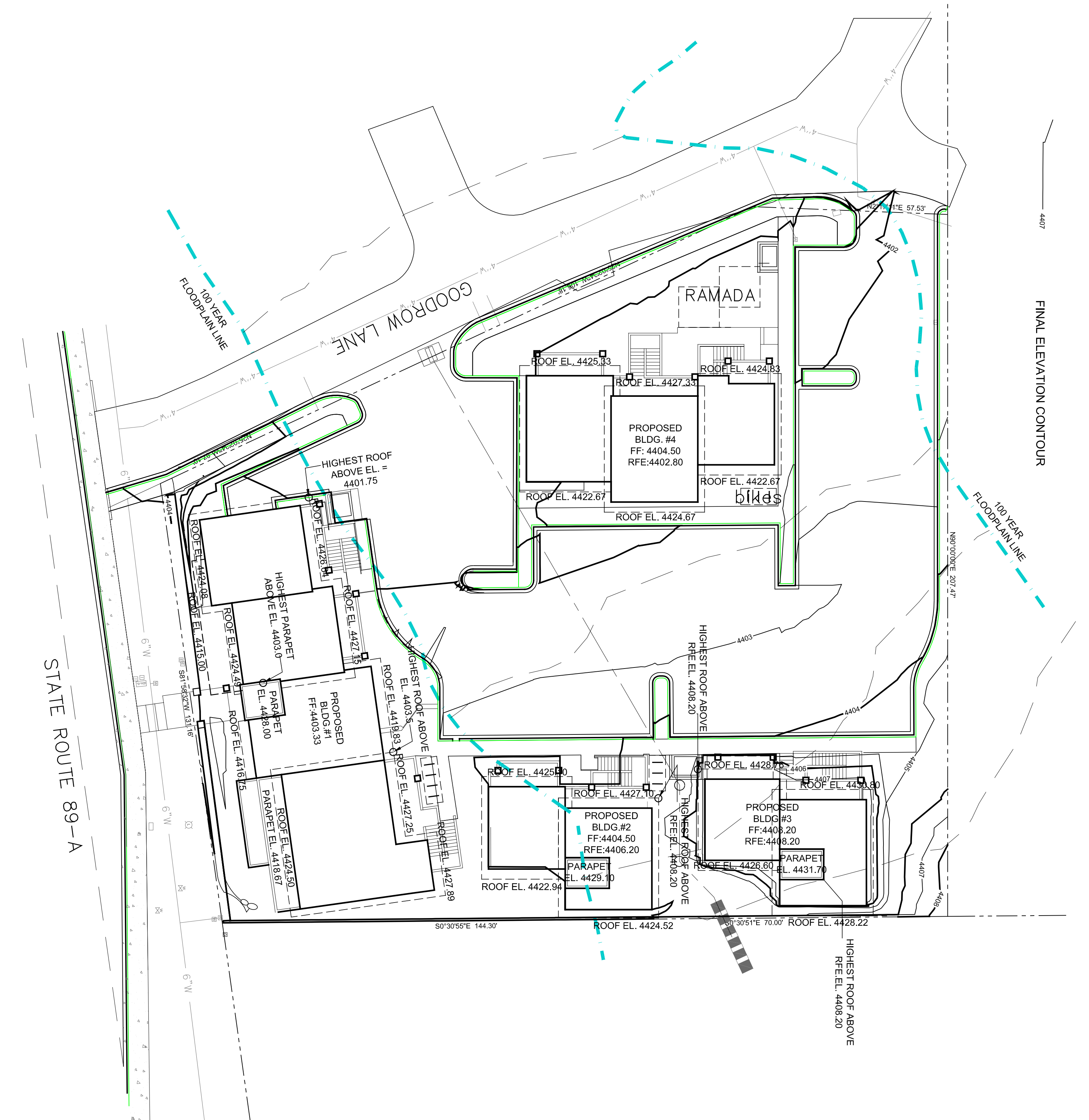
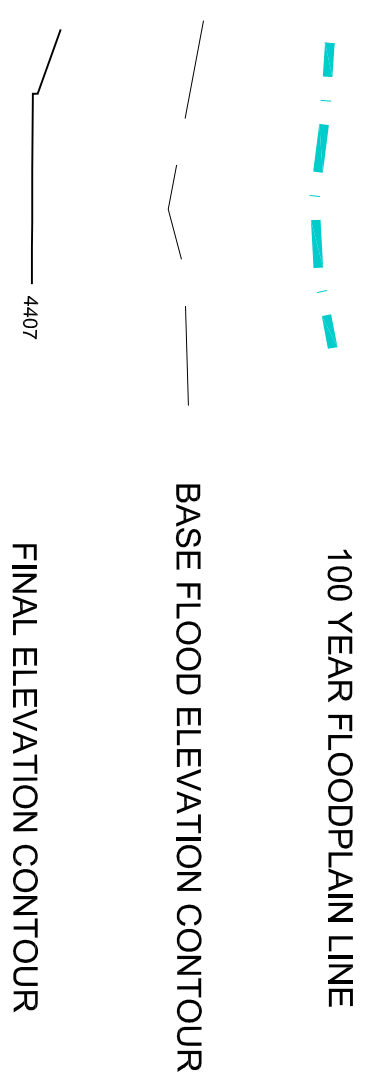


