



SAFEWAY®

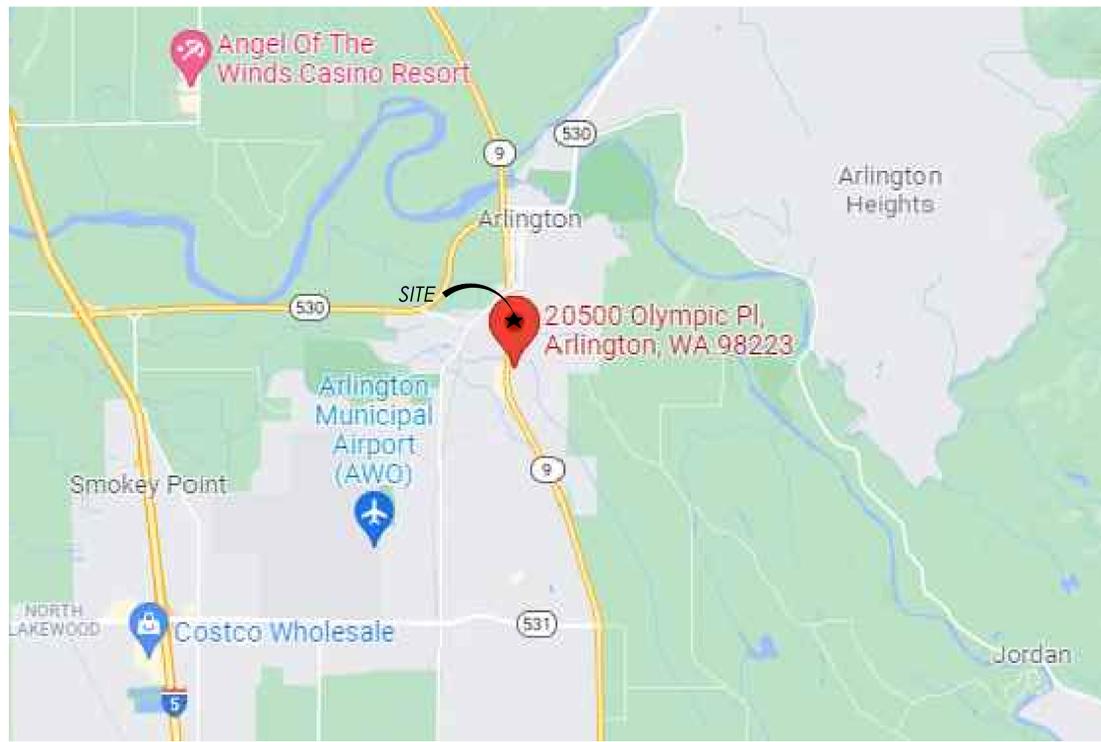
CITY OF ARLINGTON

EXISTING SAFEWAY STORE EXPANSION

SAFEWAY STORE #1522
20500 OLYMPIC PLACE, ARLINGTON, WA 98223



VICINITY



SITE INFORMATION

PROPERTY INFO:
CITY: ARLINGTON
OWNER: ABS WA-OLLC
PARCEL NUMBER: 098430000800
MAILING ADDRESS: 20500 OLYMPIC PLACE, ARLINGTON, WA, 98223

LEGAL DESCRIPTION:
JENSEN FARM DIV 1, BLK 000 D-00 LOT 8 10W 17N VAC OLYMPIC PLACE ABTG SD LOT PRF CITY OF ARLINGTON ORG 1346 REC APN 00040846726

TOWNSHIP: 31
RANGE: 05
SECTION: 11

LOT SIZE: 4.82 ACRES (209,959 SQ FT)
LOT DIMENSIONS (LENGTH X WIDTH): 616'-8" X 479'-7"

TOTAL LOT COVERAGE:
166,357 SQ FT EXISTING IMPERVIOUS SURFACE (79.23%)
177,501 SQ FT PROPOSED IMPERVIOUS SURFACE (84.54%)

PARKING LOT SCREENING FOR NEW DUG STALLS:
205 SHADING
2.5' HIGH DECORATIVE SCREENING WALL
TREES TO BE REPLACED AT A 3:1 RATIO

PERMIT NO PLN#953
ZONING: GC (GENERAL COMMERCIAL)
USE CLASSIFICATION: 2.110 GENERAL MERCHANTILE
ARLINGTON MUNICIPAL AIRPORT PROTECTION DISTRICT: SUBDISTRICT C
DENSITY AND DIMENSIONAL STANDARDS PER SITE PLAN CHECKLIST

BUILDING SETBACKS:	EXISTING	PROPOSED
NORTH	59'-1"	59'-1"
EAST	81'-3"	64'-3"
SOUTH	220'-0"	220'-0"
WEST	20'-11"	20'-11"

BUILDING HEIGHT: 42'-2" [TOP OF ROOF PARAPET] & 43'-1" [TOP OF MAIN ENTRY PEAK]

TOTAL BUILDING AREA: EXISTING 41,714 SF / PROPOSED 9,887 SF = 51,601 SF

PARKING REQUIREMENTS: 1 SPACE / 400 GSF (129 STALLS)
PROPOSED PARKING: 208 STALLS

REQUIRED BICYCLE RACK SPACES: 13 [10% OF REQUIRED VEHICLE STALLS]

SHEET INDEX

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CL.1	CIVIL PLAN	
LL.1	LANDSCAPE PLAN	
SP.1	SITE PLAN	
SP.2	ENLARGED SITE PLANS	

PROJECT DESCRIPTION

THIS IS AN EXPANSION OF AN EXISTING GROCERY STORE:

- ADDITION OF APPROXIMATELY 10,000 SQUARE FEET TO EXISTING BUILDING
- UPGRADE OF EXISTING PARKING TO INCLUDE DESIGNATED PARKING FOR DRIVE UP AND GO CUSTOMERS, AND ACCESSIBLE PARKING TO COMPLY WITH ADA.
- UPGRADE OF SITE TO INCLUDE NEW ACCESSIBLE PATH FROM OLYMPIC TO STORE ENTRY POINTS AND NEW MULTI-MODAL PATH FROM INTERSECTION OF SR-9 & 204TH STREET NE.
- NEW LANDSCAPING TO BRING SITE INTO COMPLIANCE WITH CURRENT CITY CODES.

