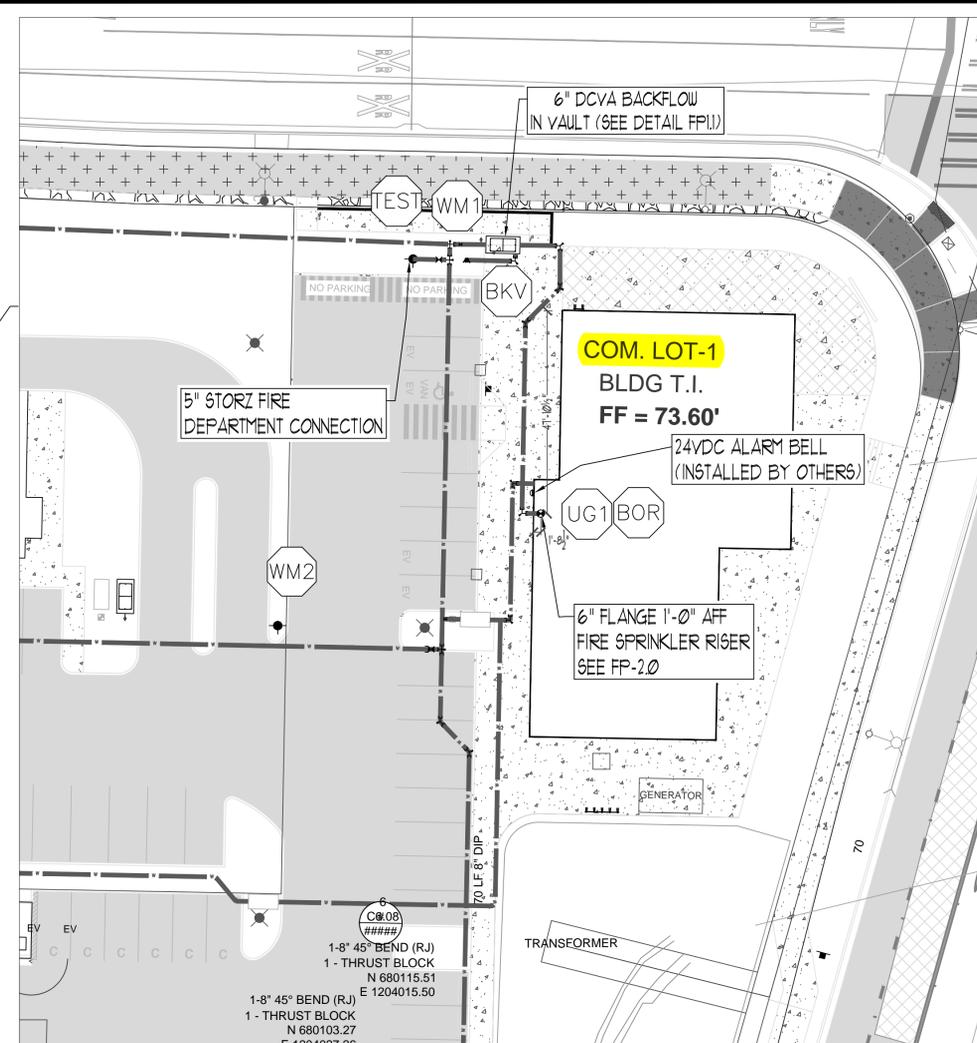


**ETC OVERALL SITE PLAN**  
SCALE: 1" = 40'-0"

UNDERGROUND FIRE SUPPLY AND FIRE DEPARTMENT CONNECTION LINES UNDER SEPARATE PERMIT. SITE PLAN FOR REFERENCE TO CALCULATION NODES NOT FOR INSTALLATION.

**PERMIT SUBMITTAL FOR RETAIL BUILDING LOT #1**



**COMMERCIAL LOT-1 SITE PLAN**  
SCALE: 1" = 20'-0"



**VICINITY MAP**  
SCALE: NTS

**FLOW TEST INFORMATION**

STATIC	40 PSI
RESIDUAL	28 PSI
FLOWING	1560 GPM
LOCATION	HYDRANT "A" NODE J2258
BY WHO	CITY OF PUYALLUP WATER DIVISION



**City of Puyallup**  
**Fire REVIEWED FOR COMPLIANCE**  
D. Drake  
12/31/2025  
3:12:35 PM

THE APPROVED CONSTRUCTION PLANS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.