BUILDING HEIGHTS W/ EXISTING GRADE LINES
SCALE: 1" = 20'-0"

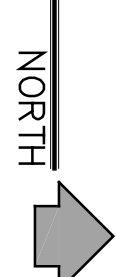


Building #2 lower level is storage/warehouse and Finish Floor elev. is 1.7' lower than RFE. A waterproof C.M.U. stem wall to the Flood elev. height shall be provided at perimeter w/ appropriate through vent holes.

CONTOUR LINE DESCRIPTION



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
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REVISED: 03/24/2023



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.

Adoptive 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.C(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, 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.

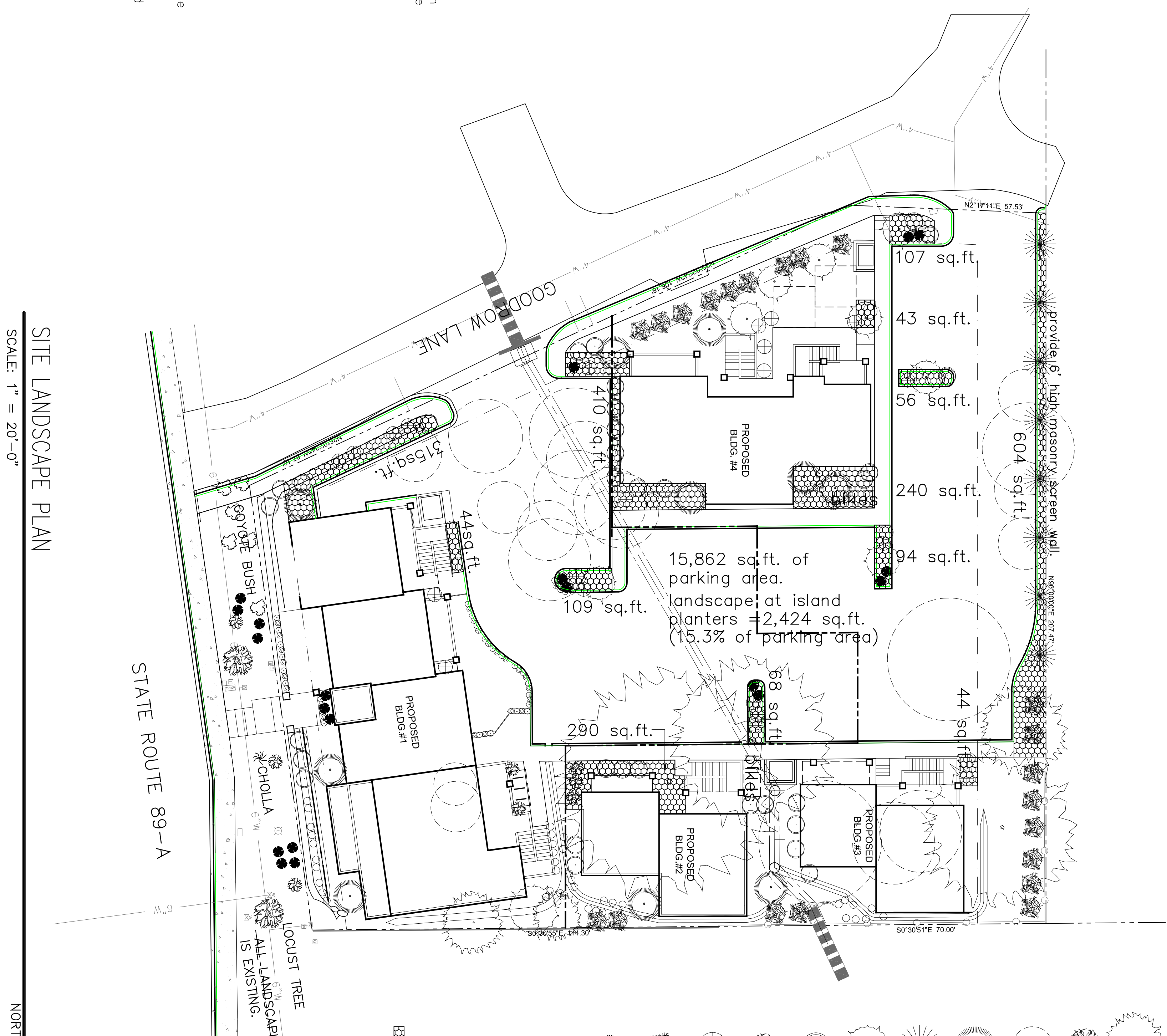
c. Tree Protection During Construction Activities

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 drip line of the tree to be saved and shall be a minimum of three feet in height.

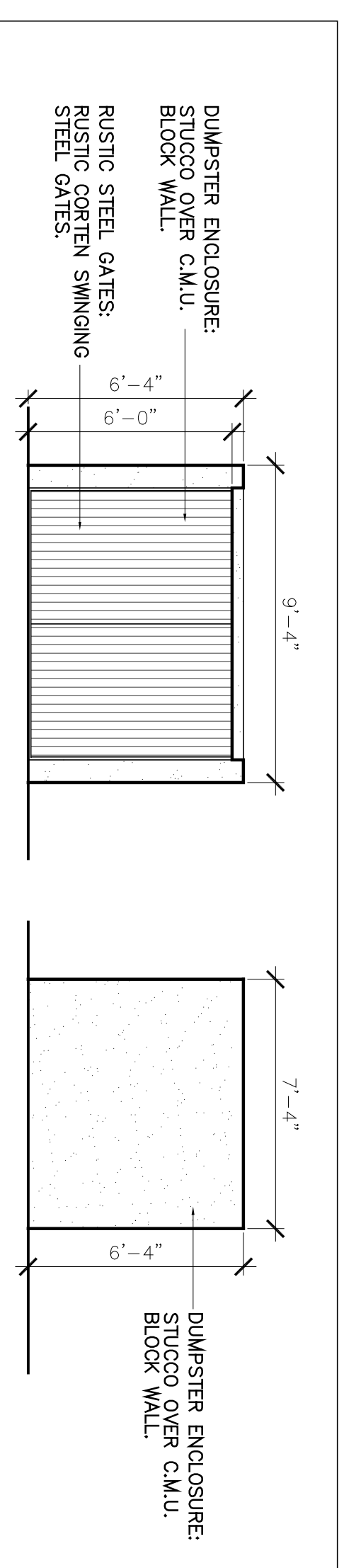


SITE LANDSCAPE PLAN
SCALE: 1" = 20'-0"