PROJECT TEAM

DEVELOPMENT MANAGER	FIRM	CONTACT	ADDRESS	PHONE
ALBERTSONS COMPANIES	MARK PALMER	mark.palmer@albertsons.com	250 E. PARKCENTER BLVD. BOISE, ID. 83706	PH: (208)395-3864
CONSTRUCTION MANAGER	SAFEWAY INC.	SHAUN KOCHVAR	1121 124TH AVE NE BELLEVUE, WA 98005	PH: (425)201-6405
GENERAL CONTRACTOR	TBD	CONTACT	ADDRESS CITY, WA ZIP	PH:
CIVIL & LANDSCAPING	TERRA FORMA DESIGN GROUP, INC.	PEDRO DEGUZMAN, PE	5927 51st Avenue SW SEATTLE, WA 98136	PH: (206)795-9023
ARCHITECTURAL	PM DESIGN GROUP, INC.	AMANDA MARTIN	19401 40TH AVE W #420 LYNNWOOD, WA 98036	PH: (425)967-8409
STRUCTURAL	BRAD YOUNG & ASSOCIATES, INC.	BRAD YOUNG, S.E.	345 POLLACKY AVENUE CLOVIS, CA 95312	PH: (539)323-9600
MECHANICAL & PLUMBING	JAMES F. TURNER ENGINEERS, L.P.	WILL GOULD, P.E.	8340 MEADOW RD. SUITE 160 DALLAS, TX 75231	PH: (469)581-8244
REFRIGERATION ENGINEER	DC ENGINEERING	SCOTT MORITA	440 E CORPORATE DRIVE MERIDIAN, ID 83642	PH: (510)714-5105
DECOR	KING RETAIL SOLUTIONS	DARSHAN SADHANA	3850 WEST 1ST AVE. EUGENE, OR 97402	PH: (541)686-2848
SURVEYOR	BBA LAND SURVEYING	NICOLE BORYS	12014 SE 157TH PL. RENTON, WA 98058	PH: (206) 406-1257

ABBREVIATIONS

Ø DIAMETER	F.D. FLOOR DRAIN	[N] NEW	U.O.N. UNLESS OTHERWISE NOTED
⊕ CENTERLINE	FIN. FINISH	NO. NUMBER	U.L. UNDERWRITERS LABORATORY
⊙ FOUND OR NUMBER	F.F. FLOOR FINISH	N.L. NOT IN CONTRACT	
A.B. ANCHOR BOLT	F.F.R. FLOOR FINISH REINFORCED	N.R. NON RATED	
A.C. AIR CONDITIONING	F.F.S. FACE OF FINISH	N.T.S. NOT TO SCALE	
A.C.C. ASPHALTIC CONCRETE	F.F.M. FACE OF MASONRY	O.C. ON CENTER	
A.C.I. ACCIDENTAL CEILING TILE	F.F.P. FIBERGLASS REINFORCED PANEL	O.D. OUTSIDE DIMENSION	
ADD ALL	F.F.T. FOOTING	O.P. OPPOSITE	
A.F.G. ABOVE FINISH GRADE	F.F.U. FOOTING UNDER	P.L. PROPERTY LINE	
A.F.T. ALTERATE	F.F.V. FLOOR FINISH VENEER	P.L.W. PLYWOOD	
A.S.T.M. AMERICAN SOCIETY FOR TESTING AND MATERIALS	F.F.W. FLOOR FINISH WOOD	P.S.L. POUNDS PER SQUARE INCH	
	F.F.W.F. FLOOR FINISH WELDED WIRE FABRIC	P.T. PRESSURE TREATED	
B.L.D. BUILDING	G.A. GALVANIZED	R. RISER	
B.O.T. BOTTOM	G.C. GENERAL CONTRACTOR	R.A.D. RADIUS	
B.O.F. BOTTOM OF	G.D. GROUND	R.D. ROOF DRAIN	
C.B. CATCH BASIN	G.I. GALVANIZED IRON	R.E. REFERENCE	
C.C. CEILING	G.P. GYPSUM	R.E.F. REFRIGERATOR	
C.C.J. CONCRETE JOINT	H.B. HOSE BIB	R.E.F.R. REINFORCED	
C.C.M. CONCRETE MASONRY UNIT	H.C. HOLLOW CORE	R.E.Q. REQUIRED	
C.C.N. CLEANOUT	H.D. HEADER	R.O. ROOM	
C.C.P. CONCRETE	H.H. HARDWARE	R.O.P. ROUGH OPENING	
C.C.S. COLUMN	H.H.R. HOUR	R.O.W. RIGHT OF WAY	
COM.M. COMMUNICATION	H.H.M. HOLLOW METAL	R.C.P. REFLECTED CEILING PLAN	
CONC. CONCRETE	H.H.S. HORIZONTAL	S.C. SOLID CORE	
CONT. CONTINUOUS	H.H.V. HEATING, VENTILATION AND AIR CONDITIONING	SCHED. SCHEDULE	
C.W. COLD WATER	H.W. HOT WATER	SECT. SECTION	
		SHE. SHEET	
		S.M. SIMILAR	
		SPEC. SPECIFICATION	
		S.Q. SQUARE	
		S.S. STAINLESS STEEL	
		ST. STEEL	
		S.T. STANDARD	
		STOR. STORAGE	
		STRUC. STRUCTURAL	
		S.V. SHUT OFF VALVE	
		SUSP. SUSPENDED	
		T. TREAD	
		T.B. TOP OF BEAM	
		T.E. TELEPHONE	
		TEMP. TEMPERATURE	
		T.M. TONGUE AND GROOVE	
		T.M.F. MANUFACTURE	
		T.M.H. MANHOLE	
		T.M.M. MISCELLANEOUS	
		T.M.T. MOUNTED	
		T.M.U. MULLION	
		T.T.P. TYPICAL	