Approval of submitted plans is not an approval of omissions or oversight by this office or noncompliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable building codes and regulations of the local government.

**SPRINKLER HEAD SCHEDULE**

SYMBOL	COUNT	THREAD	K-FACTOR	DESCRIPTION	NOTE
☉	55	1/2"	5.6	HEAD4: VIKING VK301 1/2 QR BRASS UPRIGHT 205°F	on Sprig
55 = TOTAL NUMBER OF HEADS LOT-1 SHELL					

**SPRINX FIRE PROTECTION**  
2709 JAWA AVE NW, SUITE 412  
CITY OF PUYALLUP, WA 98363-7135  
EST. 1999  
FIRE SPRINKLER SYSTEMS  
Date: 12/03/2025 Drawn: JGF/BW Page 1 of 3

PROJECT	EAST TOWN CROSSING : COMMERCIAL LOT-1
BY	2902 E PIONEER
DATE	PUYALLUP, WA 98372
DISCRESSION	TITLE
REVISIONS	FIRE SPRINKLER SITE PLAN DRAWING
GENERAL	R & R CONSTRUCTION CONSULTING LLC
ADDRESS	7809 PACIFIC AVE
CITY	TACOMA, WA 98408
SUPER.	ADAM RAYGOR
JOB PHONE #	253-961-9976
FIELD INSPECTIONS	
NAME	CITY OF PUYALLUP
PHONE #	(253) 864-4165

**STANDARD SYMBOLS**

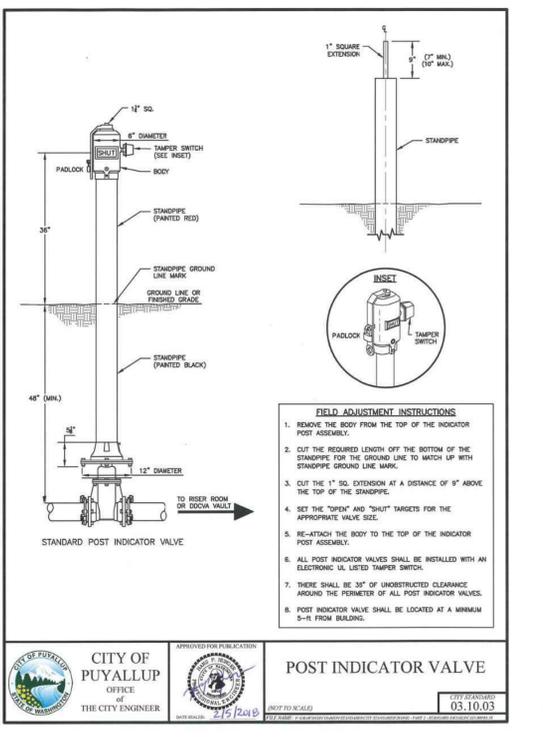
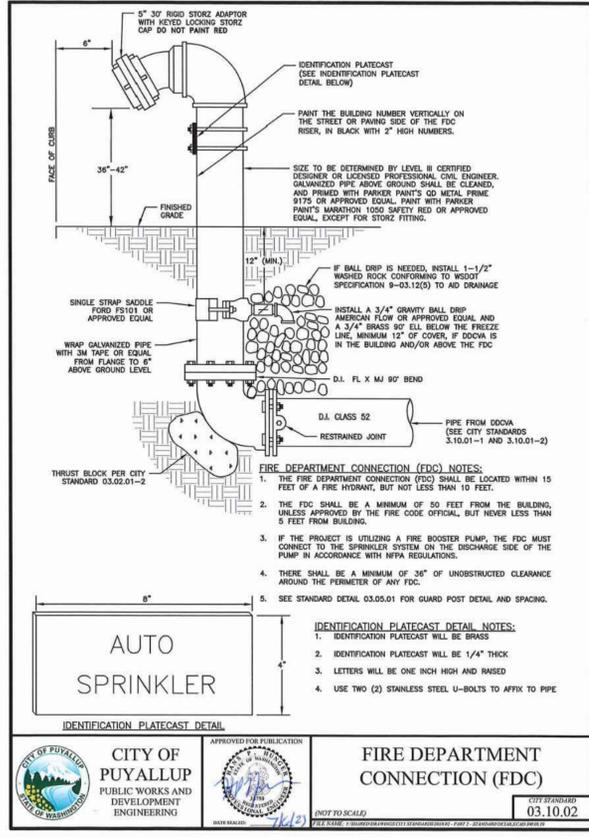
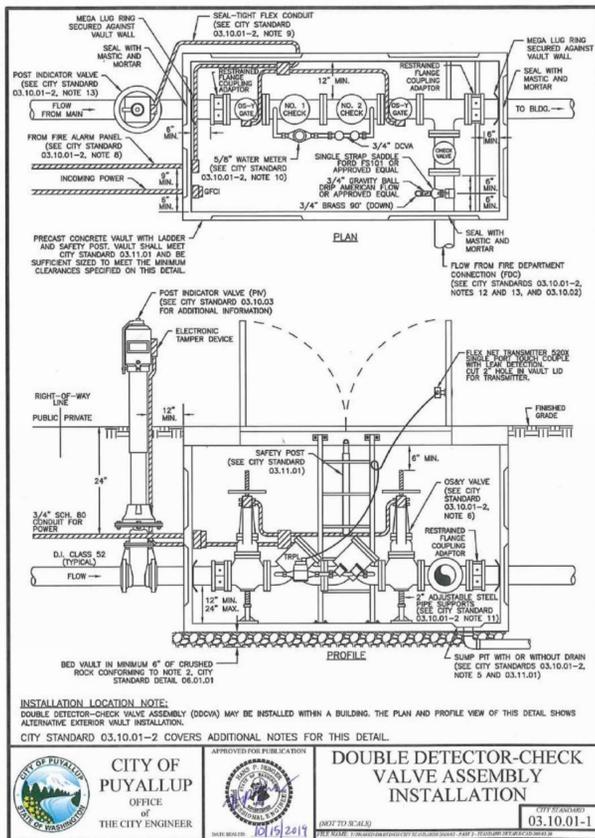
- Pipe Coupling
- Pipe Drop
- Pipe Rise
- Pipe End Cap
- 2-WAY EARTHQUAKE BRACE
- 4-WAY EARTHQUAKE BRACE
- PIPE HANGER
- Hydraulic Reference Points
- Elev. Below Top of Steel
- Elev. Above Finished Floor
- Celling Height

