

Architectural Plans

Type: All Construction

Subtype: RESIDENTIAL/ NON-RESIDENTIAL

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City of Tukwila - Permit Center
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Architectural Plans

Architectural plans provide detailed drawings that depict the arrangement, dimensions, and features of a building. They convey the design intent and are used to guide the construction process, obtain building permits, and ensure code compliance.

Key Components of Architectural Plans

1. Floor Plans:

- Top-down view of each level of the building.
- Shows the layout of rooms, walls, doors, windows, stairs, and other architectural features.
- Includes dimensions and notes for construction.

2. Exterior Elevations:

- Illustrates the exterior appearance of the building from multiple viewpoints (e.g., front, rear, and sides).
- Displays materials, finishes, roof slopes, and vertical dimensions.

3. Building Sections:

- Cross-sectional views of the building that show the relationship between floors, walls, ceilings, and roof structures.
- Highlights construction details, materials, and vertical dimensions.
- Ensure Washington State Energy Code compliance is shown.

4. Details:

- Zoomed-in drawings of specific features (e.g., window installations, door frames, wall assemblies).
- Provides precise information for intricate construction elements.

5. Schedules:

- Lists and organizes components such as doors, windows, finishes, and room labels.
- Includes details like dimensions, materials, and manufacturer information.

6. Roof Plan:

- Displays the layout of the roof, including slopes, drainage, materials, and any rooftop structures (e.g., skylights, HVAC equipment).

7. Reflected Ceiling Plan (RCP):

- Shows the ceiling layout, including lights, vents, soffits, and other ceiling-mounted elements.

8. Key Notes and Legends:

- Provides explanations for symbols, abbreviations, and notes used throughout the architectural plans.

Uses and Importance

- **Design Communication:** Ensures that the builder, contractors, and stakeholders understand the architect's vision and design intent.
- **Permit Applications:** Serves as a crucial part of the documents submitted to the local authority for review and approval.
- **Code Compliance:** Demonstrates how the project complies with building, fire, and accessibility codes.
- **Construction Guide:** Provides detailed instructions to ensure accurate execution of the design during construction.

Applicable Regulations:

- [TMC Title 16 Buildings and Construction](#)
- [TMC Title 17 - Subdivisions](#)
- [TMC Title 18 Zoning](#)
- [Public Works Infrastructure Design and Construction Standards](#)

Resources:

- [Construction Portal & Fees](#)
- [Land Use Permit Portal](#)