SYMBOLS

⊕	- NORTH ARROW	XXXXXXX	- ROOM TAG
XXX	- HEIGHT ELEVATION INDICATOR	XXX	- REVISION DELTA
000A	- DOOR TAG REF SHEET A6.0	XXX	- SPOT ELEVATION INDICATOR
XX	- ENLARGED DETAIL INDICATOR	XX	- EQUIPMENT TAG
X	- GRID LINE INDICATOR	XX	- KEY NOTE INDICATOR
X	- WINDOW TAG REF SHEET A6.1	XX	- FINISH INDICATOR REF SHEET A6.1
X	- WALL TAG	XX	- SECTION CUT INDICATOR
X	- FIRE EXTINGUISHER	XXX	- ELEVATION INDICATOR

REGULATORY AGENCIES

BUILDING DEPARTMENT ARLINGTON BUILDING AND PERMIT DIVISION 18204 59TH AVENUE NE ARLINGTON, WA 98223 PHONE: (360)403-3551 BUILDING OFFICIAL: KEVIN CLANDER PHONE: (360)403-3433	PUBLIC WORKS ARLINGTON PUBLIC WORKS ADMINISTRATION 154 W. COY AVENUE ARLINGTON, WA 98223 GENERAL PHONE: (360)403-3526 WASTEWATER: JOE WILSON PHONE: (425)754-7442 WATER: GUS TARABAN PHONE: (360)403-3542 STORMWATER PHONE: (360)403-4600
HEALTH DEPARTMENT SNOHOMISH HEALTH DISTRICT EVERETT (MAIN OFFICE) 3020 RUCKER AVENUE EVERETT, WA 98201 PHONE: (425)339-5200	PHONE COMPANY FRONTIER COMMUNICATIONS 15414 SMOKEY POINT BLVD ARLINGTON, WA 98223 PHONE: (360)654-4672
FIRE DEPARTMENT NORTH COUNTY FIRE / EMS 8117 24TH STREET NW STANWOOD, WA 98292 PHONE: (360)429-2184	CABLE COMPANY FRONTIER COMMUNICATIONS 15414 SMOKEY POINT BLVD ARLINGTON, WA 98223 PHONE: (360)654-4672
GAS COMPANY CASCADE NATURAL GAS 1520 S. 2ND STREET MOUNT VERNON, WA 98273 PHONE: (888)522-1130	INTERNET COMPANY FRONTIER COMMUNICATIONS 15414 SMOKEY POINT BLVD ARLINGTON, WA 98223 PHONE: (360)654-4672
POWER COMPANY PUBLIC UTILITY DISTRICT #1 (PUD) 210 EAST DIVISION STREET ARLINGTON, WA 98223 PHONE: (425)783-1000	WASTE MANAGEMENT WASTE MANAGEMENT NW 13017 4157 AVENUE NE MARYSVILLE, WA 98223 PHONE: (855)523-1344

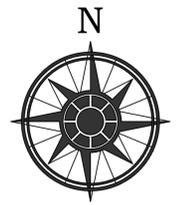
SAFEWAY - "EXPANSION"
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Δ	7/17/22	PERMIT ISSUE ZONING RESUBMITTAL