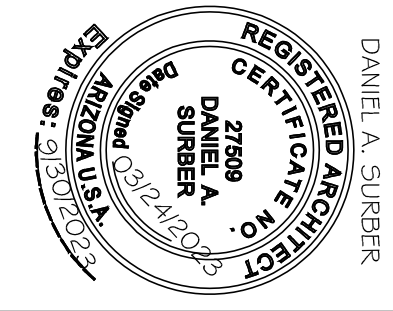
PLANT LIST AND LEGEND

COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.	QTY. @ PARKING
EXISTING SITE TREE (4 trees w/ 8"-12.5" diameter and 3 trees w/ 13" to 24.5" diameter)			7	3
EXISTING LOCUST TREE (2 trees w/ 4" to 7.5" diameter)			2	-
EXISTING TREE TO BE REMOVED			20	-
NEW PINON PINE TREE	PINUS EDULIS	15 GAL.	10	5
ARIZONA CYPRESS	CUPRESSUS ARIZONICA	15 GAL.	8	8
VELVET ARIZONA ASH	FRAXINUS VELUTINA	15 GAL.	8	5
THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	34	21
TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	10	3
FREMONT BARBERY	BERBERIS FREMONTII	5 GAL.	24	24
ROUNDLEAF SNOWBERRY	SYMPHORICARPUS ROTUNDFOLIUS	5 GAL.	21	2
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	18	9
MEXICAN GRASS	NASELLA TENUISSIMA	1 GAL.	40	-
SUNDANCER DAISY	HYMENOXYS ACALUIS	1 GAL.	23	-
BLACKFOOT DAISY	MELAMPOLIUM LEUCANTHUM	1 GAL.	23	-
TOTAL LANDSCAPE AREA AT PARKING			= 2,424 SQ.FT. (15.3%)	
TOTAL SITE LANDSCAPE AREA			= 8,692 SQ.FT. (21.4%)	

