

EXISTING CONDITION @ MCCLEOD



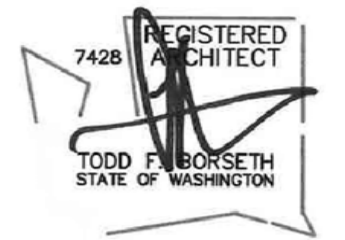
EXISTING CONDITION @ PARKING AREA

FRANCIOS
PRODUCTIONS
ARCHITECTURE
DESIGN BUILD
INTERIOR DESIGN

32 172ND PL SW
MILLCREEK, WA 98012
425.359.1034

SCHEMATIC DESIGN 09.05.2019
DESIGN REVIEW 09.30.2019

**UNIQUE
INTERIORS**
Arlington Washington

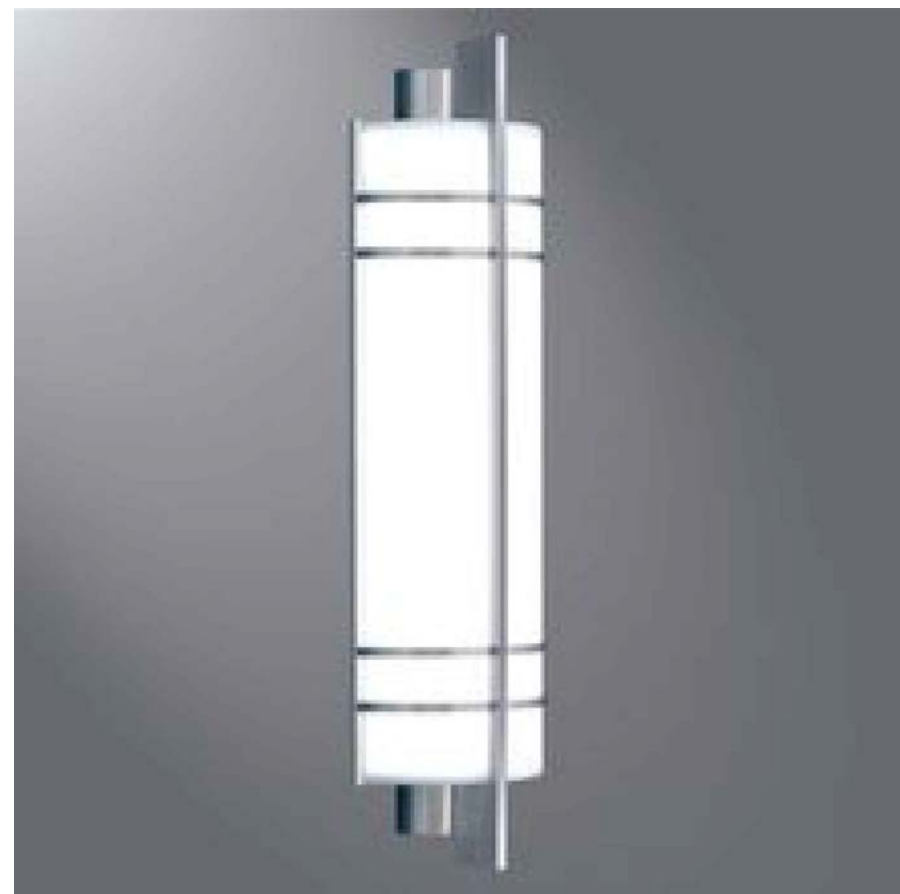


PROPOSED FROM ALLEY



PROPOSED MCCLEOD

A1.0



Wall Lighting SHAPER 674 SERIES 36"



Evolve™ LED Area Light Scalable Wall Pack (EWS3)

126 MCLEOD WRITTEN NARRATIVE

This proposal consists of re-roofing a portion of the existing structure and architecturally transitioning the entire exterior façade so that it can be marketed as a General Mercantile Use per 21.111. The current appearance of this building is and should be considered dilapidated at best and should be considered to have absolutely no historical relevance to the Arlington community. Therefore, we propose revising the entire McLeod Avenue façade in its entirety. This will be accomplished by modulating the wall heights, using competing materials. In addition, the proposal will include a metal awning creating pedestrian scale, recessed storefronts for depth and historic second level windows at the frontage. The South Elevation, which is adjacent to the American Legion parking lot will be a blank wall. We will create visual interest along this wall by re-using the existing corrugated roof panels creating a long motif. Though insignificant the project will replicate and repeat the high windows across the entire wall at the alley to complete this project.