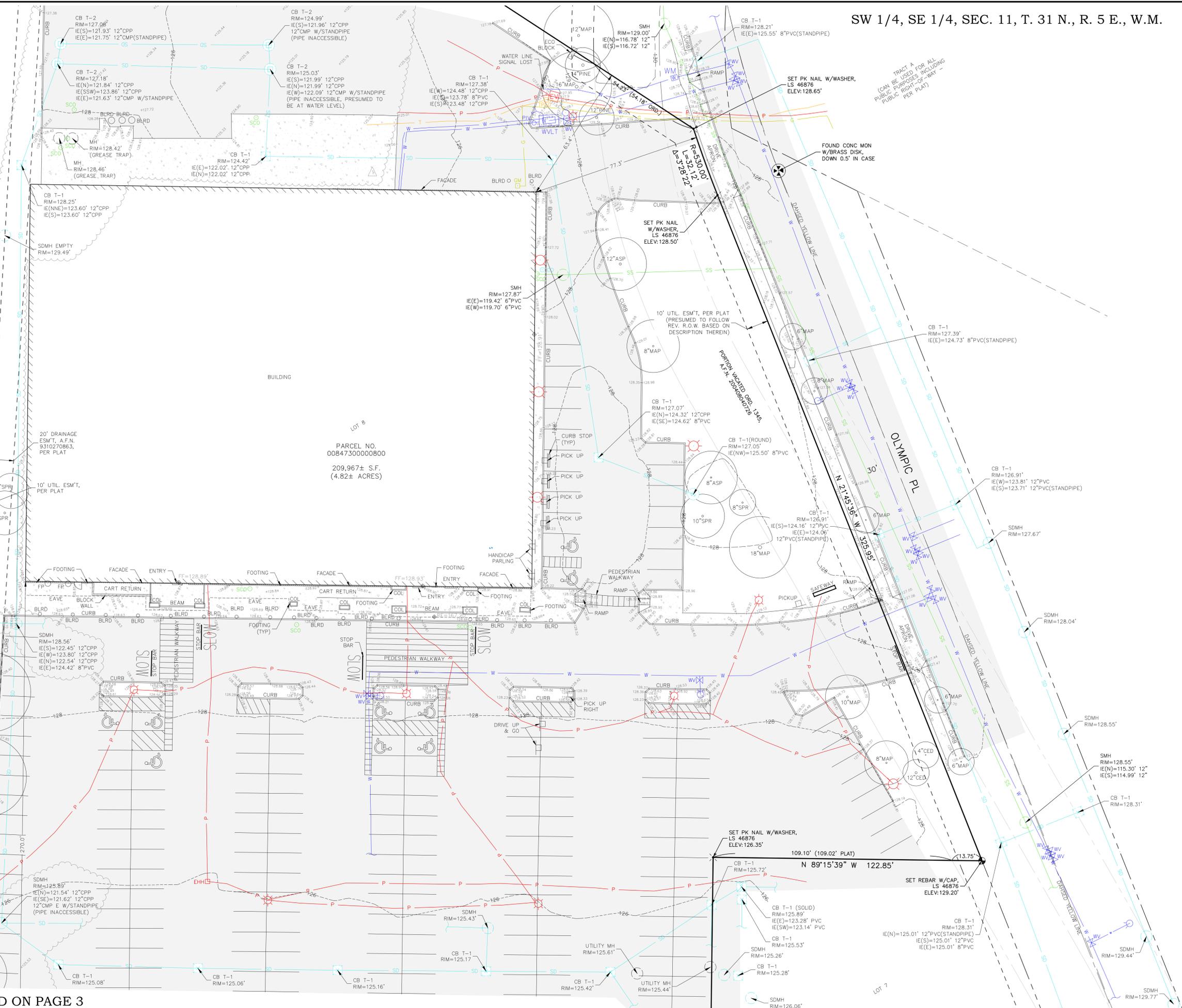
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CHECKED BY: A. MARTIN
ARCH. PROJECT NO.: ALB21022

SHEET NAME:
COVER PAGE

SHEET NUMBER:
T0.1



GRAPHIC SCALE
1 INCH = 20 FT.



PARCEL NO.
00847300000800
209,967± S.F.
(4.82± ACRES)

CONTINUED ON PAGE 3

DATE	REVISION	DESCRIPTION
02/07/2022		ADDITIONAL TOPO ON N, W & SW

Ph: 206.406.1257
 nicole@bba-surveying.com
 www.bbasurveying.com



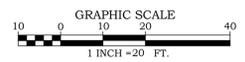
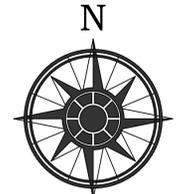
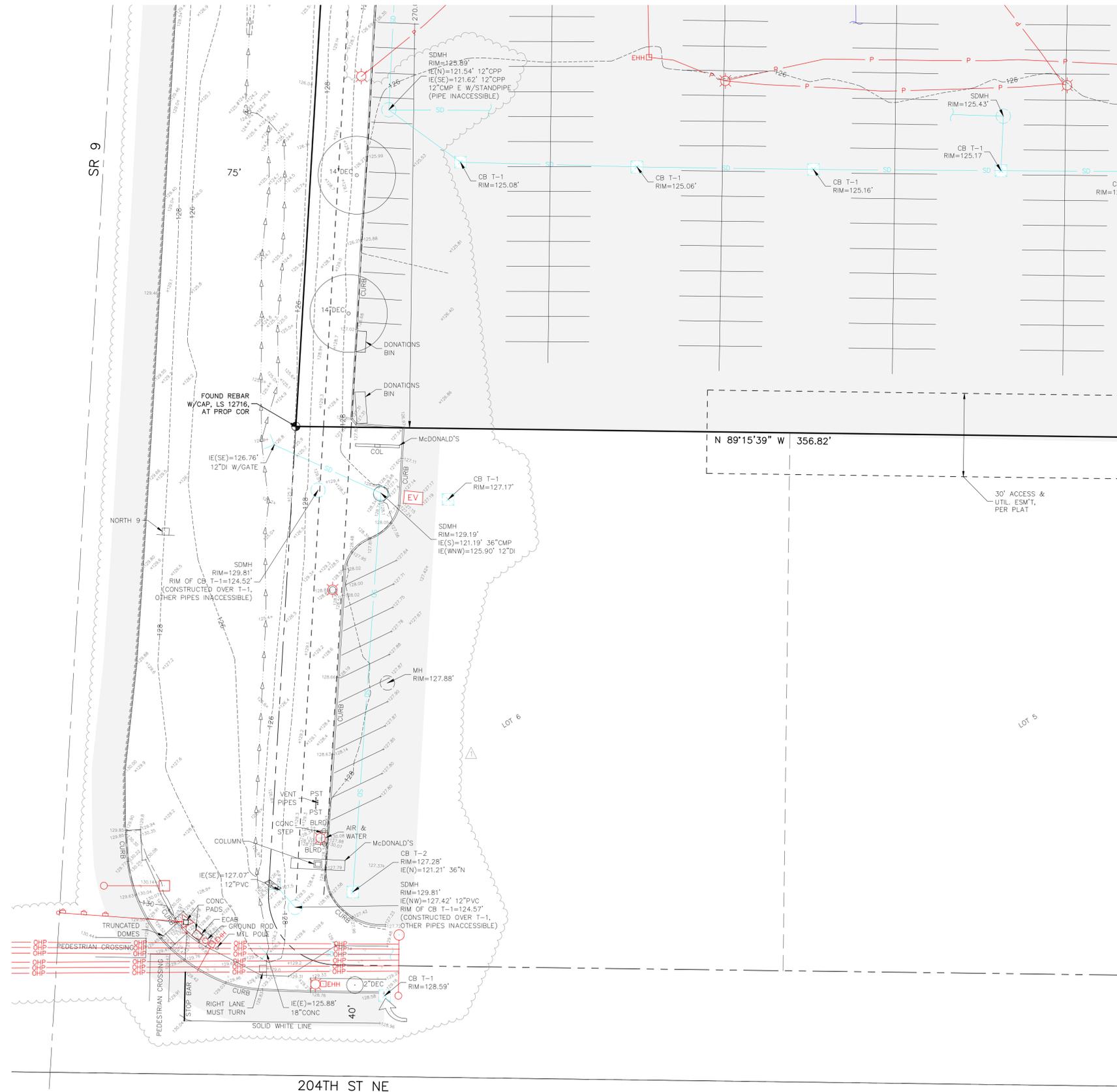
BOUNDARY & TOPOGRAPHIC SURVEY
 TERRAFORMA DESIGN
 20500 OLYMPIC PL
 ARLINGTON, WA 98223

