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Carl Hillman  
Building Envelope  
Specialist  
WG Clark  
Construction



**Project Size:** 16,000SF  
**Application:** Waterproofing on Patio and yoga space  
**Architect:** WATG  
**Installer:** Lizard Waterproofing and Coatings  
**General Contractor:** W.G. Clark Construction Co.  
**System:** HotDeck

## HotDeck Protects 16,000 Square Feet of Patio Space at Massive Lynwood Development

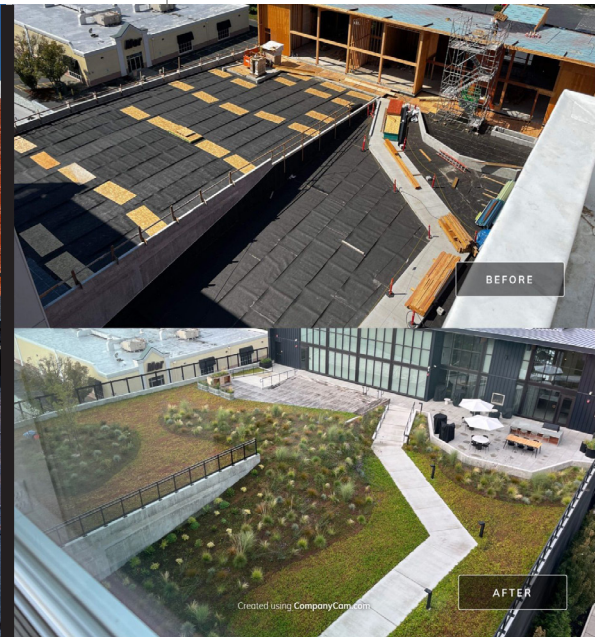
The Ember Apartments are located in Lynnwood, Seattle’s Opportunity Zone. This area is a federal designation that offers tax breaks for revitalizing low-income areas, and as part of the agreement, the development will offer a portion of its units at a reduced rate for those on a restricted income. In total, Ember will have 361 residential units built on top of 9,922 square feet of ground-floor commercial space, including a corner restaurant and patio space. The 2.48-acre site will also have 257 parking spaces, a game room and Top Golf Swing Suite, multiple lounges and co-working spaces, a fitness center, pet grooming services and a basketball court.

In tandem with EPRO’s Seattle rep, W.G. Clark Construction Co. selected and specified HotDeck to waterproof the plaza and yoga area. Approximately 16,000 square feet of the hot, rubberized asphalt system was installed, and the team were extremely pleased with the product and installation.

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Installation in progress  
(with buildings behind)

Before and after images  
of the site.



and the same installer,” explains Carl Hillman, Building Envelope Specialist, WG Clark Construction Co, the General Contractor.

“This was a good job and we enjoy working with HotDeck – the product is easy to install and it cures quickly,” says Ken Betts, Lizard Waterproofing and Coatings, the EPRO installer. “Like other EPRO products, HotDeck’s ease of installation helps keep everything right on schedule.”

“We also appreciate EPRO products like HotDeck because of their flexibility – this application can save time as a lot of the detailing is simplified,” adds Hillman

HotDeck is a waterproofing protection system that features a 215-mil reinforced layer of HD membrane, a hot fluid-applied rubberized asphalt with reinforcement. The system cures to form a seamless, fully bonded, thick, tough, yet highly flexible waterproofing membrane. The HotDeck hot rubber asphaltic membrane waterproofing system can be used for insulated and uninsulated split-slab, pedestal paver and vegetative deck applications.

Whether a project is complex or straightforward, communication is key on the job site between all trades. EPRO go above and beyond to ensure that: “We have excellent representation from EPRO, and we get project-specific answers within a day or two – that’s a big thing that makes EPRO stand out,” says Hillman. “Honestly, the biggest pleasure of working with EPRO is the local rep – especially his overall responsiveness. Added to the efficient installation, and the product’s shorter installation time, everything has all been great for us.”