The site currently has no on-site parking and the proposal will not create any new spaces. The site consists of 96% existing impervious surfaces. The existing frontage has an existing curb along McLeod but the area between the curb and building is unimproved and pervious which will require a new concrete pedestrian sidewalk to be installed and 2 new street trees for shading and annual affect.

The undeniable narrative conclusion; the improvements this project proposes greatly benefits the Arlington community, in that, it improves undeveloped frontage, creates new architectural texture and entices new commercial opportunities to McLeod and the downtown commercial area.

PROJECT INFORMATION

ARCHITECT OF RECORD
TODD BORSETH
CONTACT: TODD BORSETH
425.359.1034
TODDBORSETH@GMAIL.COM

OWNER/APPLICANT
DAVE RHODE
8733 131ST AVE NE,
LAKE STEVENS, WA 98258
CONTACT: DAVE
425.508.6313

CIVIL ENGINEER
NONE

LANDSCAPING:
TODD BORSETH
CONTACT: TODD BORSETH
425.359.1034
TODDBORSETH@GMAIL.COM

ADDRESS:

122N. MCLEOD AVENUE
ARLINGTON WA 98223

TAX PARCEL NUMBER:

00378800600400

LEGAL DESCRIPTION:
TOWN OF ARLINGTON BLK 006 D-00 - LOT 4 & 5 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

USE CLASSIFICATION:
IBC USE CLASS:
TOTAL BUILDING AREA:
TOTAL NEW IMPERVIOUS SURFACE:
ZONING:
AIRPORT PROTECTION DISTRICT:
NEW PARKING PROVIDED
LANDSCAPED AREA EXISITNG
LANDSCAPED AREA NEW
WATER
SEWER
BUILDING USE:
BUILDING HEIGHT:
SCREENING:

GENERAL MERCHANTILE 2.111
9.702/ 3 ACRE
OTBD-1
D
ANY
6.575Q.FT.
18 SQ./FT--79.5%
0
0
0 SQ./FT--0%
18 SQ./FT--0%
CITY OF ARLINGTON
CITY OF ARLINGTON
GENERAL MERCHANTILE 2.111
40' IBC
NONE