**WA. STATE LEVEL 3 STAMP**

Expires 12/31/25  
WASHINGTON STATE  
CERTIFICATE OF COMPETENCY  
FIRE SPRINKLER SYSTEMS  
Joseph G. Faulkner  
9451-0699-CGC Level 3  
Sprinx Fire Protection, Inc.  
SPRINF0011LS  
Signature Date

Project No: 24-093CM  
Sheet Title: LOT-1 SITE PLAN  
Sheet Number: **FP-1.0**

File Name: ETC SITE PLAN.dwg



- UNDERGROUND NOTES:**
- 1) ALL UNDERGROUND BY OTHERS. CONTRACTOR TO BE STATE LICENSED AND CERTIFIED TO INSTALL UNDERGROUND PIPING PER WAC 212-80.
  - 2) PIPE TYPE AND CLASS TO MEET LOCAL JURISDICTION APPROVAL.
  - 3) ALL UNDERGROUND PIPING SHALL HAVE A MINIMUM 3'-0" BURY.
  - 4) ALL UNDERGROUND PIPING SHALL BE U.L. LISTED AND/OR FM APPROVED FOR FIRE PROTECTION.
  - 5) ALL UNDERGROUND PIPING SHALL BE RODDED AND/OR BLOCKED IN ACCORDANCE WITH THE SPECIFICATIONS AND NFPA 24.
  - 6) ALL UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI FOR TWO HOURS IN ACCORDANCE WITH NFPA 24.
  - 7) ALL UNDERGROUND PIPING SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24. FLOW THE REQUIRED RATE UNTIL WATER IS CLEAR AS INDICATED BY NO COLLECTION OF FOREIGN MATERIAL IN BURLAP BAGS AT OUTLETS.  
 4" - 390 GPM 10" - 2,400 GPM  
 6" - 880 GPM 12" - 3,520 GPM  
 8" - 1,560 GPM
  - 8) ALL UNDERGROUND INSTALLATION AND TESTING TO BE WITNESSED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
  - 9) WHERE PIPES PASSES THROUGH HOLES IN FOUNDATIONS, WALLS, OR FLOORS, THE HOLES OR SLEEVE SHALL BE SIZED 4 IN. LARGER THAN THE SUPPLY PIPE SIZE ON PIPES SIZED 4" OR LARGER.