JOB NO. 210723
 DRAWN BY: RSN
 CHECKED BY: MAB
 DATE: 12/23/2021

SHEET
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CONTINUED ON PAGE 2



LEGEND

- PST POST
- BLRD CULVERT
- BOLLRD BOLLARD
- FP FLAG POLE
- MANHOLE MANHOLE
- CLEANOUT CLEANOUT
- FIRE HYDRANT FIRE HYDRANT
- WM WATER METER
- LUMINAIRE LUMINAIRE
- ASP ASPEN
- CED CEDAR
- MAP MAPLE
- SPR SPRUCE
- SIGN SIGN
- OIL OIL
- GM GAS METER
- COL COLUMN
- WATER VALVE WATER VALVE
- SCSO SEWER CLEANOUT
- EV ELECTRIC VAULT
- TPEL TELEPHONE PEDESTAL
- CB (TYPE-1) CB (TYPE-1)
- CB W/SOLID LID (TYPE-1) CB W/SOLID LID (TYPE-1)
- CB (TYPE-2) CB (TYPE-2)
- PIV POST INDICATOR VALVE
- RE ROOF ELEVATION
- FF FINISH FLOOR ELEVATION
- EHH ELECTRIC HAND HOLE
- FIRE STAND PIPE FIRE STAND PIPE
- FOUND SECTION CORNER FOUND SECTION CORNER
- FOUND 1/4 SECTION CORNER FOUND 1/4 SECTION CORNER
- SET/FOUND NAIL AS DESCRIBED SET/FOUND NAIL AS DESCRIBED
- SET/FOUND REBAR AS DESCRIBED SET/FOUND REBAR AS DESCRIBED
- FOUND MONUMENT IN CASE FOUND MONUMENT IN CASE
- ASPHALT SURFACE ASPHALT SURFACE
- CONCRETE SURFACE CONCRETE SURFACE
- ROCKERY ROCKERY
- SS SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- G GAS LINE
- P POWER LINE (UNDERGROUND) POWER LINE (UNDERGROUND)
- T TELEPHONE LINE (UNDERGROUND) TELEPHONE LINE (UNDERGROUND)
- BUILDING LINE BUILDING LINE
- WALL / ECO BLOCK WALL / ECO BLOCK
- OHP OVERHEAD POWER OVERHEAD POWER
- POWER POLE W/LIGHT POWER POLE W/LIGHT
- TRAFFIC LIGHT TRAFFIC LIGHT
- PED PUSH BUTTON PED PUSH BUTTON
- CENTERLINE DITCH CENTERLINE DITCH