FRANCIOS PRODUCTIONS

ARCHITECTURE
DESIGN BUILD
INTERIOR DESIGN

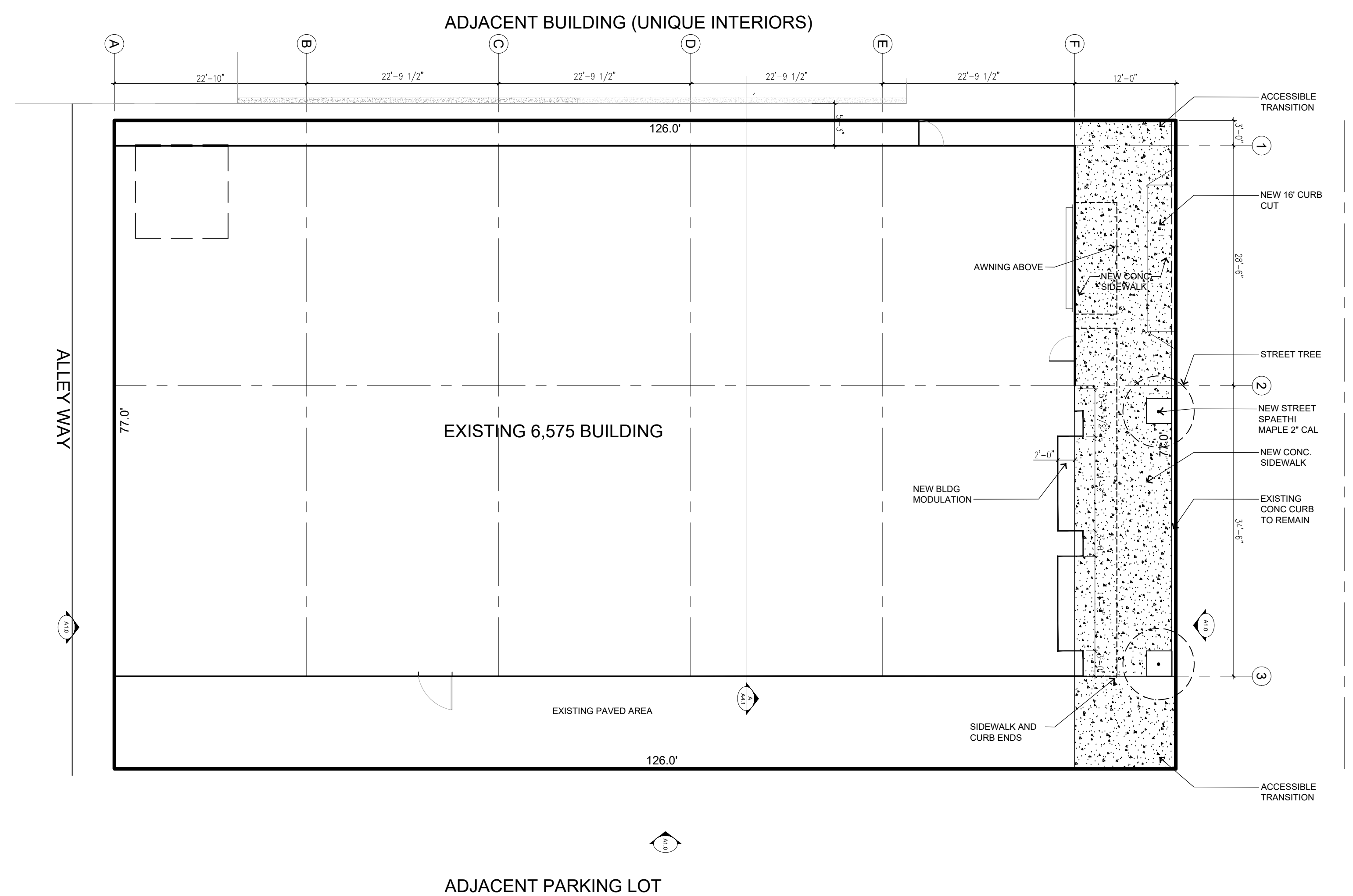
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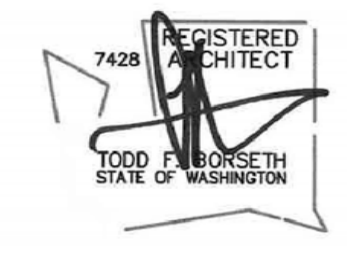
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UNIQUE INTERIORS
Arlington Washington