**City of Puyallup**  
 Development & Permitting Services  
**ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic

**CITY OF PUYALLUP**  
 PUBLIC WORKS AND DEVELOPMENT ENGINEERING  
 APPROVED FOR PUBLICATION  
 DATE: 03/10/22

**FIRE DEPARTMENT CONNECTION (FDC)**  
 APPROVED FOR PUBLICATION  
 DATE: 03/10/22

**UNDERGROUND FIRE SUPPLY AND FIRE DEPARTMENT CONNECTION LINES UNDER SEPARATE PERMIT. SITE PLAN FOR REFERENCE TO CALCULATION NODES NOT FOR INSTALLATION.**

SPRINKLER HEAD SCHEDULE					
SYMBOL	COUNT	THREAD	K-FACTOR	DESCRIPTION	NOTE
⊗	55	1/2"	5.6	HEAD4: VIKING VK301 1/2 QR BRASS UPRIGHT 205°F	on Sprig
55 = TOTAL NUMBER OF HEADS LOT-1 SHELL					

**SPRINX FIRE PROTECTION**  
 2709 JANNA AVE. NW, SUITE 412  
 CASH HARBOR, WA 98335-7135  
 EST. 1989  
 PH: 253.853.9890  
 FAX: 253.853.9890

PROJECT: EAST TOWN CROSSING CLUBHOUSE  
 ADDRESS: 2902 E PIONEER  
 CITY: PUYALLUP, WA 98372  
 TITLE: SITE DETAILS

DATE: 9/15/2025  
 DRAWN: JGF/BW  
 PAGE: 2 of 3

REVISIONS  
 DISCREPANCY

GENERAL: R & R CONSTRUCTION CONSULTING LLC  
 ADDRESS: 7809 PACIFIC AVE  
 CITY: TACOMA, WA 98408  
 SUPER: ADAM RAYGOR  
 JOB PHONE: 253-961-9976

FIELD INSPECTIONS  
 CITY OF PUYALLUP  
 PHONE: (253) 864-4165

STANDARD SYMBOLS  
 Pipe Coupling  
 Pipe Drop  
 Pipe Rise  
 Pipe End Cap  
 2-WAY EARTHQUAKE BRACE  
 4-WAY EARTHQUAKE BRACE  
 PIPE HANGER  
 Hydraulic Reference Points  
 Elev. Below Top of Steel  
 Elev. Above Finished Floor  
 Ceiling Height