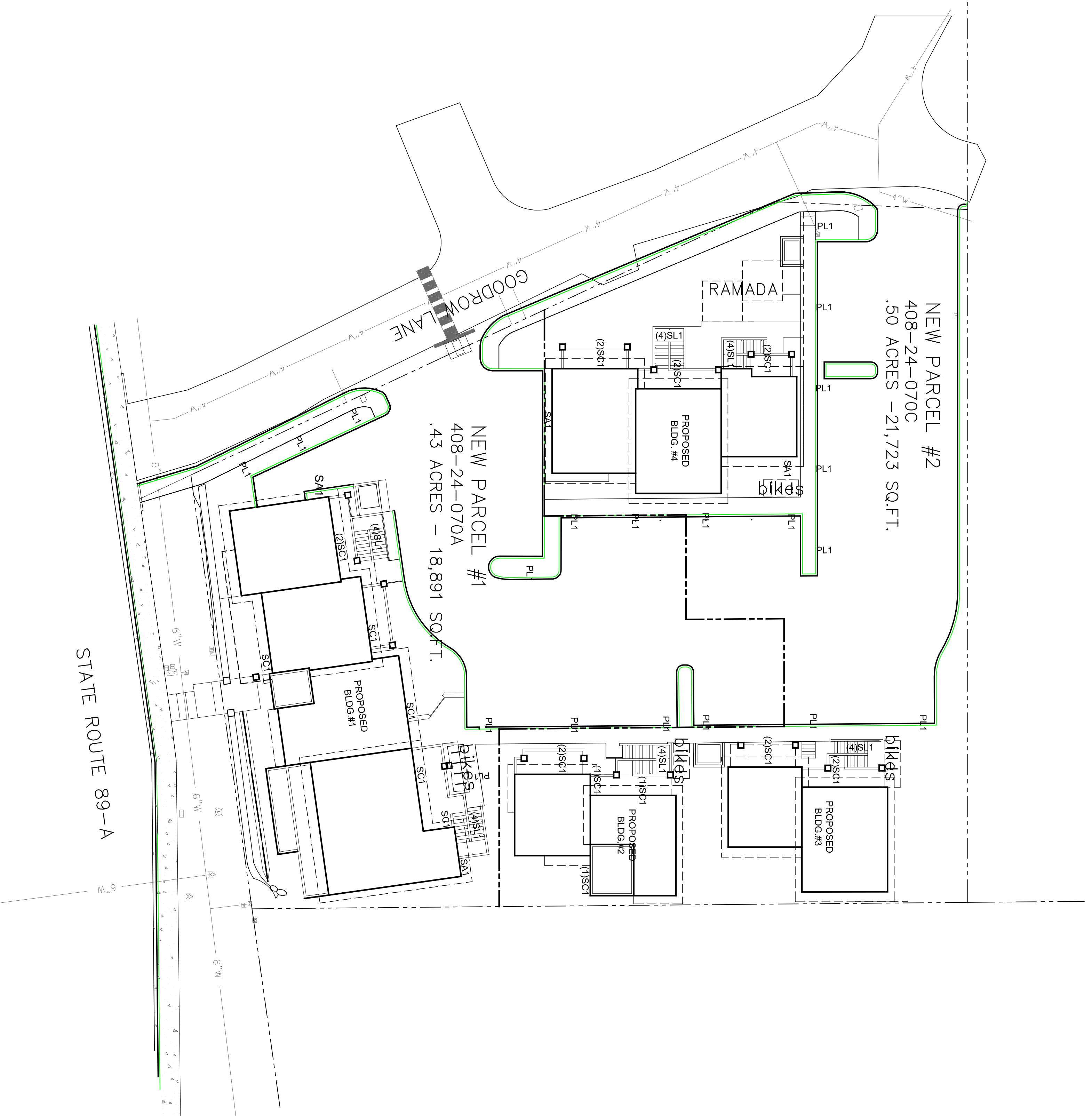
NORTH



TYPICAL DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

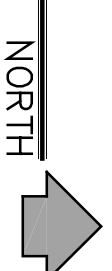


DANIEL A. SURBER
REGISTERED ARCHITECT
NO. 27898
STATE OF ARIZONA
ALKEMISTA BREWERY AND COFFEE ROASTING
GOMA PROPERTIES DEVELOPMENT
2140 S.R. 89-A – 40 GOODROW LANE
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REVISED: 03/24/2023



SITE/BUILDING LIGHTING PLAN

SCALE: 1" = 20'-0"



PARCEL # 2 - .50 ACRES = 21,723 SQ.FT.

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	2	12,800
	SC1	DECORATIVE WALL SCONCE A19 LED SOFTWARM	2	2,700K	1,100	15	16,500
	PL1	FULL CUTOFF PATH LIGHTING. 12V 4W LED LIGHT BULB.	2	2,700K	150	14	2,100
	SL1	FULL CUTOFF STEP LIGHTING.	2	2,700K	180	16	2,880
TOTAL PROJECT SITE LUMENS							34,280
TOTAL LUMENS ALLOWED (70,000 X .50ED ACRES)							35,000

NEW FIXTURES

PARCEL # 1 - .43 ACRES = 18,891 SQ.FT.

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	2	12,800
	SC1	DECORATIVE WALL SCONCE A19 LED SOFTWARM	2	2,700K	1,100	7	7,700
	PL1	FULL CUTOFF PATH LIGHTING. 12V 4W LED LIGHT BULB.	2	2,700K	150	6	900
	SL1	FULL CUTOFF STEP LIGHTING.	2	2,700K	180	8	1,440
TOTAL PROJECT SITE LUMENS							22,840
TOTAL LUMENS ALLOWED (70,000 X .43 ACRES)							30,100

NEW FIXTURES

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 2,700K OR LESS, WARM WHITE OR AMBER COLOR.

SITE/BUILDING LIGHTING PLAN

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