

NEW COMMERCIAL BUILDINGS OR ADDITIONS

PERMIT APPLICATIONS MUST BE SUBMITTED WITH THE FOLLOWING:

* DOCUMENTS

- Certificate of water/fire flow availability. Contact the Public Works Department (206) 433-0179 for servicing district.
- Certificate of sewer availability. Contact the Public Works Department (206) 433-0179 for servicing district.
- Structural Calculations (2 SETS). Include structural calculations indicating load of water-filled sprinkler piping.
- Specifications (if separate document) (2 SETS).
- Soils report (2 SETS).
- Washington State Non-Residential Energy Code Compliance forms (2 SETS).
- Washington State Department of Labor and Industries valid Contractor's License.

* **PLANS: Five (5) sets of working drawings stamped by Washington State Licensed architect. (Min. size 11x17 to maximum size of 24x36; all sheets shall be the same size). Plans include: (In applicable cases, structural or civil engineering is required) (Drawing and structural calculations sheets shall be original signed wet stamp, NOT COPIED.)**

COVER SHEET

1. Index to drawings. (list all drawings and number each).
2. Site address (if previously assigned).
3. Legal description.
4. Assessor's parcel No.
5. Occupancy classification and type of construction per I.B.C.
6. Project description.
7. Building area (all floors).
8. Area(s) of work (S.F. of work area).
9. Vicinity Map showing location of site.
10. Required Special Inspections.

ARCHITECTURAL SITE PLAN - Drawn in accordance with an accurate boundary line survey and a minimum (drawing size) scale of 1" = 20'. Include the following:

1. Size and location of new construction and existing structures on the site.
2. All property lines and easements of record.
3. Distance of structures from property lines.
4. Buildings to be demolished (where applicable).
5. Established street grades and existing grades.
6. Proposed finish grades.
7. Location or existing and proposed new fire hydrants.
8. North Arrow.
9. Parking and entry location from street.
10. Parking tabulation information.
11. Identify sensitive area location and buffers (on plan). Refer TMC 18.45.040.
12. Flood hazard areas, floodways, and design flood elevation (where applicable).

CIVIL SITE PLAN - See Public Works Department "Developmental Guidelines and Design and Construction Standards" Appendix C, for drafting standards and plan submittal requirements.

LANDSCAPE PLAN - Drawn to scale of the architectural site plan (or larger) with a site landscaping plan and plant material information, including but not limited to:

1. Plant list with common and botanical names.
2. Plant location.
3. Plant schedule with quantities, sizes of plantings, plant spacing/density.
4. Sprinkler irrigation plan (where required).

ARCHITECTURAL PLANS - Construction documents prepared by a registered architect, to indicate the location, nature and extent of the work proposed and to show in detail that it will conform to the provisions of the building code and relevant ordinances of the jurisdiction. Plans shall include (but not limited to) the following:

1. Floor plans with the use of all room labeled and number of occupants to be accommodated labeled in every room and space. In multi-story buildings label the total occupant load for each floor.

NEW COMMERCIAL BUILDINGS OR ADDITIONS
PERMIT APPLICATIONS MUST BE SUBMITTED WITH THE FOLLOWING:
(continued)

2. Roof Plans.
3. Ceiling Plans.
4. Building elevations.
5. Building Sections.
6. Wall sections and details shall describe the exterior wall envelope in sufficient detail to determine compliance with the building code requirements for fire resistivity, type of construction and weather resistance of the exterior envelope.
7. Door schedule and Window schedule.
8. Finish schedule.
9. Fire resistive assembly details.
10. Material specifications.
11. Accessibility information.
12. Washington State Energy Code information to show compliance with the envelope, and lighting requirements. Show required emergency/egress lighting.

STRUCTURAL PLANS - Construction documents prepared by a registered professional engineer. Plans are intended to describe in sufficient clarity the design of the structural systems of the building and to show in detail how the design conforms to the structural requirements of the building code.

Plans shall include (but not limited to) the following:

1. Foundation plans and details.
2. Floor framing plans and details.
3. Roof framing plans and details.
4. Structural notes/material specifications.

Food service establishments require two (2) sets of stamped approved plans by the Seattle King County Department of Public Health prior to submitting for building permit application.