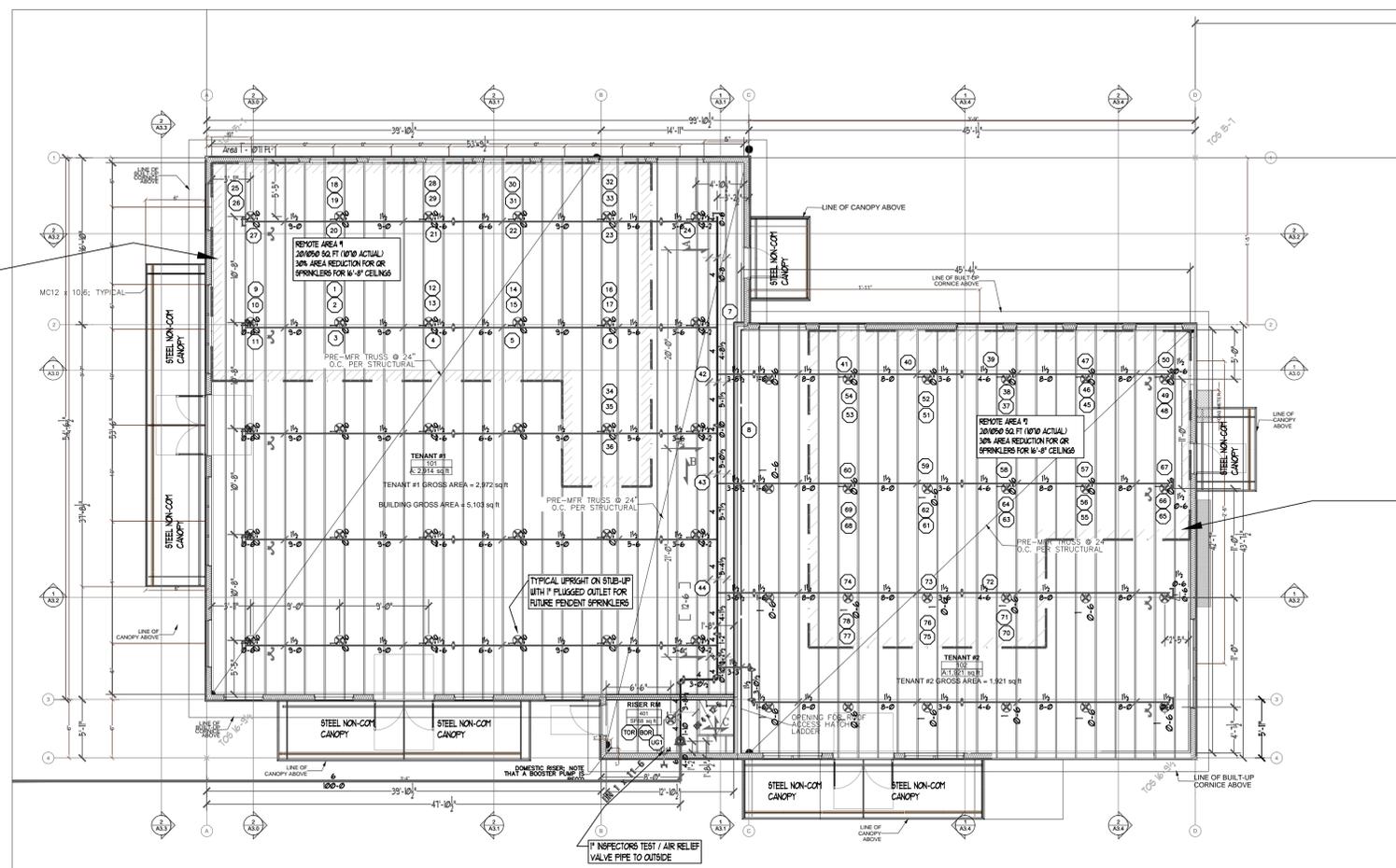
WA. STATE LEVEL 3 STAMP

WASHINGTON STATE  
 CERTIFICATE OF COMPETENCY  
 FIRE SPRINKLER SYSTEMS  
 Joseph G. Faulkner  
 9451-0509-C2C Level 3  
 Sprinx Fire Protection, Inc.  
 SPRINFP011LS  
 Date: 12/04/2022

SCALE: 1/8" = 1'-0"  
 Project No: 24-093CM  
 Sheet Title: DETAILS  
 Sheet Number: FP-1.1  
 File Name: ETC SITE PLAN.dwg

Hydraulic Calculation Data	
Design Area Number: #1	Design Area Location: WEST TENANT SPACE
Hazard/Occupancy: "M" OCCUPANCY ORDINARY HAZARD GP-2	Design Density: 0.2 gpm/ft <sup>2</sup>
Design Area: 1070	Number of Sprinklers in Design Area: 11
System Flow: 471.96 gpm	System Pressure: 32.81 psi (Safety Factor=5.88 PSI @15.2%)
Hose Allowance (Included): 250 gpm	

Hydraulically Calculated System	
This system as shown on SPRINK FIRE PROTECTION	
company print no	FP-2.0 dated 12/03/2025
for REMOTE AREA #1 - WEST TENANT	
at	ETC LOT-1 contract no #24-093CM
is designed to discharge at a rate of .20 GPM	
(L/min) per sq ft (m <sup>2</sup> ) of floor area over a maximum area of	1050 sq ft (m <sup>2</sup> ) when supplied
	with water at the rate of 221.96 GPM (L/min)
at	27.02 psi (bars) at the base of the riser
Hose stream allowance of	250 GPM (L/min)
is included in the above.	
Occupancy Classification	NFPA-13 ORD GP2 HAZARD (2019)
Commodity Classification	N/A
Maximum Storage Height	N/A
Installed By: SPRINK FIRE PROTECTION, INC.	



