Project: Polaris at Lynnwood
Permit #: PDR-26-0002

Item #	Sheets	Comment	Response / Comments
1	General	COMMENT: For all corrections related to City Center Design Guidelines below, alternative compliance (LMC 8.90.0810) may be utilized in cases where alternative means can still meet the overall intent of the Guideline(s).	Noted
2	A400 & A401	CORRECTION: Sheets A400 and A401- North, East, and South Elevation street-level frontage façade materials need to be adjusted to better line up with architectural materials listed on pages 25, 26, and 27 of the City Center Design Guidelines. Concrete with special treatment may qualify as an alternative primary material for street-level façade if treatment is adequate. Consider using brick-like texture, stamping, scoring, or surface treatments.	Base has been clad in Brick Texture Ceraclad siding with smoot accents. Ceraclad is a premium cement board product. See atta cut sheets and photos of product.
3	A401	CORRECTION: Sheet A401- On West Elevation, rooftop mechanical equipment appears visible. Per page 38 of the City Center Design Guidelines, mechanical equipment located on or near the roof shall be contained within opaque parapet walls or places behind roof forms. Screening should be integrated into the design of the building. Revise and provide a detail of the screening.	All elevations - mechanical screening has been added in locatio where the parapet does not screen the units.
4	A400 & A401	CORRECTION: Clarify which two elements for public entrances listed on page 29 of the City Center Design Guidelines are used for the primary public entrances to the building on the north side of the building (entrance to coffee shop and entrance to vestibule that leads to the lobby for the apartment).	North Elevation - Public Entrances have been identified
5	A400 & A401	CORRECTION: Clarify which two middle story elements listed on page 34 of the City Center Design Guidelines are used for upper story details. Use of two or more permitted building materials is satisfied (metal and ceraclad), however please state and show second detail type.	Sheet A204 - Shallow recesses occur at street facing facades. Projections from L2 to L6 encapsolate vertical recesses in the fa Windows are set in from the projections to create a vertical rythe cuts in the facade. By incorporating large multi-story bay projections, contrasting cl materials, and glazing, the middle stories create a distinct midsc while preventing long, unbroken elevation planes.
6	A400 & A401	CORRECTION: Clarify which two upper story elements listed on page 35 of the City Center Design Guidelines are used for upper story details. Cornice on floor below is satisfied, however please state and show second detail type.	Change of Material and Color: The main body of the building (flc through 5) features dark, vertically ribbed cladding accent frame the 6th floor, the facade transitions entirely to a lighter cream/be cladding, visually distinguishing the cap of the building from the below. By terminating the dark vertical bay modules at the 5th floor and capping the structure with a lighter, distinctly windowed top story design creates a defined architectural hierarchy and establishes distinct skyline profile.
7	A100	CORRECTION: Per City Center Design Guidelines page 38, all mechanical units that cannot be placed at the rear or side of the building shall be screened with landscaping or creative solutions such as art or similar treatment. Examples of acceptable screening materials include wood, composite wood, and masonry. Clarify and show how the proposed utility transformers and emergency diesel generator are being screened.	All mechanical equipment is placed on roof other than transforme which are screened with ornamental fencing. Refer to landscape drawings and details.
8		CORRECTION: List total floor area of the building and clarify which portions of the building/site are designated as amenity space. One percent of the floor area is required to be amenity space per Table 8.30.36 under LMC 8.30.0450.	Total floor area is listed on cover sheet with calculations for ame areas showing we are over the 1%
9	C1.0	CORRECTION: Sheet C-1.0 Site Plan- Clarify where the retaining wall is located on the site plan. It appears that the fencing is directly on top of the retaining wall, please confirm.	Civil has updated notes on the sheet to clarify the proposed fenc atop the proposed wall, and to point to landscape plans for fenc details.
