





SOUTH ELEVATION

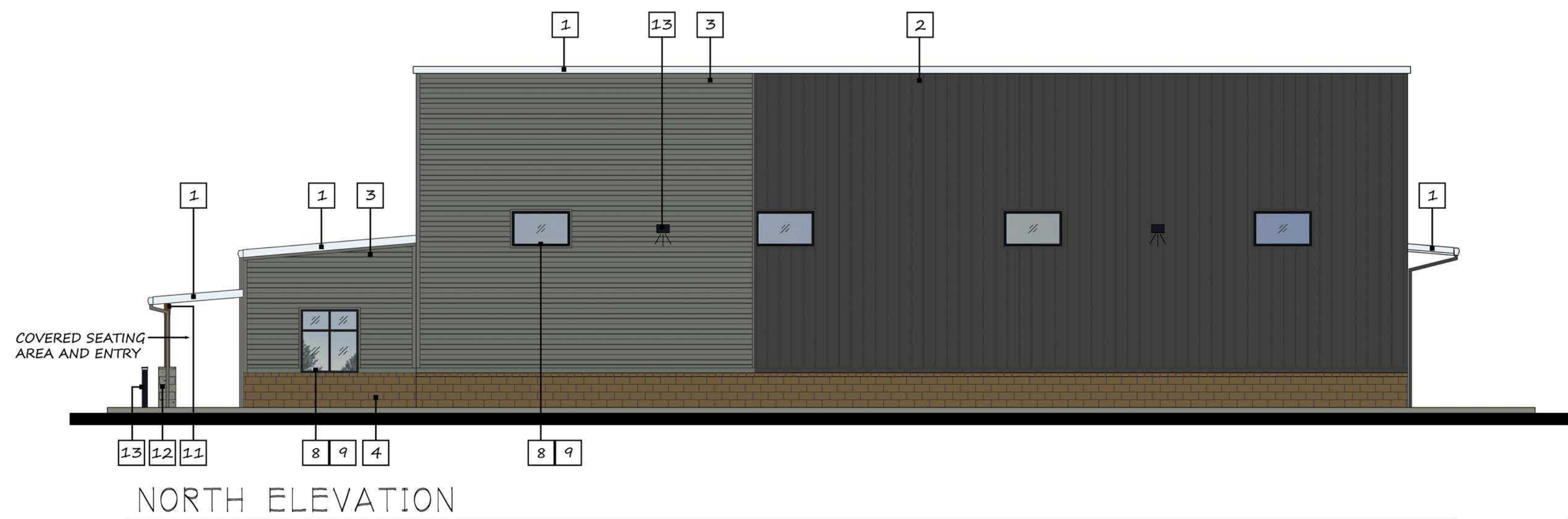
SCALE: 1/8"=1'-0"



EAST ELEVATION

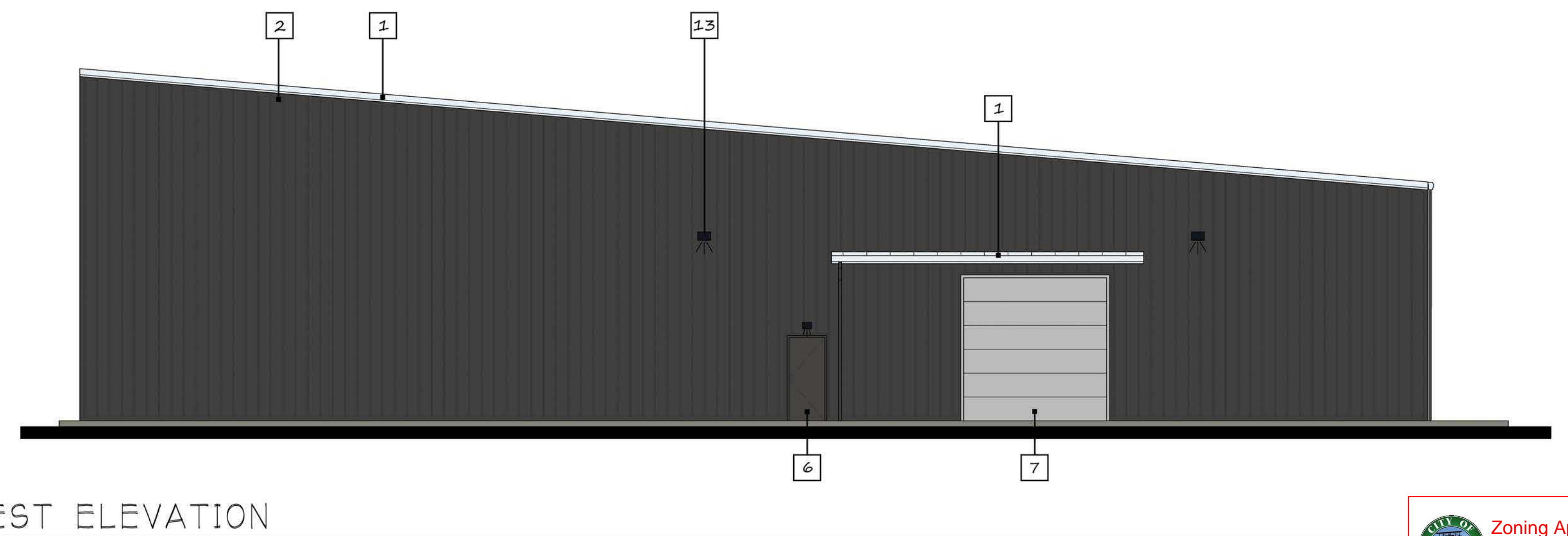
SCALE: 1/8"=1'-0"

- 1 ROOF: STAR BUILDING SYSTEMS , DOUBLE-LOC METAL ROOFING PANELS  
COLOR: SOLAR WHITE (ENERGY EFFICIENT)
- 2 SIDING #1: STAR BUILDING SYSTEMS, PBR WALL PANELS (VERTICAL)  
COLOR: CHARCOAL GRAY
- 3 SIDING #2: STAR BUILDING SYSTEMS, SHADOWRIB WALL PANELS (HORIZONTAL)  
COLOR: ASH GRAY
- 4 WAINSCOT: MUTURAL MATERIALS CMU WITH MATCHING CAP  
COLOR KHAKI
- 5 TAP ROOM DOORS: HOLLOW METAL DOORS AND FRAMES WITH GLAZING, PAINTED  
DOORS/FRAMES  
COLOR: BLACK
- 6 DOORS (NOT @ TAPROOM): HOLLOW METAL DOORS AND FRAMES, PAINT  
COLOR: MATCH TO CHARCOAL GRAY SIDING
- 7 OVERHEAD DOOR: FACTORY FINISH  
COLOR: GRAY
- 8 WINDOWS: FIBERGLASS FRAME  
COLOR: BLACK
- 9 GLAZING: DOUBLE GLAZED  
COLOR: CLEAR, LOW E
- 10 CANOPY: METAL, PAINTED  
COLOR: BLACK
- 11 WOOD BEAMS AND POSTS: CEDAR WITH PPG PROLUXE LOG& SIDING STAIN  
COLOR: CEDAR 077
- 12 COLUMN BASES: ARCHITECTUAL CONCRETE  
COLOR: NATURAL, SEALED
- 13 LIGHTING: REFER TO FIXTURE CUT SHEETS  
COLOR: BLACK
- 14 TEMPERATE HABITS SIGNAGE, BLACK



NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



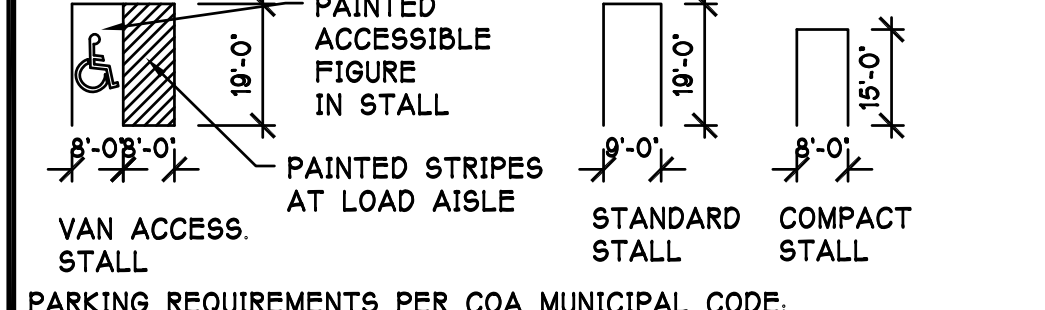
**PROPERTY ADDRESS:** LOT E OF THE AVR BUSINESS PARK  
 BINDING SITE PLAN  
**ASSESSORS #:** 31051400203300

**SITE SQUARE FOOTAGE**  
 149 ACRES OR 64,701SF  
**ZONING**  
 G1 - GENERAL INDUSTRIAL/ AIRPORT PROTECTION DISTRICT C  
**SETBACKS**  
 25' FROM STREET (EAST PROPERTY LINE) [OK]  
 20' FROM REAR (WEST PROPERTY LINE) [OK]  
 5' FROM SIDES (NORTH/ SOUTH PROPERTY LINES) [OK]

**BUILDING HEIGHT**  
 50'-0" MAX ALLOWED [OK]  
 HEIGHT DEFINED FROM THE AVERAGE EXISTING NATURAL GRADE TO THE RIDGELINE OF THE ROOF. [OK]

**SITE COVERAGE**  
 MAXIMUM LOT COVERAGE IS 100%

**PARKING**  
 RESERVED PARKING SIGN WITH R7-801 PLAQUE PER WSDOT STD PLAN H-5E  
 PAINTED ACCESSIBLE FIGURE IN STALL  
 PAINTED STRIPES AT LOAD AISLE  
 VAN ACCESS. STALL  
 STANDARD STALL  
 COMPACT STALL