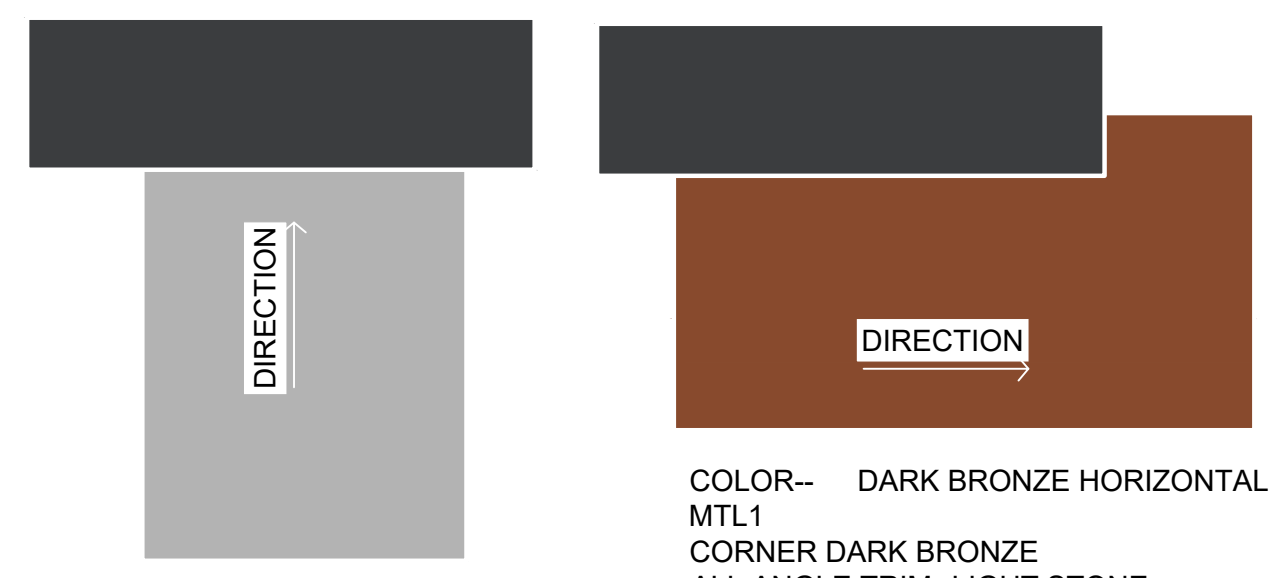


Aerial Photo
Vicinity Map





HARDIE PANEL
 COLOR-- SHERWIN WILLIAMS 7016 MINDFUL GRAY
 ALL ANGLE TRIM--REVEAL SYSTEM
Wall Colors



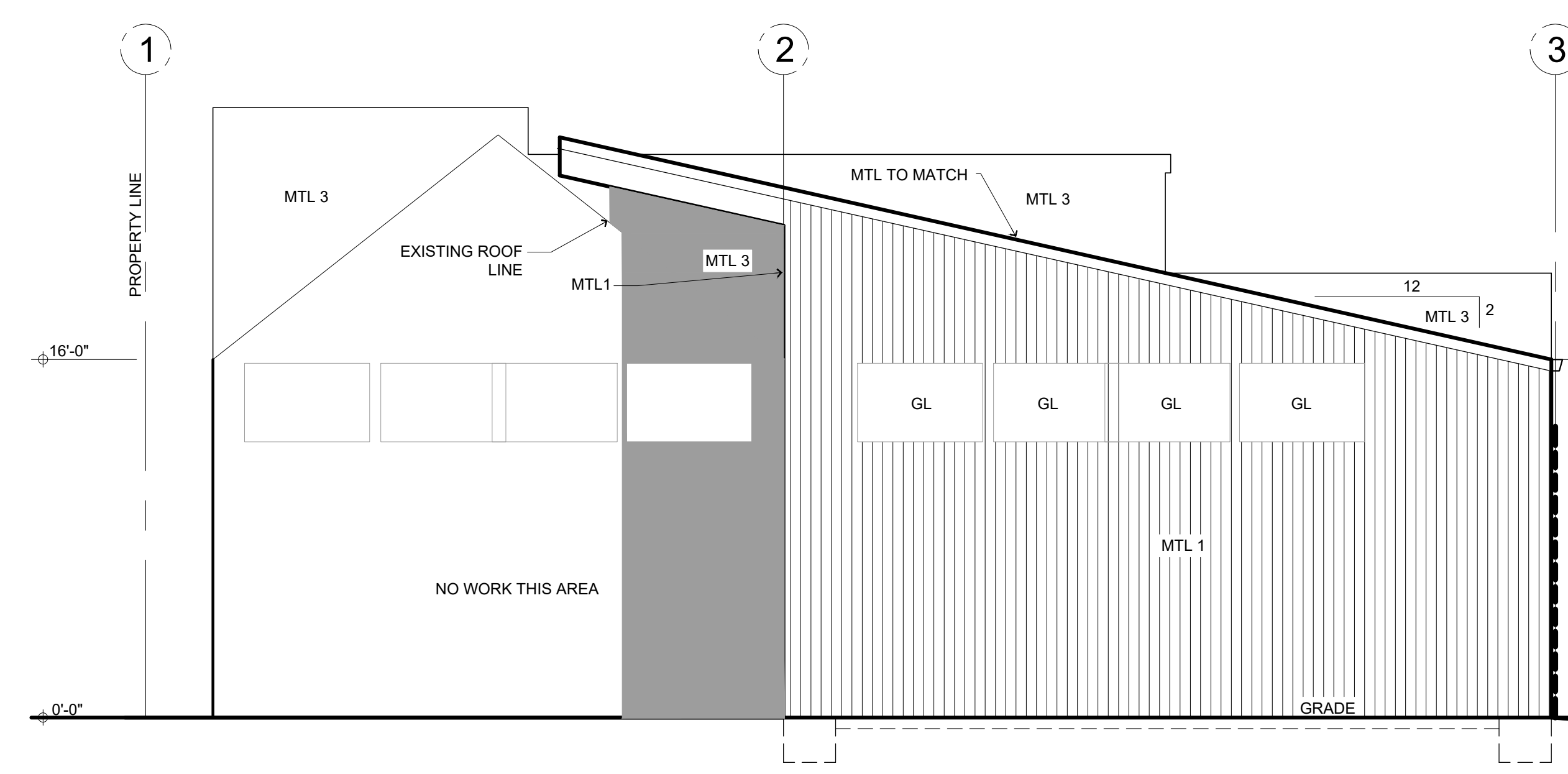
MTL WALL PANELS
Wall Panel Shape
 COLOR-- DARK BRONZE HORIZONTAL
 MTL1 CORNER DARK BRONZE
 ALL ANGLE TRIM--LIGHT STONE
 ROOF LEADERS TO MATCH
 COLOR-- LIGHT STONE VERTICAL
 MTL2 CORNER LIGHT STONE
 ALL ANGLE TRIM--LIGHT STONE
 ROOF LEADERS AND GUTTERS TO MATCH