Hydraulic Calculation Data	
Design Area Number: #2	Design Area Location: EAST TENANT SPACE
Hazard/Occupancy: "M" OCCUPANCY ORDINARY HAZARD GP-2	Design Density: 0.2 gpm/ft <sup>2</sup>
Design Area: 1070	Number of Sprinklers in Design Area: 13
System Flow: 491.36 gpm	System Pressure: 29.79 psi (Safety Factor 8.79psi @22.8%)
Hose Allowance (Included): 250 gpm	

Hydraulically Calculated System	
This system as shown on SPRINK FIRE PROTECTION	
company print no	FP-2.0 dated 12/03/2025
for REMOTE AREA #2 EAST TENANT	
at	ETC LOT-1 contract no 24-093CM
is designed to discharge at a rate of .20 GPM	
(L/min) per sq ft (m <sup>2</sup> ) of floor area over a maximum area of	1050 sq ft (m <sup>2</sup> ) when supplied
	with water at the rate of 241.36 GPM (L/min)
at	24.18 psi (bars) at the base of the riser
Hose stream allowance of	250 GPM (L/min)
is included in the above.	
Occupancy Classification	NFPA-13 ORD GP2 HAZARD (2019)
Commodity Classification	N/A
Maximum Storage Height	N/A
Installed By: SPRINK FIRE PROTECTION, INC.	