**PARKING REQUIREMENTS PER COA MUNICIPAL CODE**  
 TABLE 2072-1 BREWERY, DISTILLERY, CRAFT BEVERAGE PRODUCTION

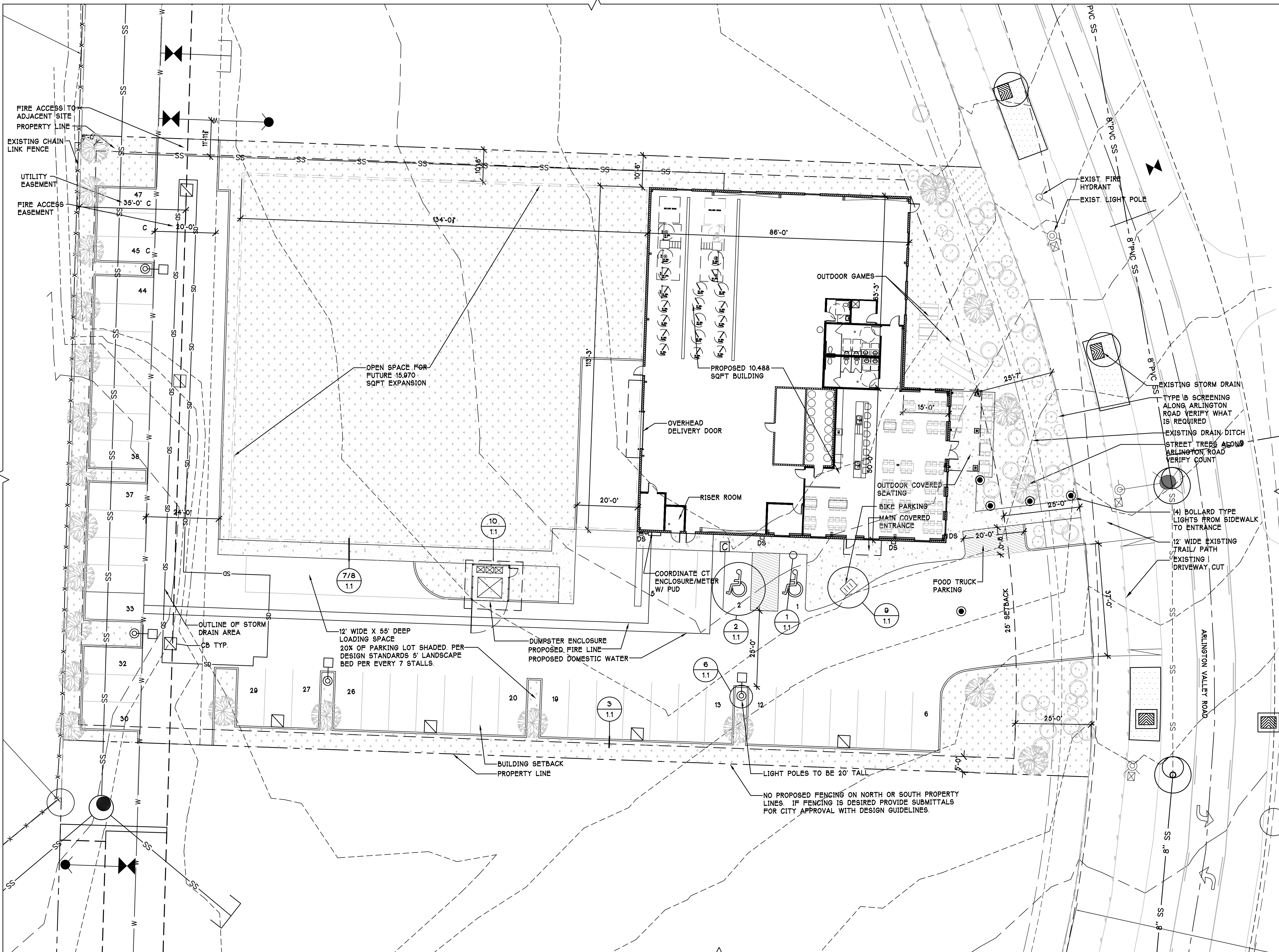
- PRODUCTION 8,764 SQFT / 600 = 14.6 (15 STALLS REQ'D)
- TAP ROOM 1,724 S.F. / 200 = 8.62 (9 STALLS REQ'D)
- 1 STALL PER EIGHT OUTDOOR SEATS, 24 SEATS PROVIDED (3 STALLS REQ'D)
- (27) TOTAL REQUIRED STALLS
- (47) STALLS PROVIDED [OK]
- DRIVE AISLE LANES ARE TO BE 24'-0" WIDE
- CHAPTER 11 TBC TABLE 1106.1 FOR PARKING SPACES BETWEEN 25-50 REQUIRE (2) ADA STALLS
- (2) ADA STALLS PROVIDED, (1) OF WHICH IS VAN ACCESSIBLE [OK]

**LANDSCAPING REQUIREMENTS**

- IRRIGATION SYSTEM WILL BE SUPPLIED.
- 5' WIDE TYPE B LANDSCAPE SCREEN ALONG ARLINGTON VALLEY ROAD.
- 20% OF PARKING TO BE SHADED SHOWN ON LANDSCAPE PLAN
- 1 LANDSCAPE BED FOR EVERY 7 STALLS PER COA DESIGN STANDARDS
- NO SCREENING REQUIRED ON NORTH SOUTH OR WEST PROPERTY LINES
- STREET TREES REQ'D ALONG ARLINGTON VALLEY ROAD. SPACED 35' APART.

**LEGEND.**

- NEW CONCRETE SIDEWALK/ PATIO
- GRASS / LANDSCAPING
- AREA OF EXTRUDED CURB
- SITE LIGHT PER ELECTRICAL
- DECORATIVE SITE PEDESTRIAN SCALE LIGHT PER ELEC.
- INDICATES FUTURE DUAL SIDED EV CHARGING STATION SERVING 2 PARKING SPOTS. RUN ALL REQ'D 3-1/4" CONDUIT FROM ELEC. ROOM TO THIS LOCATION. SEE ELEC. DWGS FOR MORE INFORMATION. (1) LOCS. FOR A TOTAL OF (2) STALLS



PROPOSED SITE PLAN 6-11-24

SCALE: 1/16"=1'-0"

**CARLETTI ARCHITECTS P.S.**  
 architecture & planning  
 116 EAST FIR STREET  
 SUITE A  
 MOUNT VERNON, WA. 98273  
 Phone: (360) 424-0394  
 Fax: (360) 424-5726

10558 REGISTERED ARCHITECT  
 QUENTIN PAUL SUTTER  
 STATE OF WASHINGTON  
 5-24-24

A NEW BUILDING FOR:  
 TEMPERATE HABITS BREWING  
 19712 ARLINGTON VALLEY ROAD  
 ARLINGTON, WA 98233

CONTACT:  
 KATIE KING  
 katie@temperatehabitsbrewing.com  
 831-277-0323

**CHAD FISHER**  
 CONSTRUCTION LLC

22-636  
 PROJECT NUMBER:

**REVISIONS:**

2-1-24	DESIGN SET
3-5-24	PERMIT SET
5-24-24	DESIGN REV.
6-11-24	DESIGN REV.

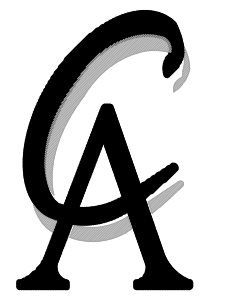
SHEET TITLE:  
 SITE PLAN

**Zoning Approval**  
 PLN#1099  
 February 23, 2024  
 Ameresia Law Firm

QUENTIN SUTTER  
 PROJECT ARCHITECT  
 QUENTIN SUTTER  
 DRAWN BY:  
 PJC  
 CHECKED BY:

JUNE 21, 2022  
 DATE  
 S:\ARCH\22\DRAWINGS\22-636 51  
 COMPUTER FILE NAME

DR-3  
 COPYRIGHT 2024 CARLETTI ARCHITECTS, P.S.



**CARLETTI ARCHITECTS P.S.**  
architecture & planning

116 EAST FIR STREET  
SUITE A  
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394  
Fax: (360) 424-5726



A NEW BUILDING FOR:  
TEMPERATE HABITS BREWING  
19712 ARLINGTON VALLEY ROAD  
ARLINGTON, WA 98233

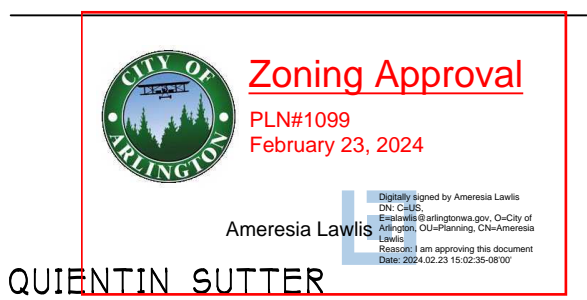
CONTACT:  
KATIE KING  
katie@temperatehabitsbrewing.com  
831-277-0323



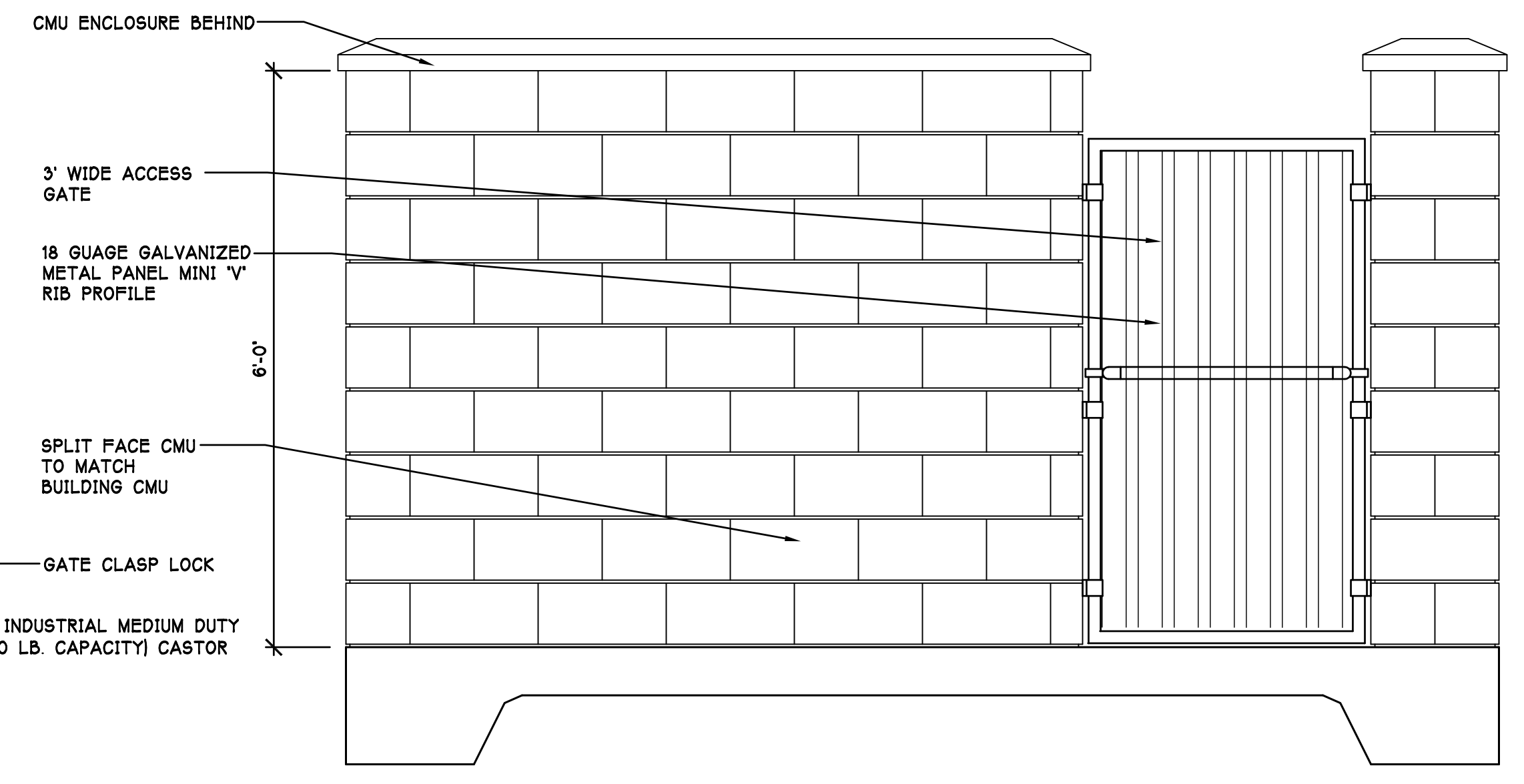
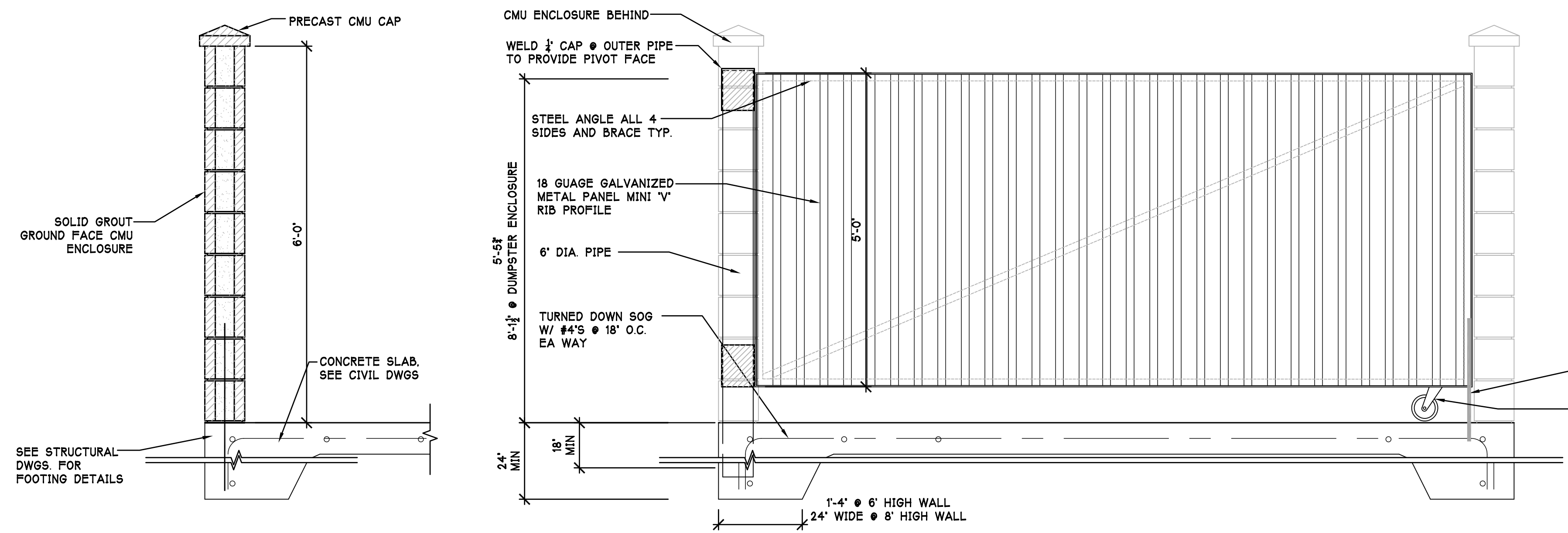
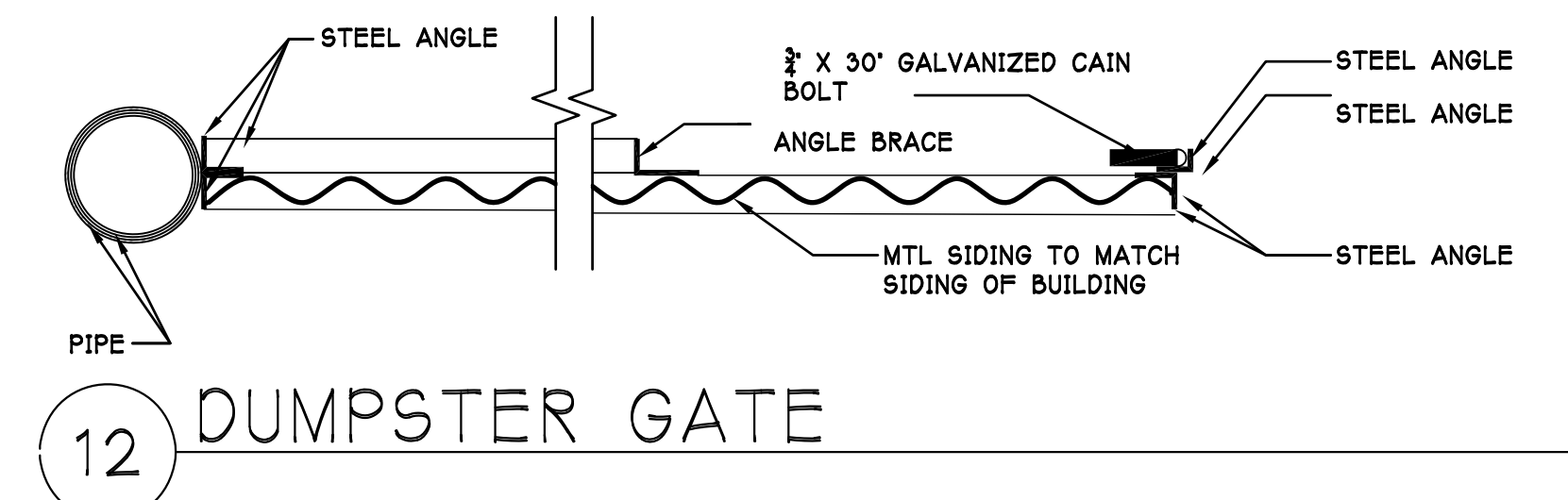
22-636  
PROJECT NUMBER:

REVISIONS:	DATE	DESCRIPTION
2-1-24	DESIGN SET	
3-5-24	PERMIT SET	
5-24-24	DESIGN REV.	

SHEET TITLE:  
SITE DETAILS

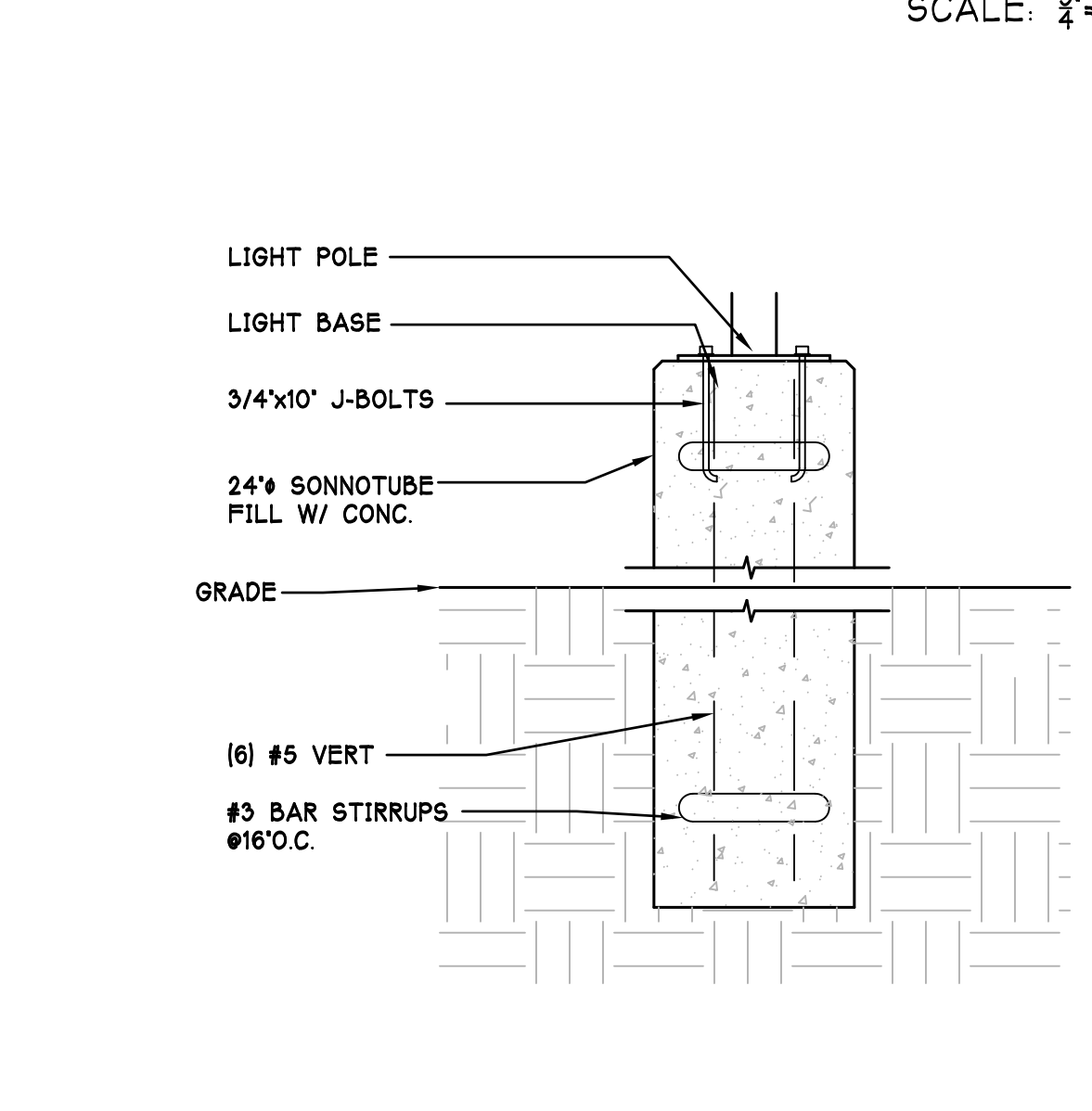
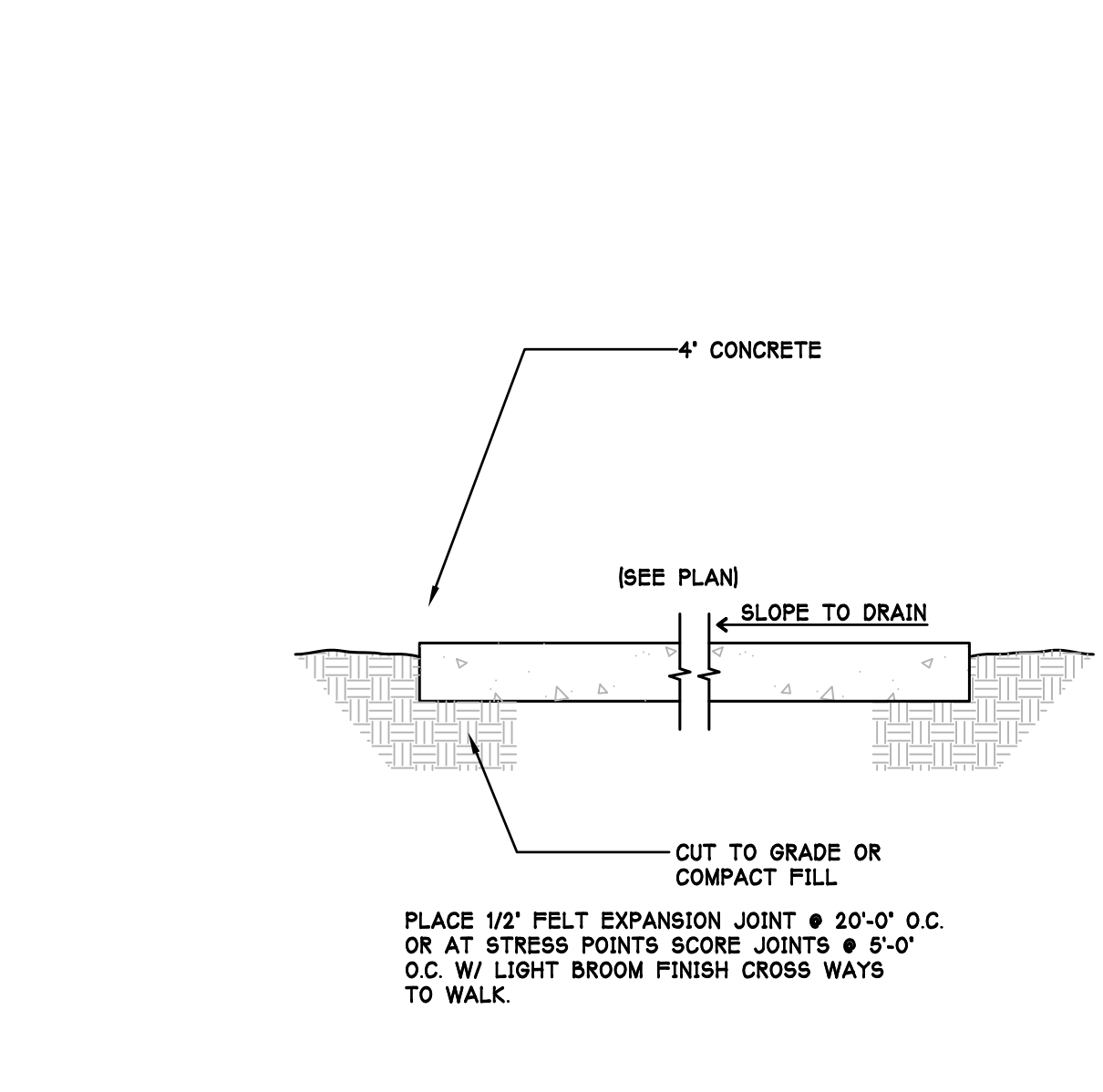
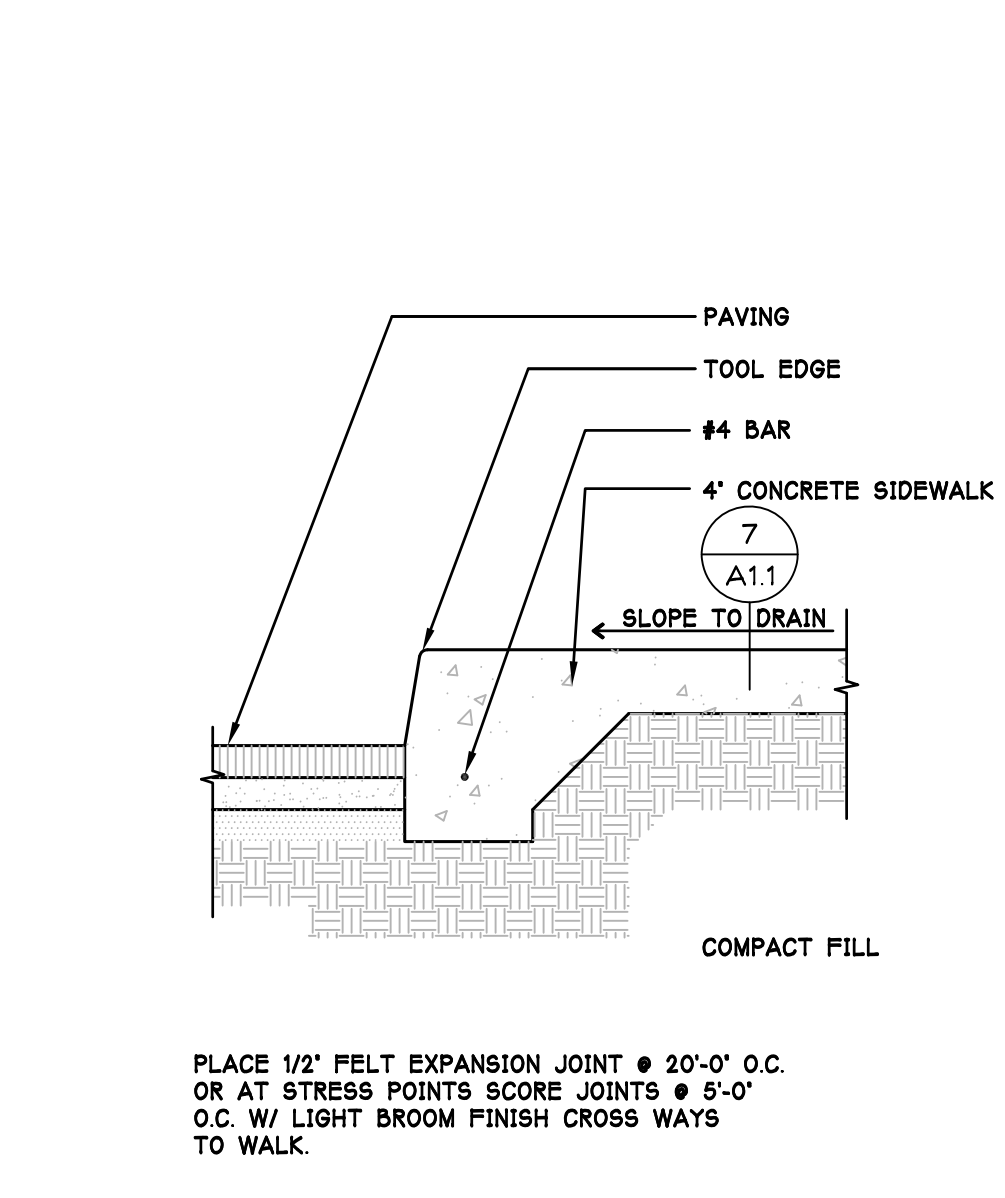
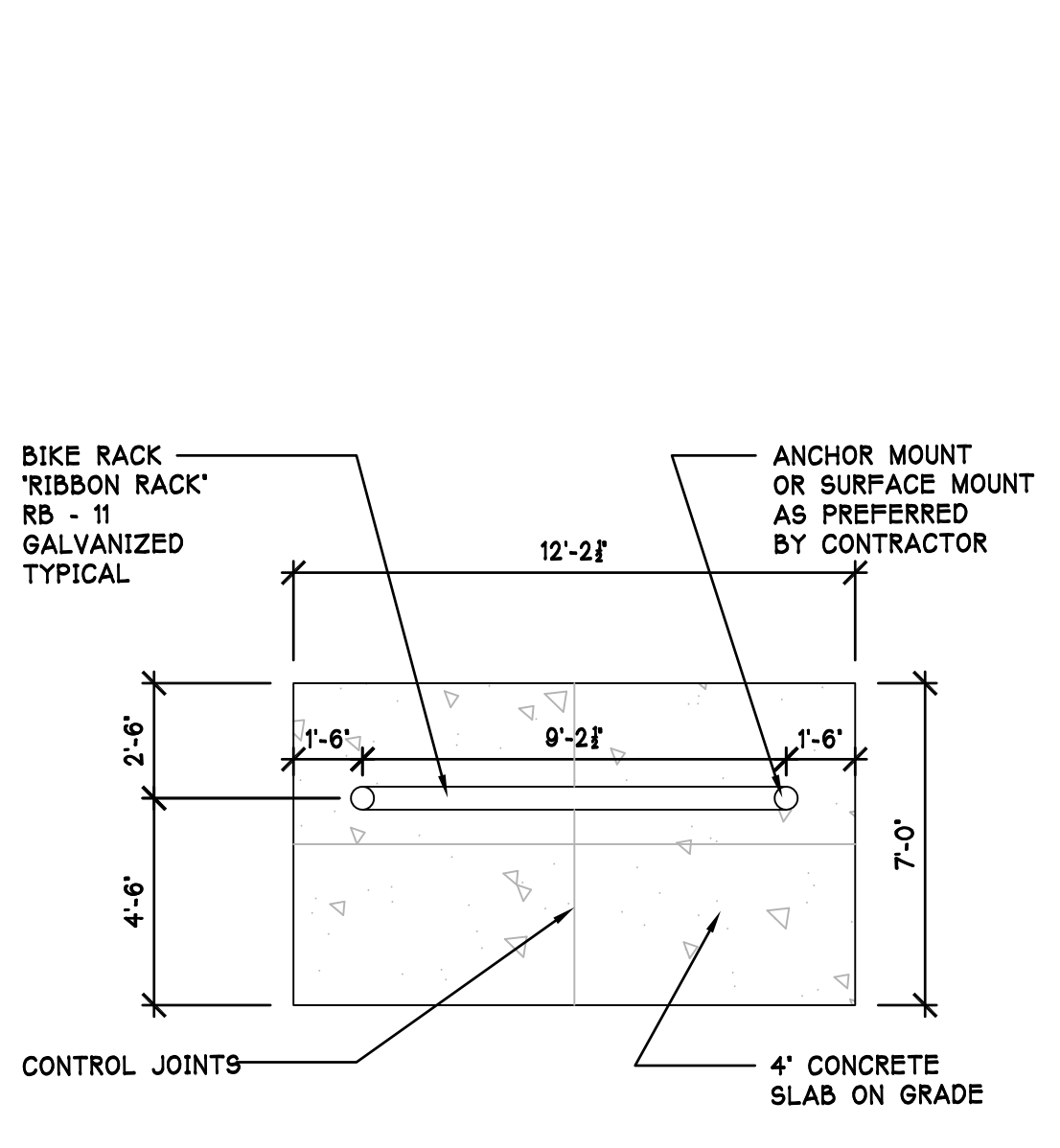