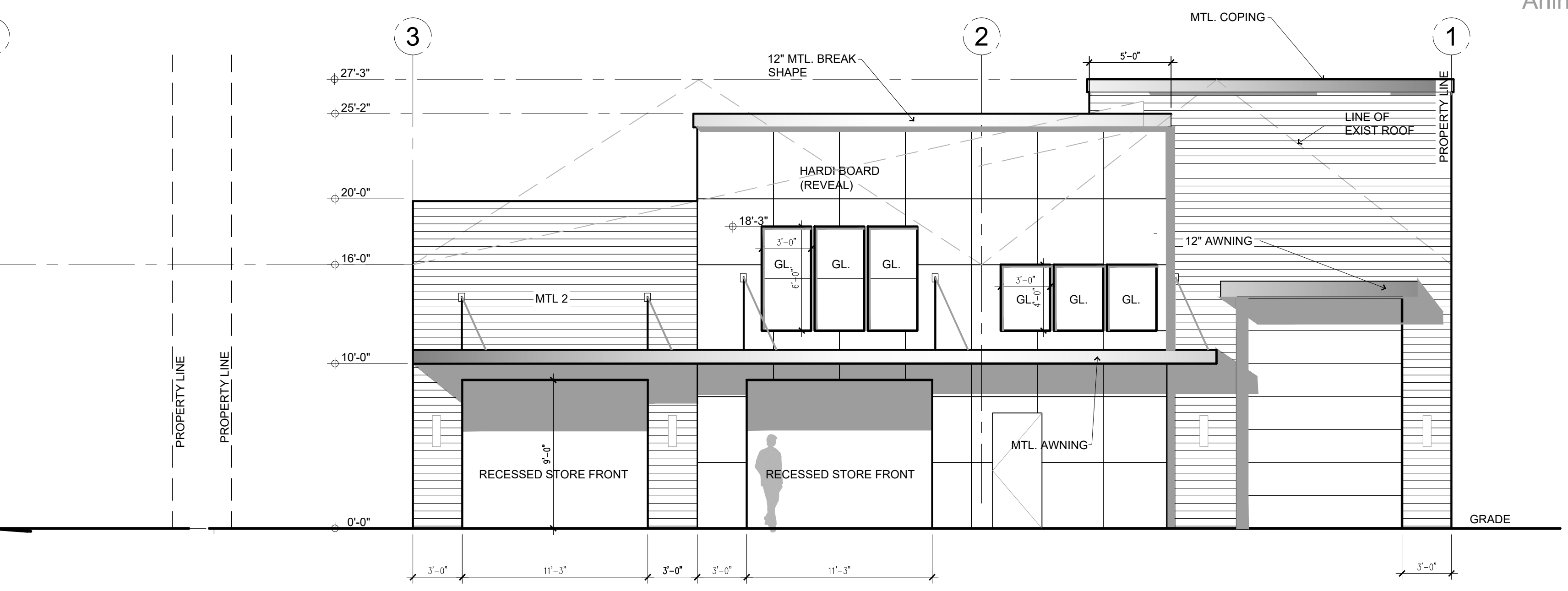
Awning Colors & Vertical Trim
 COLOR--DARK SLATE GRAY
 ALL ANGLE TRIM--DARK SLATE GRAY