DATE	REVISION	BY
02/07/2022	ADDITIONAL TOPO ON N, W & SW	MAB

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 nicole@bbasurveying.com
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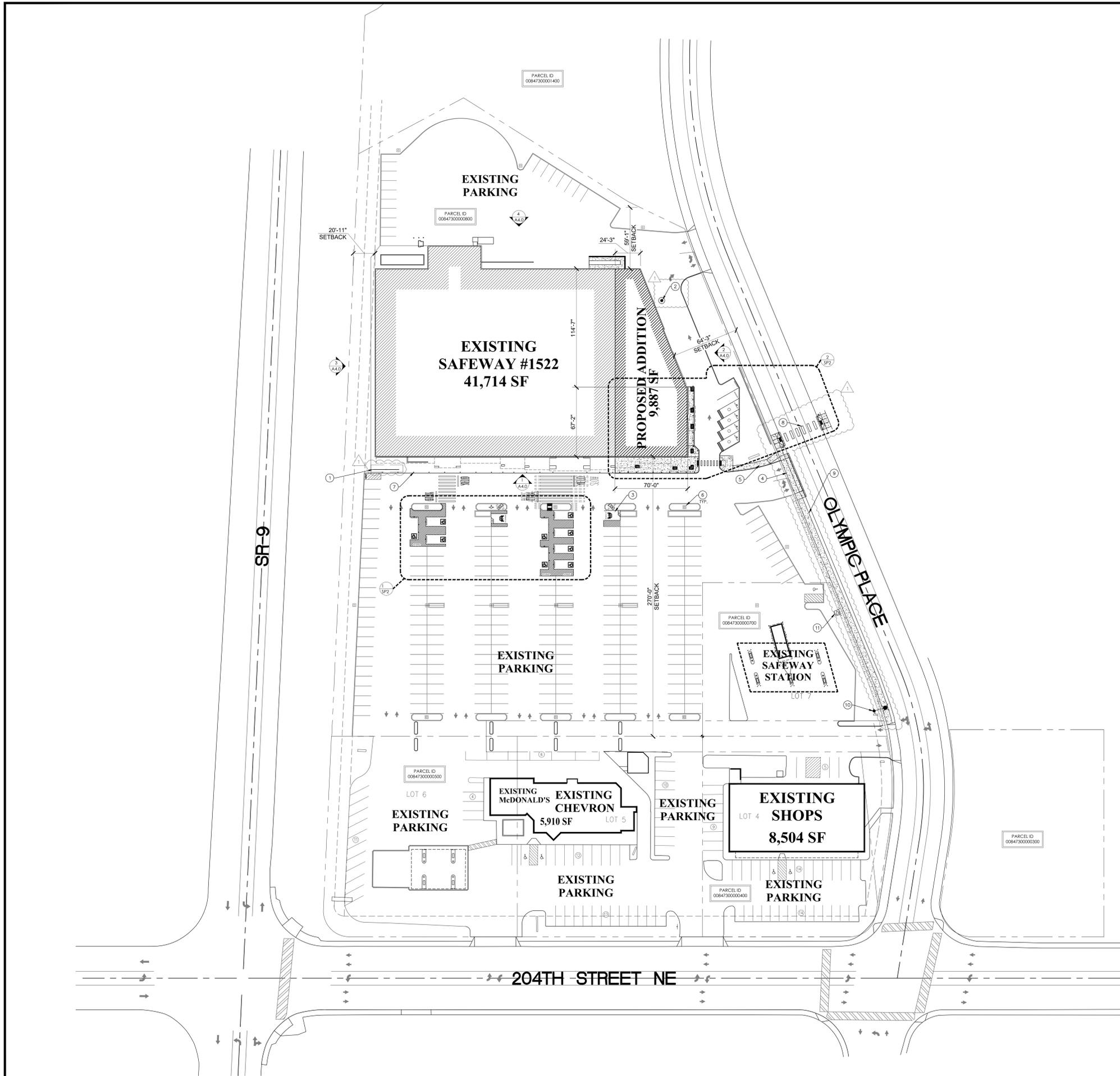


BOUNDARY & TOPOGRAPHIC SURVEY
 TERRAFORMA DESIGN
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 CHECKED BY: MAB
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SHEET
3 OF 3

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KEYNOTES

1. PROPOSED LOCATION OF BICYCLE RACKS. 13 SPACES REQUIRED.
2. RELOCATED SEWER MANHOLE. SEE CIVIL.
3. EXISTING EV STALL AND CHARGING STATION. NIC.
4. NEW PAVING AND GRADING AT EXISTING DRIVEWAY. SEE CIVIL.
5. NEW ACCESSIBLE SIDEWALK FROM OLYMPIC TO BUILDING. SEE CIVIL.
6. ALL LOT LIGHTS TO RECEIVE NEW LED FIXTURES.
7. ALL EXISTING BOLLARDS TO BE PAINTED SAFETY YELLOW.
8. NEW CROSSWALK WITH SOLAR PEDESTRIAN FLASHING SYSTEM.
9. EXISTING SIDEWALK TO BE REPLACED WITH NEW 10' WIDE CONCRETE SIDEWALK. SINGLE DIRECTION CURB RAMPS TO BE INSTALLED AT EACH END. EXISTING PLANTER STRIP, STREET TREES, CURB & GUTTER TO REMAIN AS-IS. GROUND COVER AND SHRUBS IN LANDSCAPED AREA MODIFIED AS REQUIRED TO ACCOMMODATE NEW SIDEWALK. EVERGREEN TREES TO REMAIN.
10. RELOCATED STREET LIGHT.
11. CONSTRUCT SIDEWALK AROUND EXISTING TRANSFORMER.

SITE PLAN LEGEND

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.



PARKING DATA

NOTE: ONLY PARKING STALLS INSIDE SAFEWAY LEASE AREA COUNTED

STALLS REQ'D BY JURISDICTION*	133
STANDARD STALLS -	223
DRIVE UP & GO STALLS -	4
EV CHARGING STALLS -	2
ACCESSIBLE STALLS REQ'D -	7
ACCESSIBLE STALLS PROVIDED -	9
VAN ACCESSIBLE STALLS PROVIDED -	2
TOTAL PARKING STALLS PROVIDED -	238

*REQUIRED PARKING BASED ON 1 STALL/400SF



1940 40TH AVE W
SUITE 420
LYNNWOOD, WA 98036
PROJECT CONTACT: WANDA WORTH
PHONE: 425-967-9497
WWW.PMDDESIGN.COM

KEN MCCrackEN, ARCHITECT

9664 REGISTERED ARCHITECT
KENNETH MCCrackEN
STATE OF WASHINGTON

05/25/22

CONSULTANT:



SAFEWAY - "EXPANSION"
STORE NO. : #1522
20500 OLYMPIC PLACE
ARLINGTON, WA 98223

REV	DATE	DESCRIPTION
6/23/22		PERMIT ISSUE
7/1/22		ZONING RESUBMITTAL

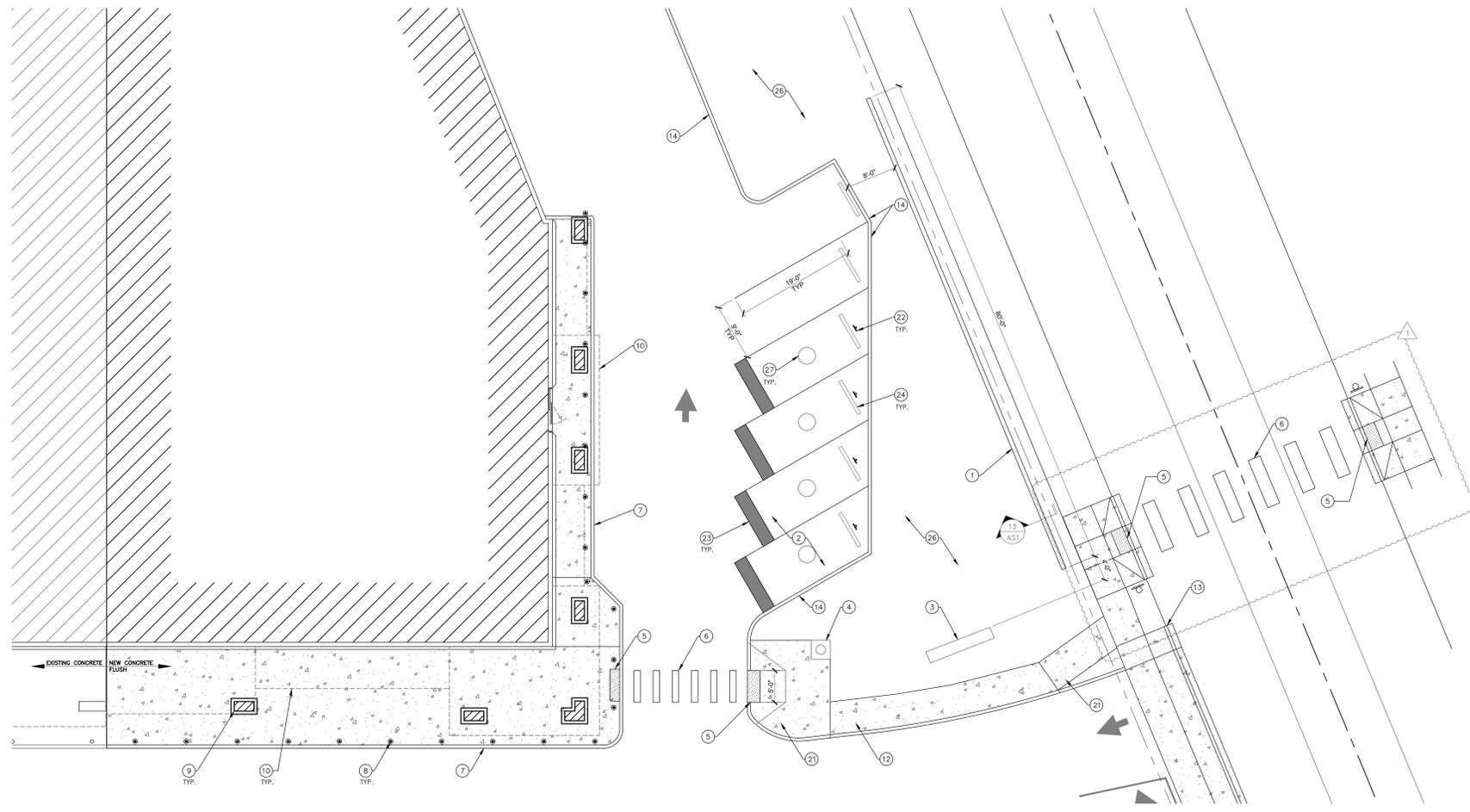
DRAWN BY: ARL
CHECKED BY: A. MARTIN
ARCH. PROJECT NO.: ALB21022

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
SP1.0



NORTH



KEYNOTES

1. NEW, CMU DECORATIVE SCREEN WALL, 2.5' HIGH AND PAINTED TO MATCH BUILDING. SEE DETAIL 13/SD1.
2. NEW PARKING STALLS FOR DRIVE-AND-GO MOBILE ORDER CUSTOMERS. SEE DETAIL 14/SD1.
3. EXISTING MONUMENT SIGN.
4. RELOCATED EXISTING POLE LIGHT. ALL LOT LIGHTS TO RECEIVE NEW LED FIXTURES. SEE ELECTRICAL.
5. NEW 24" DEEP STRIP OF TRUNCATED DOMES.
6. NEW ACCESSIBLE CROSSWALK WITH LADDER STRIPING TO MATCH FRONT OF BUILDING. SEE DETAIL 9/SD1.
7. NEW CONCRETE SIDEWALK, WITH CURB AT GRADE (SEE CIVIL). CONCRETE TO MATCH EXISTING IN PATTERN AND FINISH. PAINT CURB RED TO MATCH EXISTING.
8. NEW CONCRETE BOLLARD, TYP. SIZE AND SPACED TO MATCH EXISTING. PAINT SAFETY YELLOW. SEE DETAIL 10/AS1.
9. NEW CANOPY PILASTER, TYP. SIZE AND SPACED TO MIMIC EXISTING COLONNADE. SEE ELEVATIONS.
10. OUTLINE OF NEW CANOPY ABOVE. DESIGNED TO MIMIC EXISTING. SEE ELEVATIONS.
11. PORTION OF EXISTING LADDER STRIPING TO BE REMOVED.
12. NEW ACCESSIBLE CONCRETE SIDEWALK. SEE CIVIL.
13. RECONSTRUCTED CONCRETE DRIVEWAY. SEE CIVIL.
14. NEW 4" CONCRETE CURBS TO MATCH EXISTING. SEE DETAIL 11/AS1.
15. EXISTING EV STALL AND CHARGING STATION, NIC.
16. NEW PAINTED ADA PARKING SYMBOL. SEE DETAIL 7/SD1.
17. NEW CONCRETE SIDEWALK THROUGH EXISTING LANDSCAPE ISLAND FOR ACCESS. SEE DETAIL 3/SD1.
18. NEW 4" CONCRETE BOLLARD TYP. PAINT SAFETY YELLOW. SEE DETAIL 5/SD1.
19. NEW ADA PARKING SIGN. SEE DETAIL 7/SD1.
20. REMOVE PAINTED "SLOW" PAVEMENT SIGNAGE AND REPLACE WITH "YIELD" SIGNAGE PER DETAIL 16/SD1.
21. NEW CONCRETE CURB RAMP. SEE CIVIL AND ACCESSIBILITY SHEETS FOR MORE INFO.
22. NEW DRIVE-UP AND GO SIGNAGE. SEE DETAIL 8/SD1.
23. NEW DRIVE-UP AND GO PAINTED STRIPE. SEE DETAIL 14/SD1.
24. NEW CONCRETE WHEEL STOP, TYP. SEE DETAIL 11/SD1.
25. NEW DIAGONAL STRIPING. SEE DETAIL 4/SD1.
26. NEW LANDSCAPING. SEE LANDSCAPE PLANS.
27. NEW DRIVE-UP-AND-GO LOGO PROVIDED BY SAFEWAY.