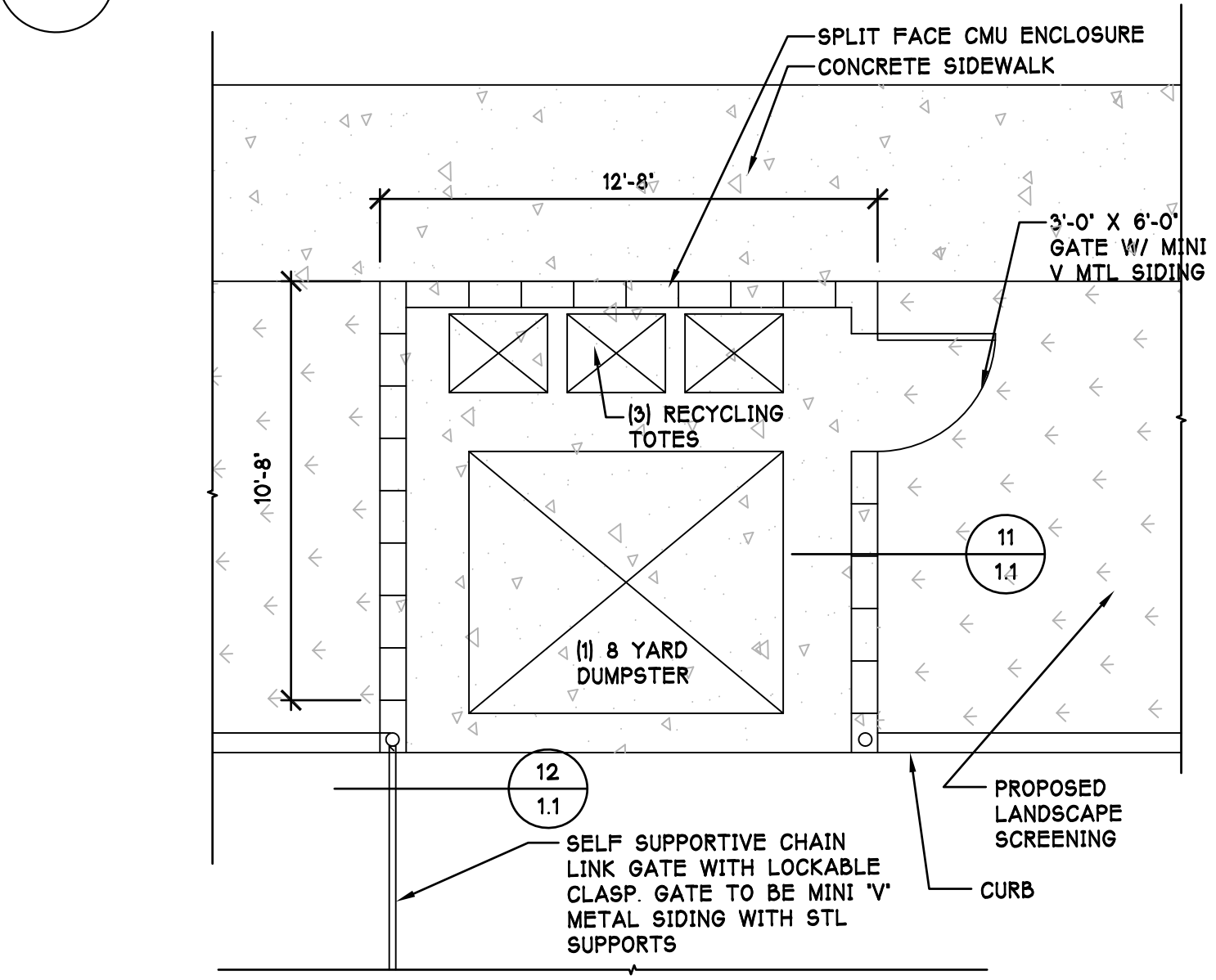


QUENTIN SUTTER  
PROJECT ARCHITECT  
QUENTIN SUTTER  
DRAWN BY:  
PJC  
CHECKED BY:  
JUNE 21, 2022  
DATE  
S:\ARCH\22\DRAWINGS\22-636\_S1  
COMPUTER FILE NAME



11 DUMPSTER ENCLOSURE TYPICAL ELEVATION/ SECTION

SCALE: 3/4"=1'-0"