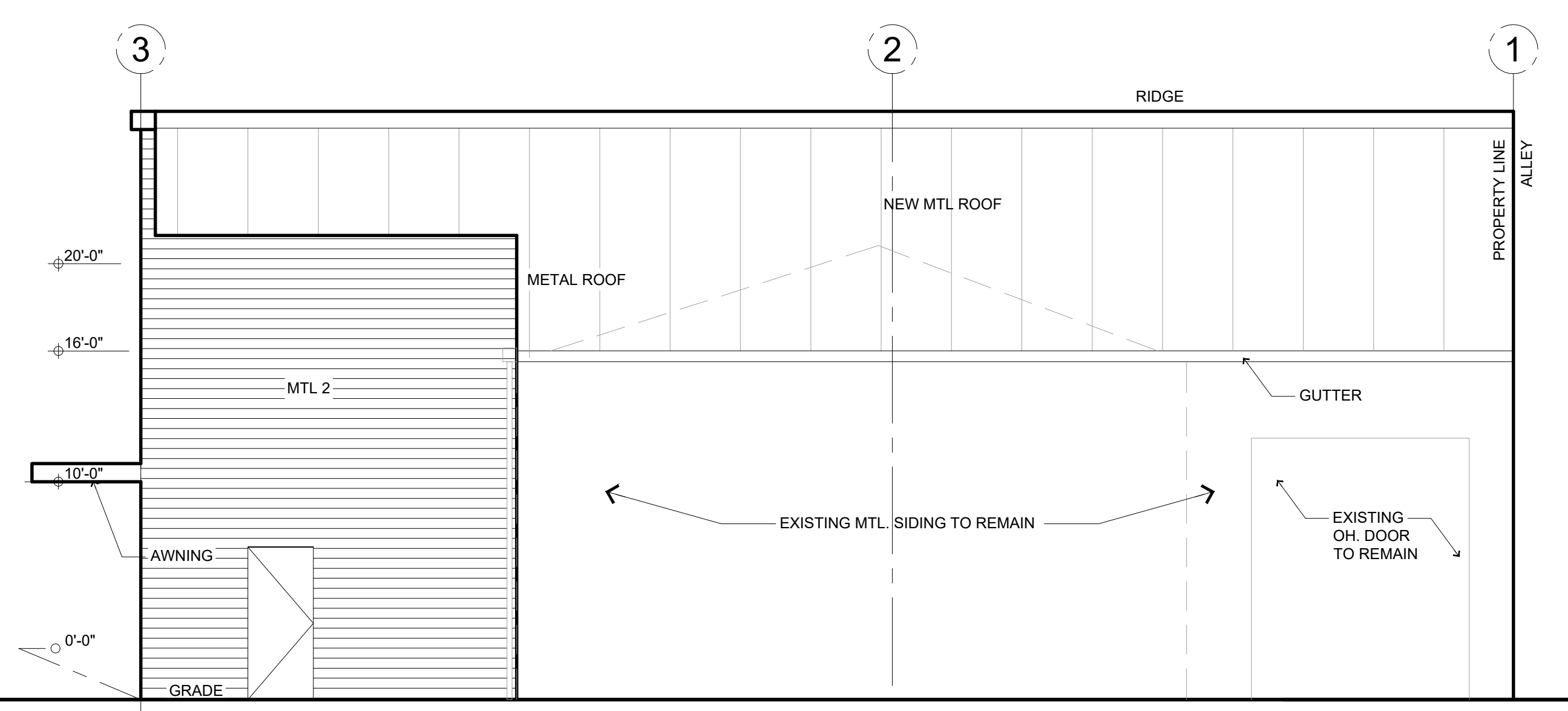
Roof Colors
 COLOR--CHARCOAL
 EDGE TRIM--CHARCOAL
 ALL ANGLE TRIM--CHARCOAL
 GUTTERS TO MATCH