10	L1-200	CORRECTION: Sheet L1-200 Materials Plan- Trash enclosure is marked as a 6' height masonry trash enclosure. Provide enclosure detail for the type of masonry blocks being used, and information on what materials are being used for the gate to the enclosure.	Please reference architectural Sheet A110 for trash enclosure d
11	L1-000	CORRECTION: Sheet L1-000 Landscape Cover Sheet- General notes cite LMC Title 21. Revise citations to Title 8. Equivalent codes can be found under LMC 8.40 Article II.	Corrections addressed on L1-000 General Notes citing LMC Titl changed to Title 8 equivalent codes under LMC 8.40 Article II.

12	L1-000	CORRECTION: Sheet L1-000 Landscape Cover Sheet- Symbol legend shows 5' height wrought iron fence. Sheet L1-200 Materials Plan describes the same fence as a picket fence with 3' wide gates. Provide material/manufacturer's spec sheet showing what the fence looks like. Revise sheets to match.	Sheet L1-000 Landscape Cover Sheet matches fence call out o L-200 Materials Plan. Please find attached Product Cut Sheet fo & Manufacturer's Specification.
13	L1-300	CORRECTION: Sheet L1-300 Planting Plan- Two Liriodendron Tulipifera 'Arnold' trees at southeast corner of site are too close to back of public sidewalk. Per LMC 8.40.0220(F)(1)(g), trees must be planted a minimum of five feet on-center from back of public sidewalk edge.	Correction made on Sheet L1-300 Planting Plan: 2 Liriodendron tulipifera 'Arnold' have been removed.
14	A100 & L1-300	CORRECTION: Sheets A100 and L1-300- Revise to show parking bumpers for all parking stalls. Parking bumpers are required to prevent cars from overhanging into landscaped areas per LMC 8.40.0770(A)(5).	Civil has updated our C-1.0 Site Plan to include wheelstops at a parking adjacent to landscaping.
15	A200 & A201	CORRECTION: Sheets A200 and A201- Show all Bicycle Parking information. 294 units require 147 bike stalls. Bike Room on page A200 counts as 84 stalls. Bike area at SW corner of the parking garage on Sheet A201 counts as 23 stalls. o Bike Storage Room on Sheet A201 does not show layout. Revise to show layout in order to determine number of stalls. o Note: Any stalls required beyond the 107 (84 in the Bike Room and 23 stalls in garage) and the stalls in the Bike Storage Room, designated bike parking areas can be shown within units in order to meet the requirement.	Bike counts have been revised and all accounted for. Please ref revised architectural sheets.
16	A400 & A401	CORRECTION: Sheets A400 and A401-Revise to include all materials in Material Legend, including concrete. Street-level façade appears to show two different types of concrete. Include information on concrete treatment (type of texture, scoring, etc.).	All exterior elevations have been revised and include material le with correct materials and material tags called out.
17	A400 & A401	CORRECTION: Sheets A400 and A401-Elevations do not appear to show any openings along concrete walls of parking garage area. Clarify if there will be any openings for ventilation or other purposes and provide information on any treatments for the openings (decorative metal panels or grills, trellis, special landscaping, etc.). Provide code citation.	East elevation - Garage ventalation will be treated with grilles
18	A201	shown is approximately 65' from the NE corner of the building. Please revise sheets to match.	Floor plans and Elevations have been coordinated and match
19	A401	wall. Rendering appears to not show grade differential currently, or correct layout of frontage improvements. Rendering importance to illustrate the view of the project from	Rendering is in progress but we are waiting ot hear back on fina
20	LS Maint.	planted roof. Remove from maintenance plan or show the planted roof and revise plan sheets.	Green Roof notes on the last page of the Landscape Maintenan
21	LS Maint.	CORRECTION: Landscape Maintenance Plan- Plan refers to a "swale"/"rain garden" in multiple places. Clarify that this is referencing the wetland area.	All references to "swale" has been changed to "wetland buffer restoration area" in the Landscape Maintenance Plan.