10 DUMPSTER PLAN

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

9 BIKE RACK DETAIL

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

8 SIDE WALK CURB

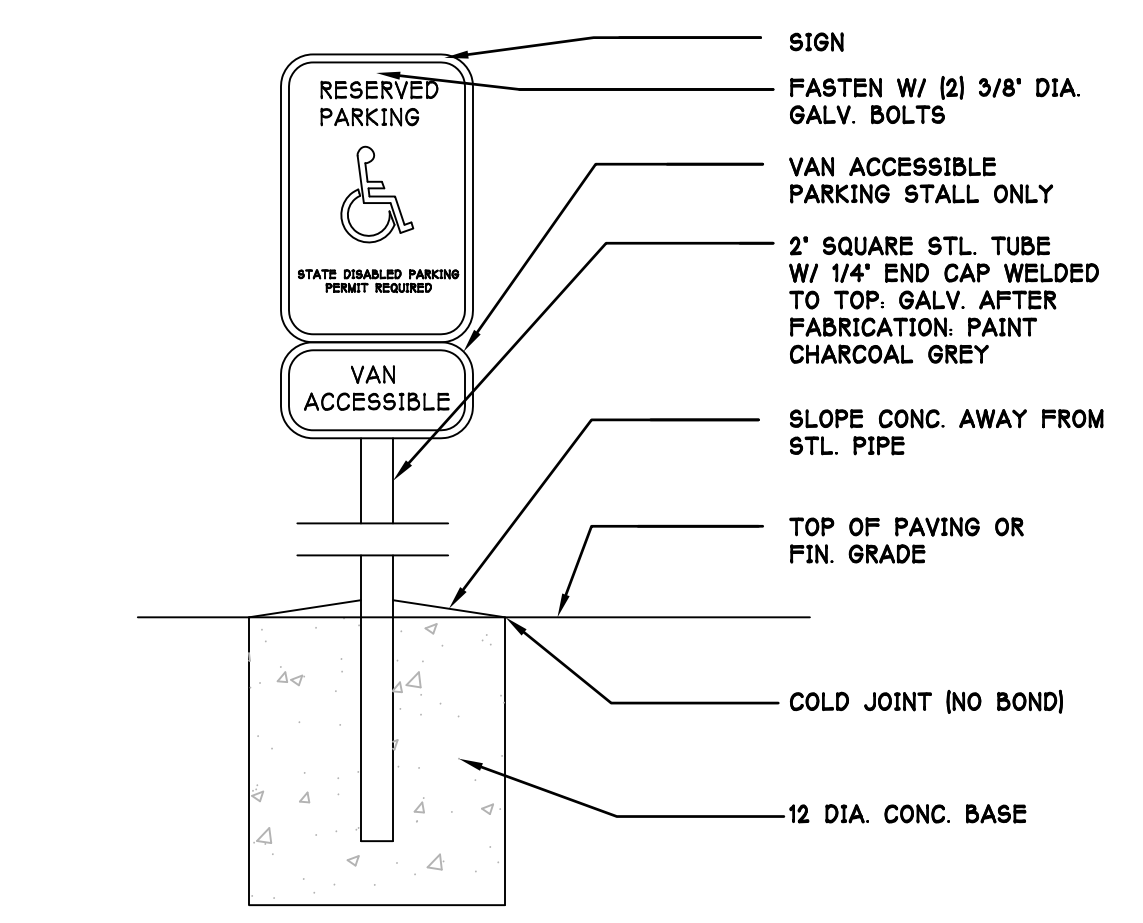
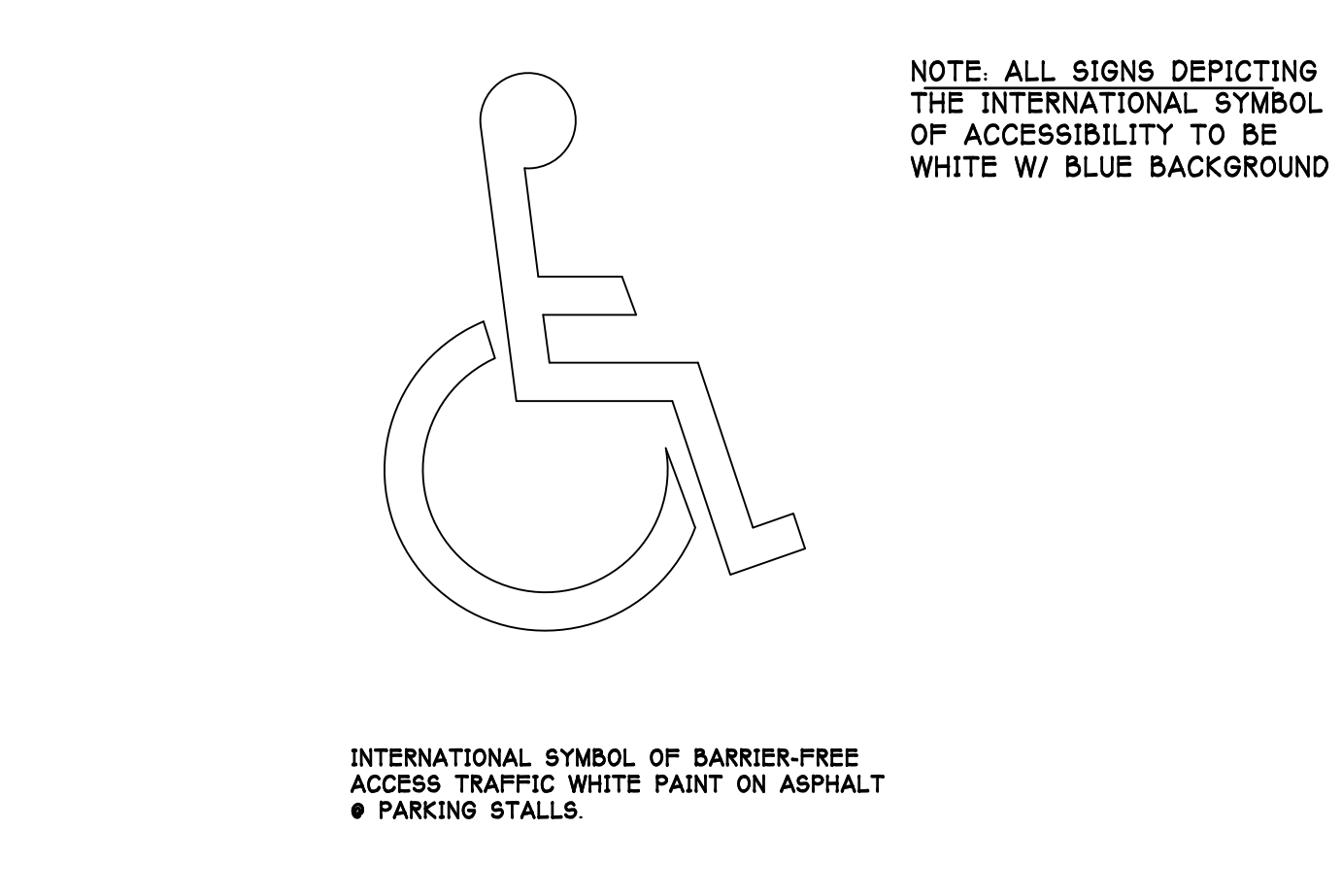
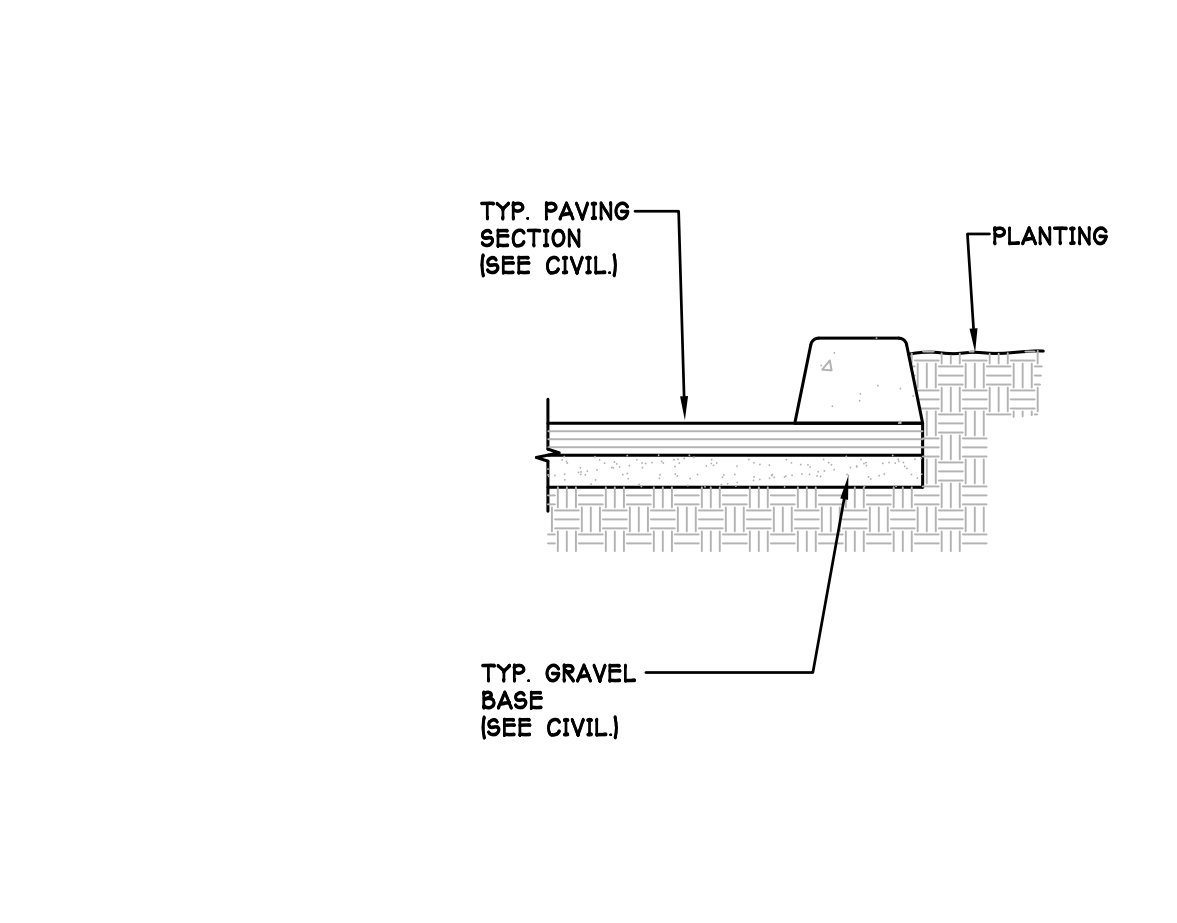
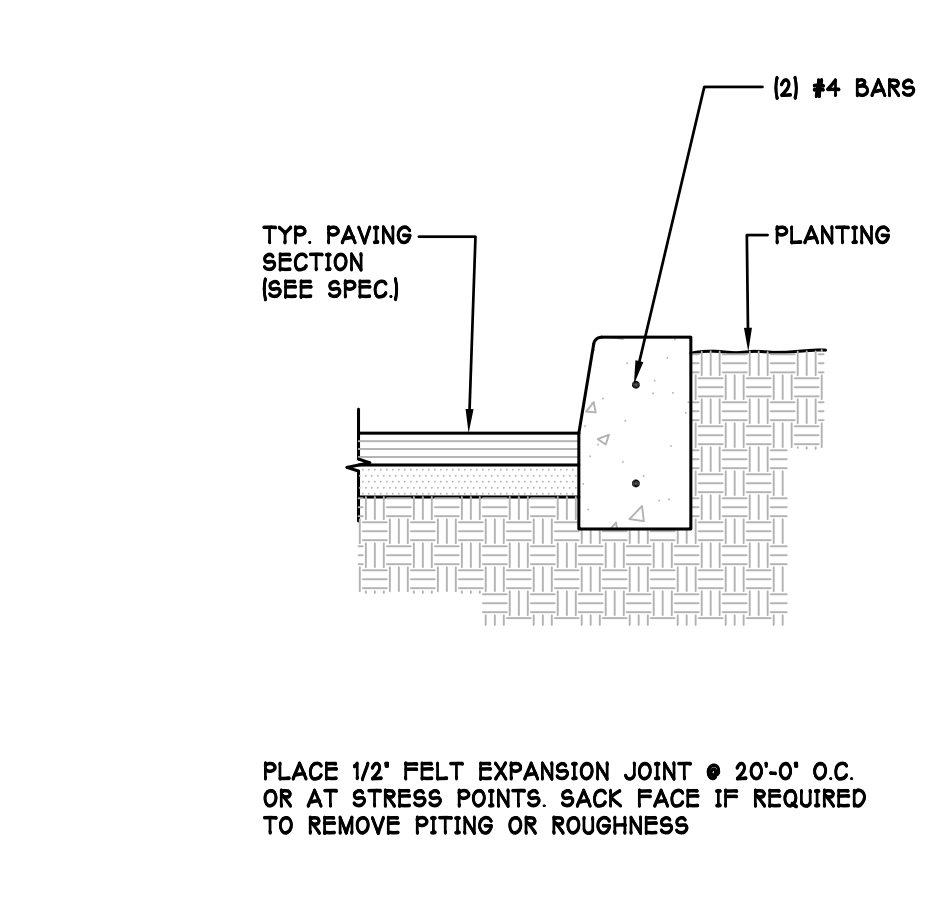
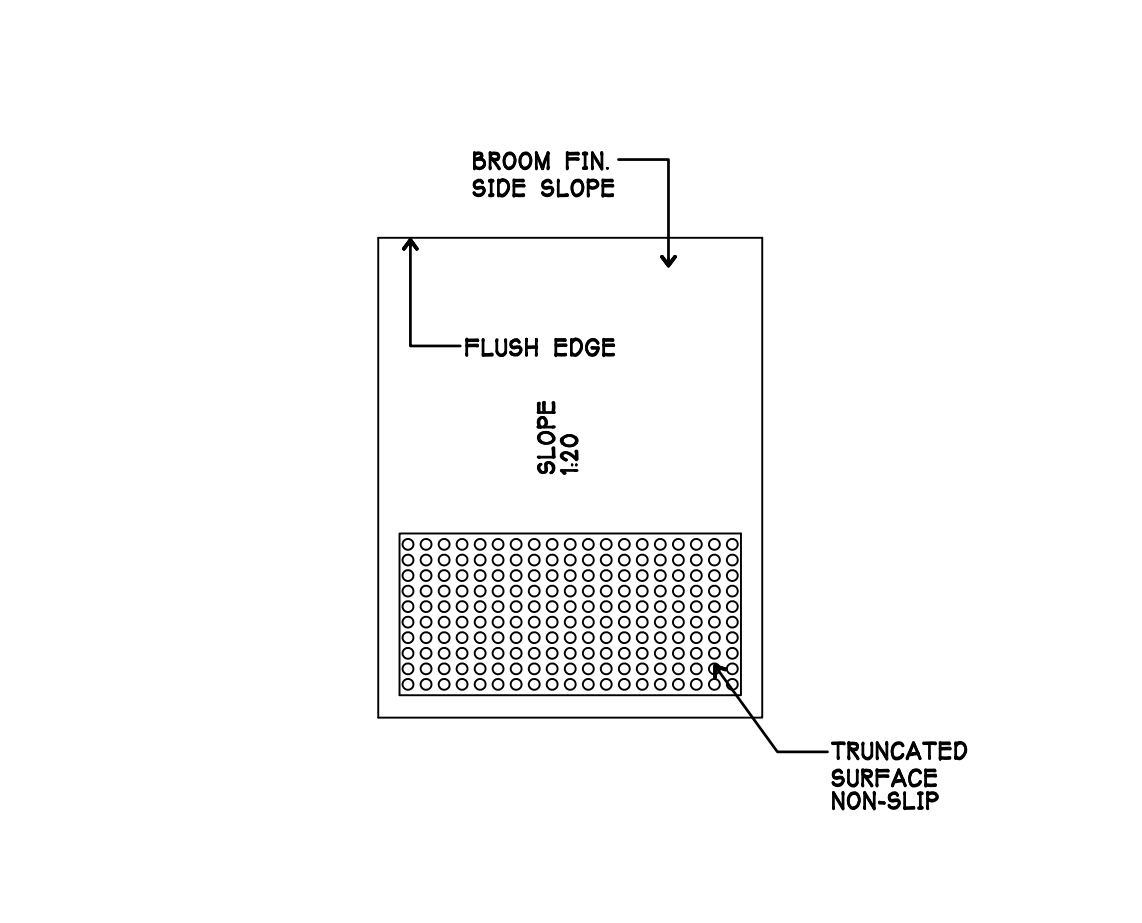
SCALE: 1'-1'-0"