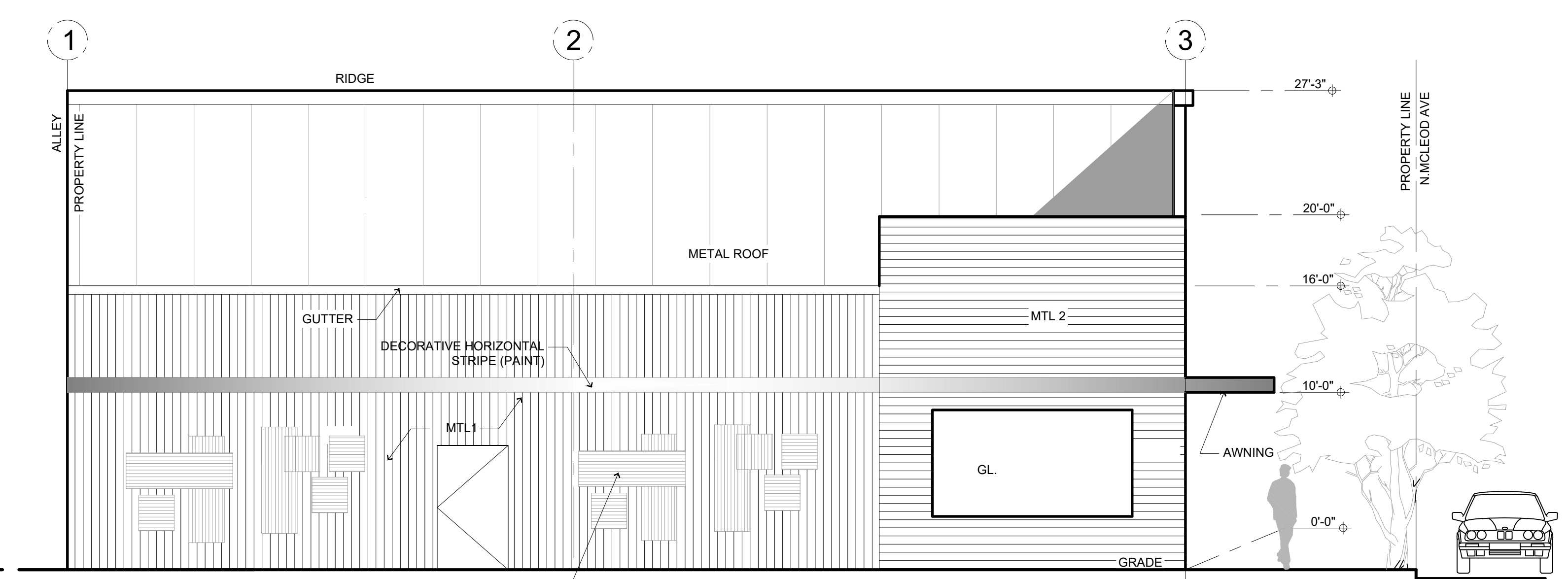
WEST ELEVATION ALLEY



EAST ELEVATION MACLOED
 3/16"=1'-0"



NORTH ELEVATION



SOUTH ELEVATION
 3/16"=1'-0"

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