**ETC LOT-1 WET STEEL SYSTEM FIRE SPRINKLER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 PROJECT NORTH

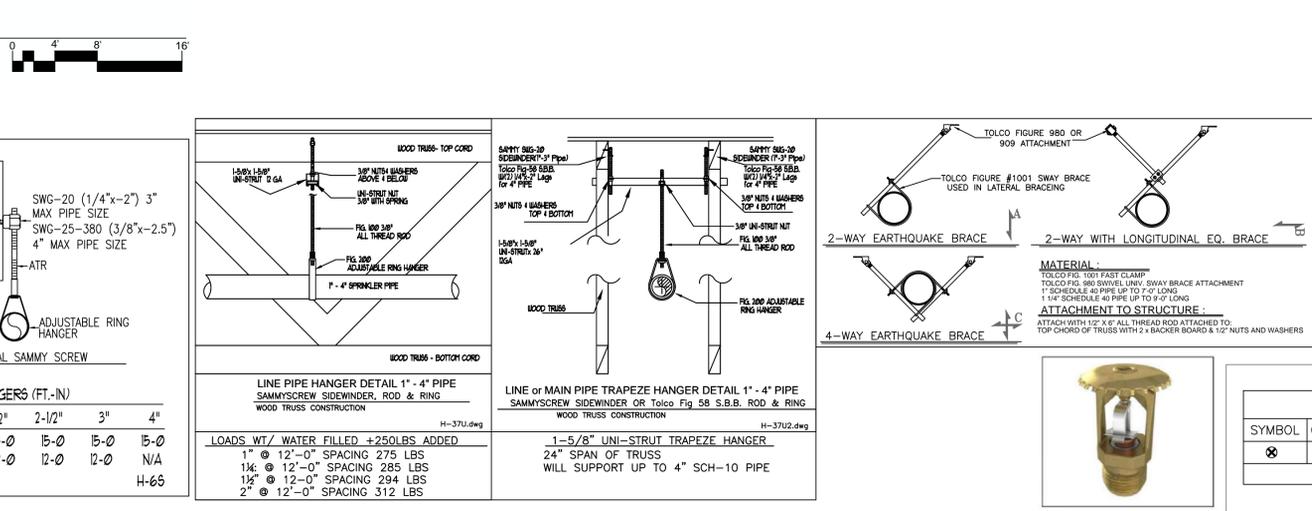
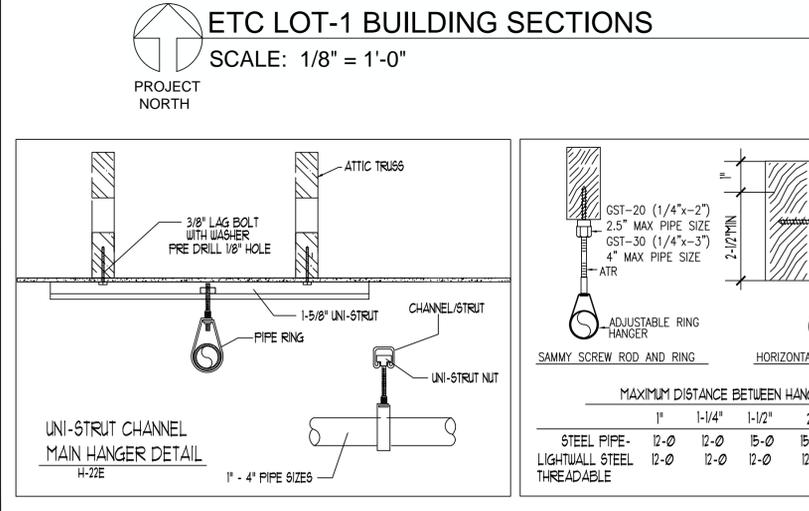
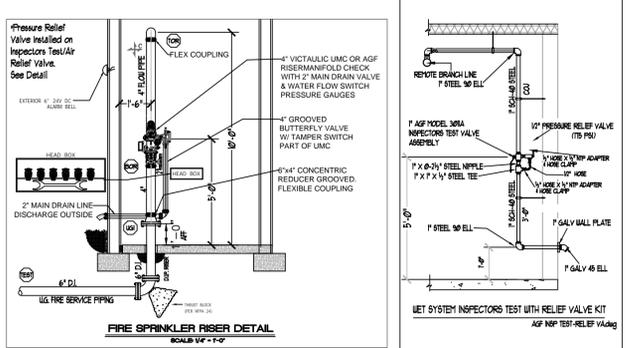
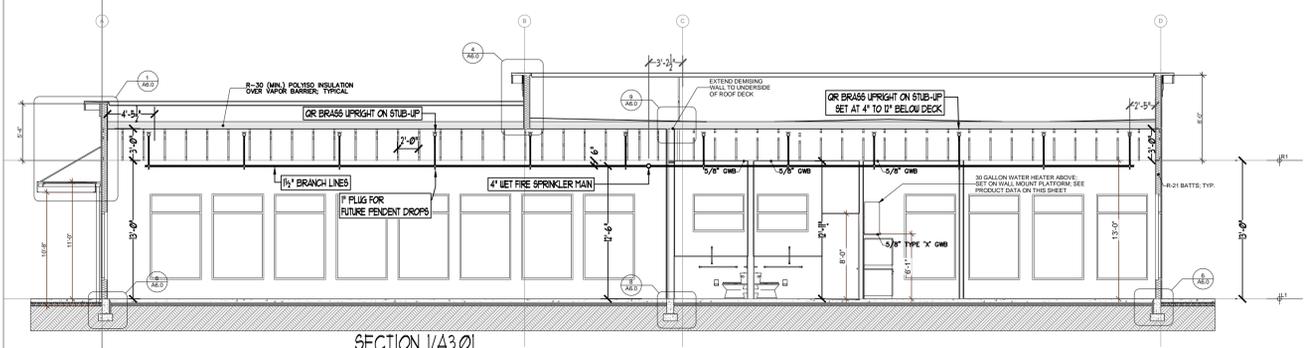
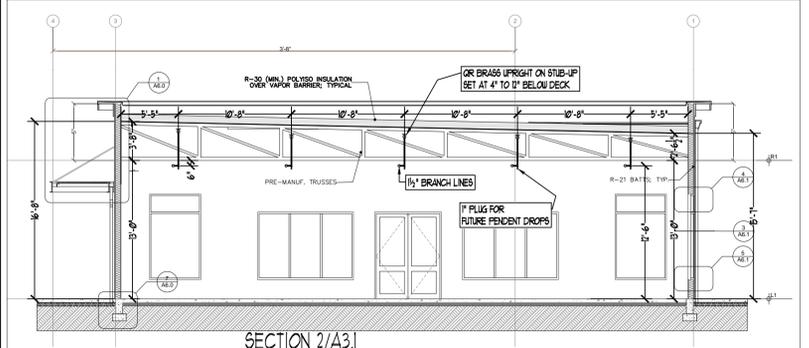
**SCOPE OF WORK**  
 INSTALL AUTOMATIC WET FIRE SPRINKLER SYSTEM THROUGH THE LOT#1 RETAIL BUILDING IN ACCORDANCE WITH NFPA 13 2019 EDITION AND LOCAL AUTHORITY.