7 TYPICAL SIDEWALK

SCALE: 1'-1'-0"

6 LIGHT POLE BASE

SCALE: 3/4"=1'-0"



5 SIDE WALK CURB

SCALE: 1'-1'-0"

4 CAST IN PLACE CURB

SCALE: 1'-1'-0"

3 EXTRUDED CURB

SCALE: 1'-1'-0"

2 B.F. STALL

SCALE: 1'-1'-0"

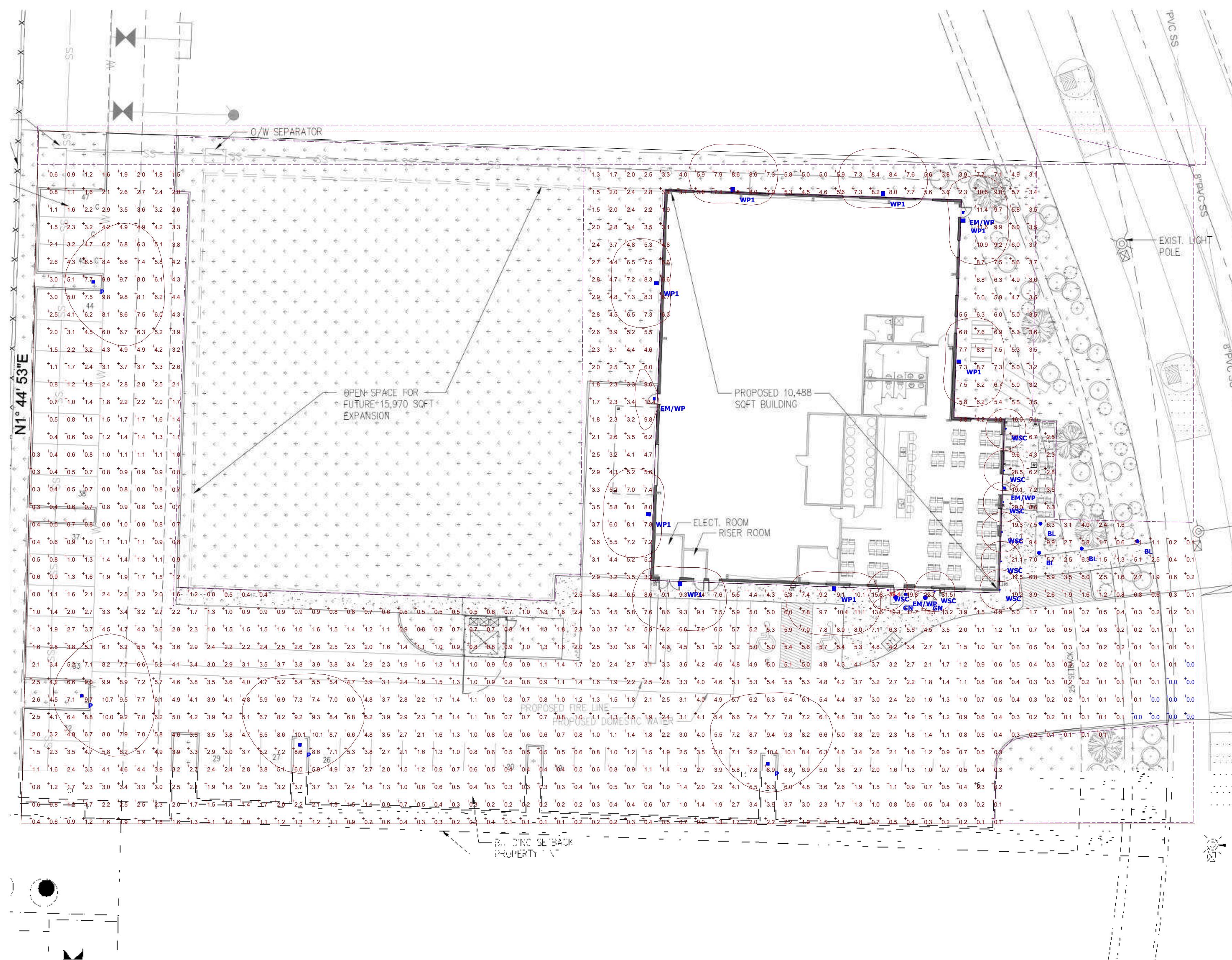
1 ACCESSIBLE PARKING

SCALE: 1'-1'-0"

(2) LOCATIONS

SCALE: 1'-1'-0"

DR-4



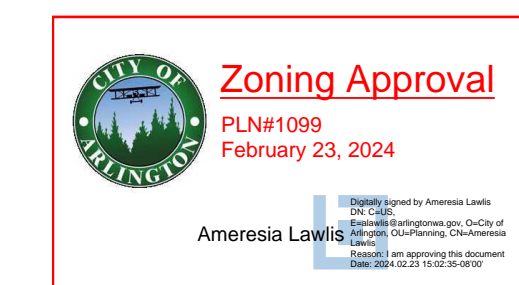
Plan View

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
○	BL	4	RAB LIGHTING INC.	BLED12-180	42" LED Bollard 360 degree	1329	1	11.643
□	EM/WP	4	ELITE	OWP-FC-104-LED-1600L-MVOLT-40K-BZ	Emergency back up full cut off wall pack. Dark Sky	1616	1	15.2
○	GN	2	RAB LIGHTING, INC.	GNLED13NSTB	DECORATIVE 577 LUMENS GOOSENECK 13W 4000K 35" ARM STRAIGHT SHADE FLOOD 15" GREEN	577	1	15.2
□	P	4	RAB Lighting Inc.	A22 150@100W4000K	150/120/100W AREA LIGHT, DOWN LIGHT, FIXTURE MOUNTED ON 20' SQUARE STEEL POLE	16214	1	99.4
□	WP1	8	ELITE LIGHTING	OWP-FC-211-LED-9400L-DIM10-MVOLT-40K-BZ	LED WALL PACK (DOWN LIGHT)	9284	1	71
○	WSC	8	RAB LIGHTING	CDLED4WD-20W-50D940-Z	CYLINDER 1853 LUMENS 20 4" WALL MOUNT (DOWNLIGHT) ONLY BRONZE	1851	1	19.9

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior	+	3.4 fc	39.4 fc	0.0 fc	N/A	N/A

TEMPERATE HABITS EXTERIOR LIGHTING



Designer  
BEN ROBERTS  
Date  
05/24/24  
Scale  
Not to Scale  
Drawing No.  
Summary

12		
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1	REV1	05-23-2024
REV #	ADDENDUM	DATE

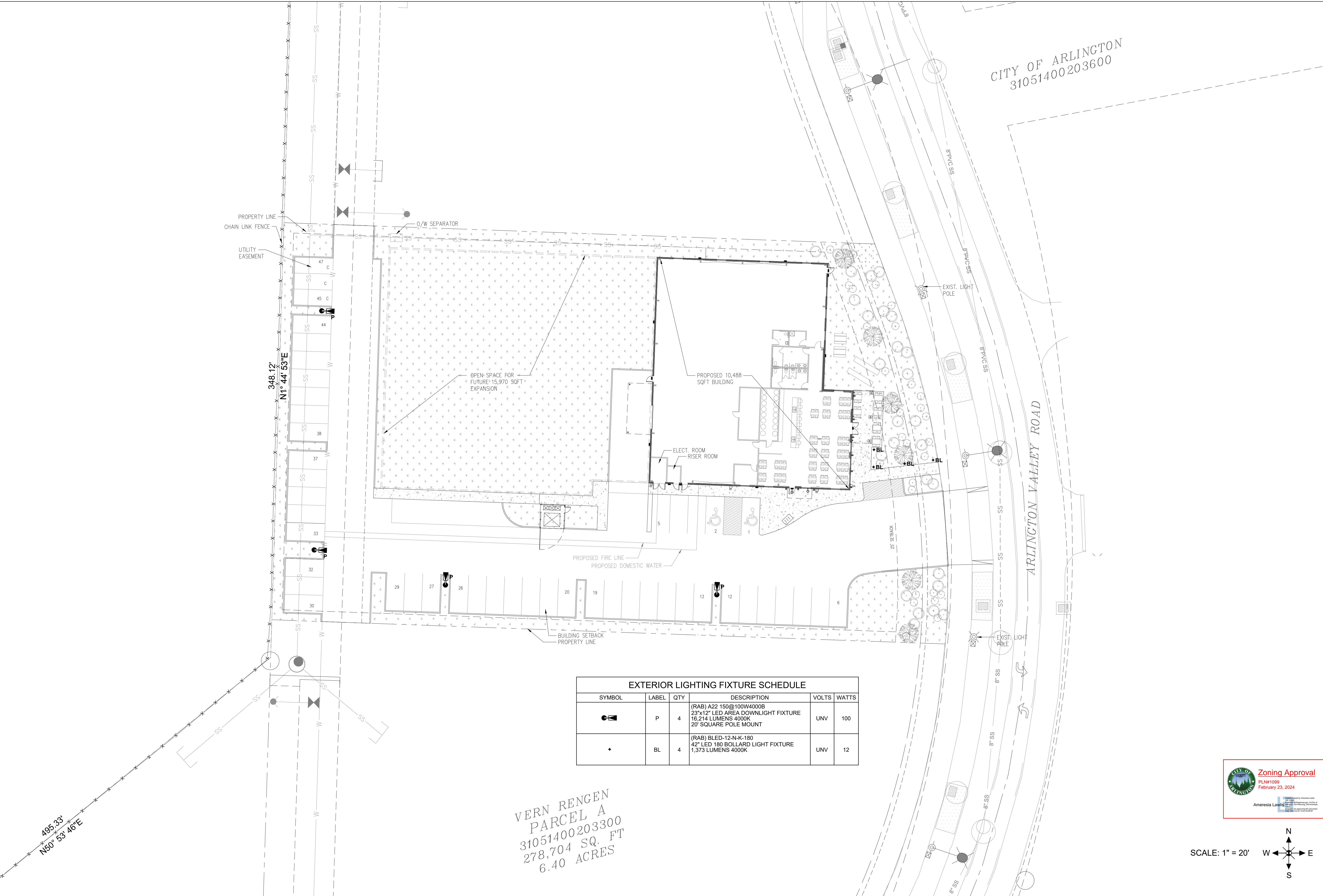
**PRIMAC**  
ELECTRIC, LLC  
P.O. Box 1366  
Burlington, WA 98233  
Vern Rengen  
FAX: (860) 755-1562