PM DESIGN
Architectural Solutions Group

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LYNNWOOD, WA 98036
PHONE: 425.947.3900
EMAIL: ARCH@PMDC.COM

KEN MCCracken, ARCHITECT
SEAL

9664 REGISTERED ARCHITECT
KENNETH MCCracken
STATE OF WASHINGTON
05/25/22

CONSULTANT:

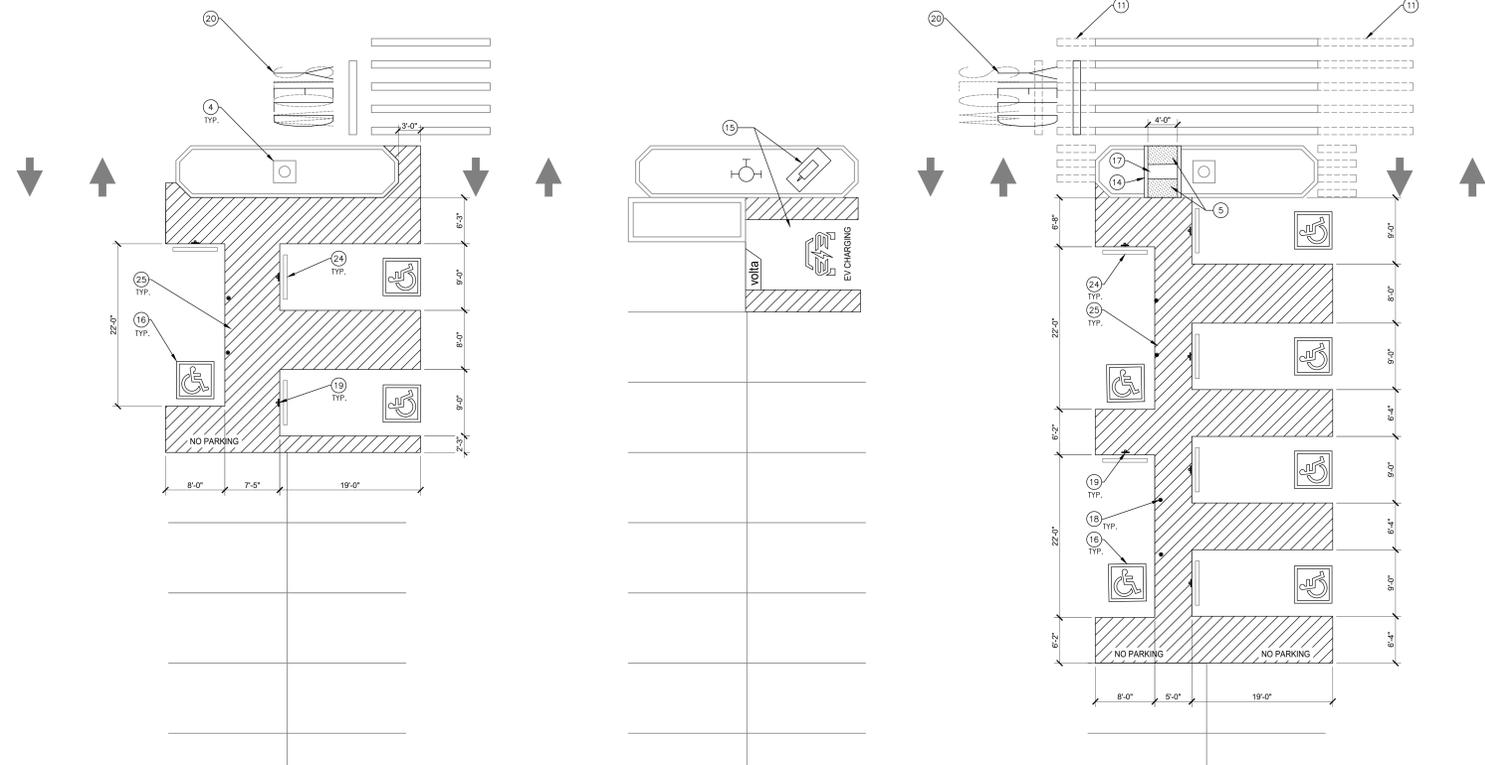
ENLARGED SITE PLAN

1/8"=1'-0" 2

SITE PLAN LEGEND

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

----- PROPERTY LINE



1/8"=1'-0" 1

ENLARGED SITE PLAN

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5/23/22		PERMIT ISSUE
7/1/22		ZONING RESUBMITTAL

DRAWN BY: ARL
CHECKED BY: A. MARTIN
ARCH. PROJECT NO.: ALB21022
SHEET NAME: ENLARGED SITE PLANS
SHEET NUMBER: SP2.0