22	C2.0	COMMENT/CORRECTION: The City is still evaluating the frontage for 209th Street for ADA compliance regarding sidewalk width and tree grates. Changes may need to be addressed during the Development Engineering Permit stage of this project for this frontage.	Per 8/12/2026 email from City of Lynnwood Development Engin the curb alignment was shifted one (1) foot closer to the centerli 209th Street SW to allow for 4 feet minimum clearance behind th required 5-foot tree pits. This leaves approximately 40 feet curb sufficient to meet the minimum requirements for a City of Lynnw Standard Plan Neighbordhood Street (18 feet minimum for drive with a minimum 8 to 10 foot parking zone on the north side.
Traffic Division - Maisha Mahmud			
1	C1.0	CONDITION: Sheet C-1.0- The City reserves the right to modify this access if needed for safety purpose.	Noted
2	TIA	CONDITION: Page 16 of 104- Confirm Trip distribution is NB @ 44th Ave 75% and SB 25%.	See TIA
3	TIA	CONDITION: Page 18 of 104- Include Sim traffic Result and 95% queue length for Int 1, 2, 3.	See TIA
4	TIA	CONDITION: Page 18 of 104- Include Sign traffic results, LOS & 95% queue length for int 1, 2, 3.	See TIA
Building Division - John Tannehill			
1	A209	COMMENT: Sheet A209: 2021 WSBC 1011.12 Stairway to Roof In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder.	Roof access has been provided at Stair -2 per access hatch. Ple referece architectural sheet A209.
2	E102	CONDITION: Sheet E102- Electrical must run underground. Underground Utilities for all New Construction (LMC 16.14.010).	Noted
Development Engineering - Sam Ottow			

1	C-3.0	COMMENT: Sheet C-3-0- Domestic water service must be separate from fire flow. Tap off main on 44th and set meter at property line. DCDA required at each connection point for fire flow main.	Per discussion with City of Lynnwood Development Engineering 7/28/2026, the water, fire, and irrigation services have been revi meet cross-connection control requirements.
2		NOTE: Page 189 of 243- Critical Areas Bond will be required for this project as it will directly discharge new/replaced surface water and drainage to adjacent wetland. (This will be addressed as part of the Critical Areas Permit)	Noted
Fire Division - Alex Jenness			
1	G000	COMMENT: Sheet G000- No separate permit for Knox boxes. Please see A sheets for installation locations.	This separate permit has been removed from cover sheet and k
2	G000	COMMENT: Sheet G000- Submit IFC/IBC 909 rational analysis and mechanical with building permit submittal. No separate smoke control permit.	Smoke Control separate pemit has been removed from cover sh and all necessary information will be submitted with building per
3	C1.1	COMMENT: Sheet C-1.1- On civil plan with DE permit submittal, please show fire lane marking continued as shown. (refer to Deficiency Report)	Civil has revised the fire lane striping per the Fire Division comm
4	C-3.0	line cannot run under building more than 10 feet, riser room can only contain fire sprinkler and fire system components, cannot have domestic water, etc.	Civil has revised the FDC location to be within 50 feet of the pro
5	P100	COMMENT: Irrigation controller cannot be in fire riser room. Only fire system components can be in riser room.	Fire riser room and water control room have been separted alon
6	Arch Plans	COMMENT: A201- Levels below grade should be P01, P02, etc. Levels above grade should be 1, 2, 3 etc.	Per discussion with Alex through email we are leaving P1 & P2 a currently as they are primarly above grade. Coordinate further b permitting.
7	A201	COMMENT: A201- Provide Knox key switch to operate vehicle door or gate.	Knox box has been added at garage doors/entry. Please referer revised arch drawings.
8	A201	COMMENT: A201- Provide Knox key box at rise room door.	Knox box has been added at Fire Riser room. Please reference arch drawings.
9	A201	COMMENT: A201- Fire riser room needs to have exterior access at grade. Only fire system components can be in the riser room.	Fire riser room and water control room have been separted alon systems. Fire riser room has exterior access at grade on the eas of the building. Please reference revised civil, landscape and architectural sheets.