**TEMPERATE HABITS**  
ARLINGTON  
19712 ARLINGTON VALLEY ROAD  
ARLINGTON, WA 98273

**SITE LIGHTING PLAN**

DATE: 02-02-2024  
APPROVED: JM  
DRAWN BY: LHW  
JOB #: 5458  
SCALE: 1" = 20'  
SHEET: **E0.3**

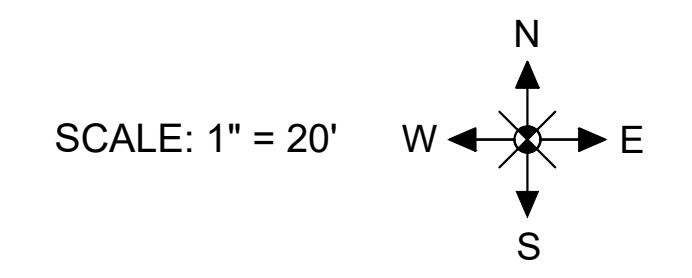
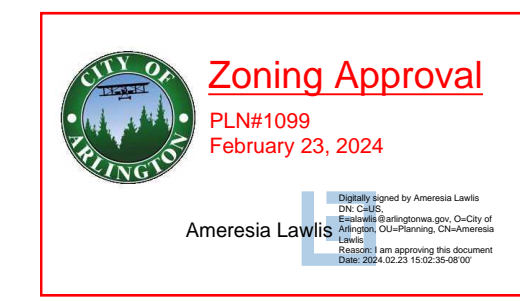
CITY OF ARLINGTON  
31051400203600

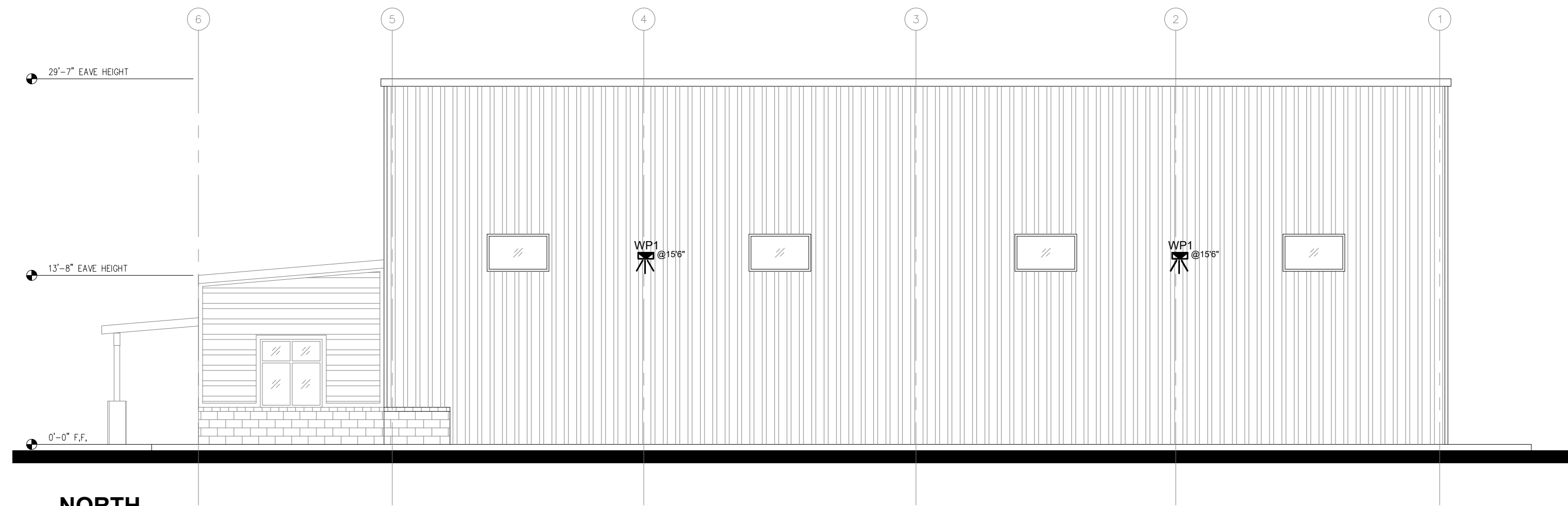


**EXTERIOR LIGHTING FIXTURE SCHEDULE**

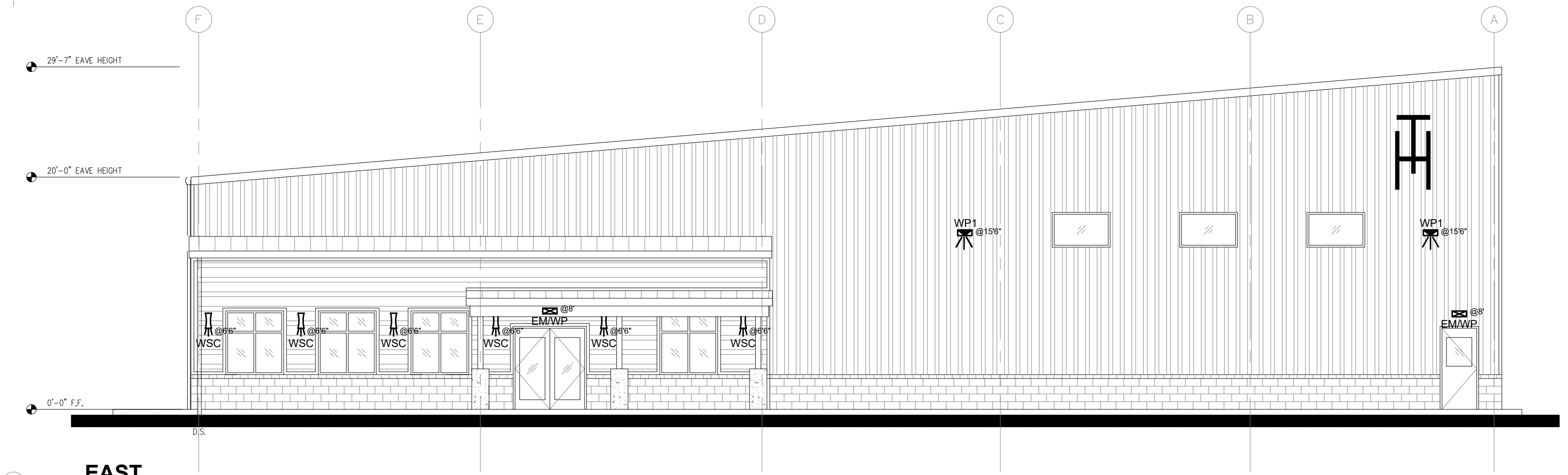
SYMBOL	LABEL	QTY	DESCRIPTION	VOLTS	WATTS
	P	4	(RAB) A22 150@100W4000B 23"x12" LED AREA DOWNLIGHT FIXTURE 16,214 LUMENS 4000K 20" SQUARE POLE MOUNT	UNV	100
	BL	4	(RAB) BLEED-12-N-K-180 42" LED 180 BOLLARD LIGHT FIXTURE 1,373 LUMENS 4000K	UNV	12

VERN RENGEN  
PARCEL A  
31051400203300  
278,704 SQ. FT  
6.40 ACRES

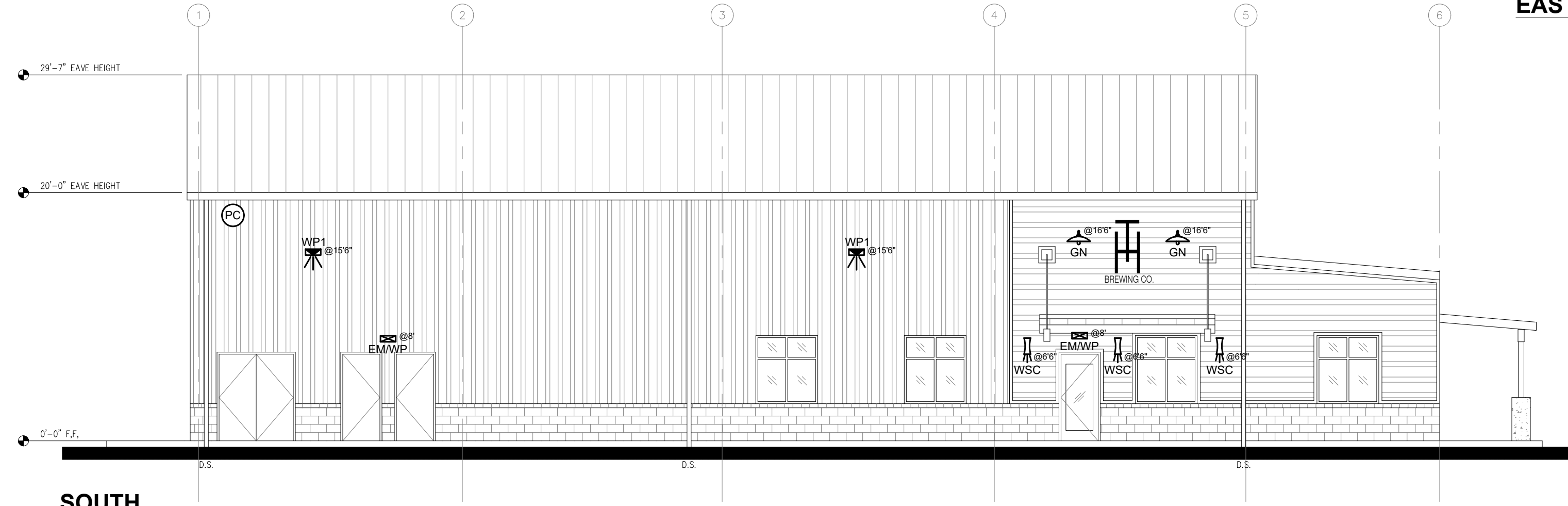




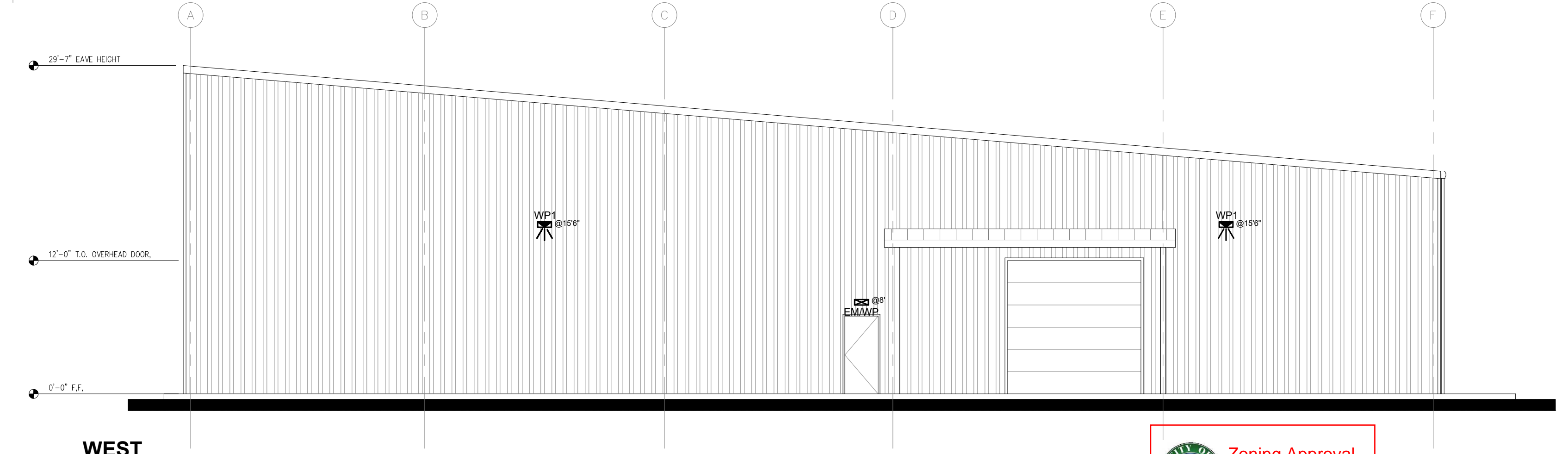
NORTH



EAST



SOUTH



WEST

EXTERIOR LIGHTING FIXTURE SCHEDULE					
SYMBOL	LABEL	QTY	DESCRIPTION	VOLTS	WATTS
	GN	2	(RAB) GALE13NSTB LED 15" WALL MOUNT GOOSENECK FIXTURE 577 LUMENS 4000K	UNV	15
	WSC	4	(ELITE LIGHTING) CDLED4WD-20W-50D940-K LED 4" WALL MOUNT DOWNLIGHT SCONCE FIXTURE 1,851 LUMENS 4000K	UNV	20
	WP1	8	(ELITE LIGHTING) OWP-FC-211-LED-9400L-DIM10-MVOLT-40K LED DARK SKY WALL PACK FIXTURE 9,284 LUMENS 4000K	MVOLT	70
	EMWP	5	(ELITE LIGHTING) OWP-FC-104-LED-1600L-4MVOLT-40K LED WALL PACK DARK SKY FIXTURE WITH EMERGENCY BATTERY BACK-UP 1,616 LUMENS 4000K	MVOLT	15
	PC	1	PHOTO CELL	0	0

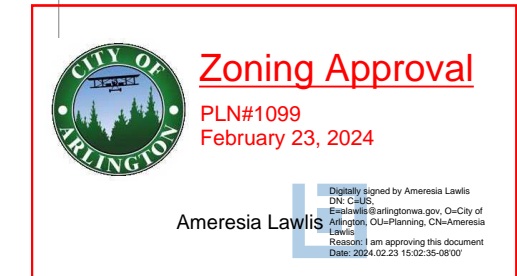
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REV #	ADDENDUM	DATE

**PRIMAC**  
ELECTRIC, LLC  
P.O. Box 1366  
Burlington, WA 98233  
V: (360) 755-1562  
FAX: (360) 755-1562

**TEMPERATE HABITS**  
19712 ARLINGTON VALLEY ROAD  
ARLINGTON, WA 98273

**EXTERIOR BUILDING  
ELEVATION  
PLAN**

DATE: 02-02-2024  
APPROVED: JM  
DRAWN BY: LHW  
JOB #: 5458  
SCALE: 1/8" = 1'  
SHEET:  
**E3.0**

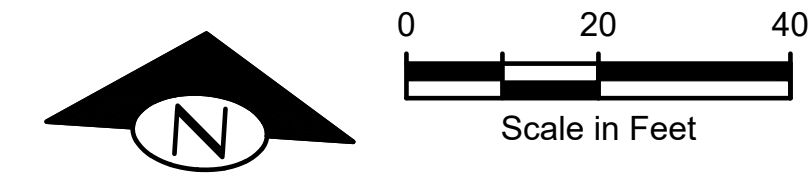
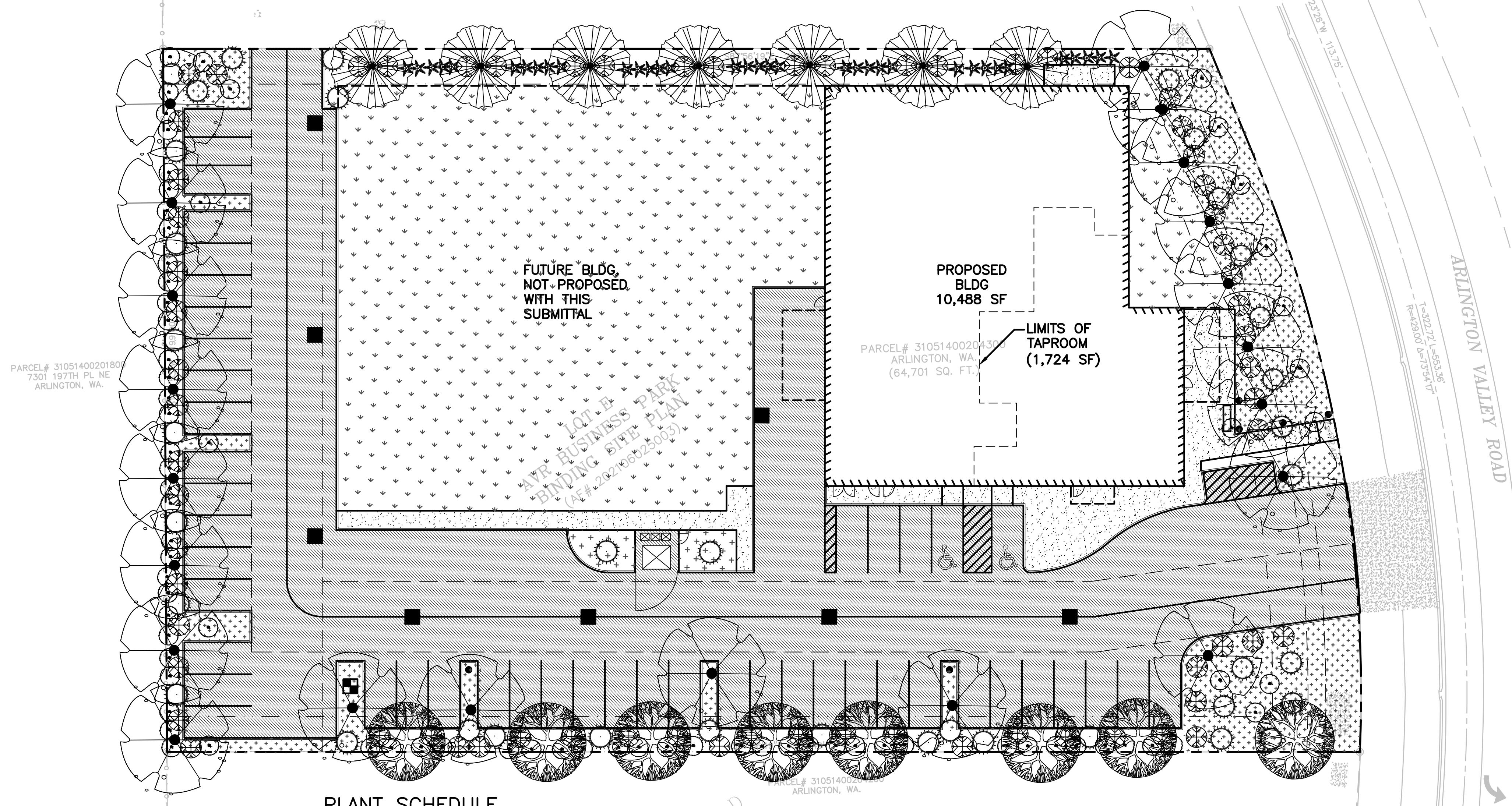


SCALE: 1/8" = 1'





A PORTION OF SW14 T31N R05E



NOTES:

1. PLACE A MINIMUM OF 6" TOPSOIL IN ALL PLANTING BEDS, EXCEPT FOR BIOFILTRATION. PLANTING SOIL MIX FOR BACKFILL FOR ALL TREES, SHRUBS AND GROUND COVER SHALL BE MIXTURE OF 2/3 TOPSOIL AND 1/3 ORGANIC MATTER, OR COMMERCIALY AVAILABLE 3-WAY TOPSOIL
2. PLANTING AND TOPSOIL STANDARDS SHALL MEET CITY OF ARLINGTON CODE.
3. CONTRACTOR SHALL FOLLOW STANDARDS FOR NURSERY STOCK AND THE ANI "AMERICAN STANDARDS FOR NURSERY STOCK.
4. PLAN SHALL BE FOLLOWED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR.
5. ALL PLANT PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
6. SUBCONTRACTOR SHALL PLACE UNIFORM 2" MULCH OVER PROPERLY CLEANED AND GRADED PLANT BEDS.
7. ALL TREES SHALL HAVE 24" PLASTIC ROOT BARRIER PLACED BETWEEN THE ROOT BALL AND CURBING, PAVEMENT, OR SIDEWALKS.
8. OWNER WILL SELF-WATER TREES AND PLANTS FOR ESTABLISHMENT.

PLANT SCHEDULE

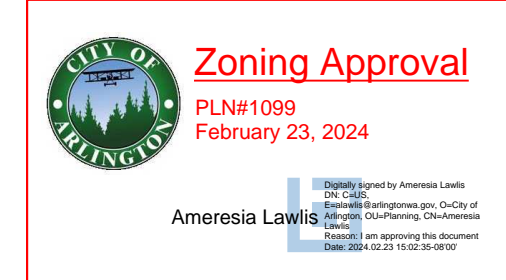
	ACER PLATANOIDES 'COLUMNARE' - COLUMNAR NORWAY MAPLE	2" CALIPER (8)
	ACER PLATANOIDES 'CRIMSON SENTRY' - CRIMSON SENTRY MAPLE	2" CALIPER (7)
	TILIA CORDATA - LITTLE LEAF LINDEN	2" CALIPER (21)
	THUJA OCCIDENTALIS 'EMERALD GREEN' - EMERALD GREEN ARBORVITAE	5 GAL (35)
	ACER CIRCINATUM - VINE MAPLE	2 GAL (38)
	RHODODENDRON 'JEAN MARIE' - JEAN MARIE RHODODENDRON	2 GAL (68)
	MAHONIA AQUIFOLIUM - OREGON GRAPE	2 GAL (76)
	ARCTOSTAPHYLOS UVA-URSI - KINNIKINNIK (24" SPACING)	4" POTS (AS REQ'D)
	GRASS - LAWN	(AS REQ'D)

AMC 20.76.130 SHADING CALCULATIONS

PARKING AREA = 19,889 SF  
 TREE SHADING = 3,980 SF  
 3,980 SF / 19,889 SF = 20.0% SHADING (20% REQUIRED)

LANDSCAPING AREA

FRONTAGE/NORTH AREA = 5,986 SF  
 SOUTH AREA = 3,807 SF  
 WEST AREA = 1,993 SF  
 PERCENTAGE OF TOTAL LOT LANDSCAPED = 11786/64701 = 18.2%



CITY OF ARLINGTON  
 CONSTRUCTION DRAWING APPROVAL  
 THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.  
 BY: \_\_\_\_\_  
 Development Services Manager  
 DATE: \_\_\_\_\_ THIS APPROVAL VALID FOR 18 MONTHS

BY	
REVISION	
NO.	
DATE	
<b>LANDSCAPE PLAN</b> <b>TEMPERATE HABITS BREWERY</b> 19712 ARLINGTON VALLEY RD NE, ARLINGTON, WA 98223	
<b>L1.1</b>	
JOB NO. <b>230808</b>	