- GENERAL NOTES**
- ALL PIPING AND SPRINKLERS SHALL BE U.L. LISTED AND/OR F.M. APPROVED AND SHALL BE NEW AND FREE OF DEFECTS.
  - HANGER TYPES AND SPACING SHALL BE INSTALLED PER NFPA 13 AND MANUFACTURER'S LISTING.
  - SPRINKLER LOCATIONS AND SPACING PER NFPA 13 AND MANUFACTURER'S LISTING. ANY AND ALL ALARM SYSTEM WIRING AND NOTIFICATION IS BY OTHERS.
  - ALL DRILLING AND BORING OF HOLES SHALL BE DONE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS. DO NOT UNDER ANY CIRCUMSTANCES CUT OR MODIFY PRE-ENGINEERED TRUSSES.
  - INSTALLER SHALL VERIFY FINISH CEILING ELEVATION, OBSTRUCTIONS, LIGHT FIXTURES, CABINETS, ETC PRIOR TO INSTALLATION OF SPRINKLER HEADS.
  - ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION BY OTHERS.
  - SPRINKLER PIPE SIZING HAS BEEN ESTABLISHED BY HYDRAULIC CALCULATIONS.
  - IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A RELIABLE WATER SUPPLY THAT IS CAPABLE OF MEETING THE MOST DEMANDING AREA.
  - SYSTEM TYPE: WET SYSTEM THROUGHOUT NEW 5,086 SQ. FT. BUILDING
  - CONSTRUCTION TYPE: COMBUSTIBLE, UNOBSTRUCTED, SPRINKLER DEFLECTORS SET AT 4" - 12" BELOW ROOF DECK.
  - OCCUPANCY: MERCANTILE - ORDINARY HAZARD GROUP-2
  - SPRINKLER SYSTEM DESIGNED, INSTALLED, BRACED AND TESTED PER NFPA-13(2019).
  - ALL MATERIAL SHALL BE NEW AND U.L. LISTED AND F.M. APPROVED.
  - IN LOCALITIES SUBJECT TO FREEZING CONDITIONS, IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO INSULATE WET SYSTEMS PROPERLY & TO PROVIDE HEAT THROUGHOUT THE WET PIPE SPRINKLER AREAS AND IN ENCLOSURES FOR DRY PIPE, DELUGE AND OTHER TYPES OF VALVE CONTROLLING WATER SUPPLIES TO SPRINKLER SYSTEMS.
  - SPRINK FIRE PROTECTION SHALL NOT BE RESPONSIBLE FOR THE ABILITY OF THE STRUCTURE TO ADEQUATELY SUPPORT THE FIRE SPRINKLER SYSTEM OR ANY APPURTENANCES THEREOF.
  - SPRINK FIRE PROTECTION STARTS AT A 4" FLANGE CONNECTION 1'-0" AFF.
  - ALL ALARMS & WIRING SHOWN FOR REFERENCE ONLY NOT IN CONTRACT.
  - ALL ELECTRICAL PAINTING, FURRING, CUTTING OR PATCHING TO BE BY OTHERS.
  - PIPE SIZING PER NFPA-13, SYSTEM HYDRAULICALLY CALCULATED.
  - EARTHQUAKE BRACING PER NFPA-13(2019)
  - ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM
  - A STOCK OF SPARE SPRINKLERS OF EACH STYLE, TYPE, AND TEMP. RATING ALONG WITH A SPRINKLER HEAD WRENCH SHALL BE LOCATED AT THE MAIN RISER.
  - ALL MAIN PIPING 2" - 4" IN SIZE TO BE ALLIED DYNAFLOW THINWALL PIPE. ALL MAIN PIPING TO HAVE FIRELOCK GROOVED FITTINGS WITH WELDED OUTLETS
  - ALL LINE PIPING 1" - 1 1/4" IN SIZE TO BE SCH-40 THREADED PIPE WITH CAST OR DUCTILE IRON THREADED FITTINGS. LINE PIPE 1-1/2" - 2" DYNAFLOW THINWALL PIPE.
  - SLOPE ALL DRY MAIN PIPING A MINIMUM 1/4" PER 10'-0", SLOPE ALL DRY SYSTEM LINES A MINIMUM 1/2" PER 10'-0".
  - LINE PIPE HANGERS TO BE SAMMY SWG-20 SIDEWINDERS, ROD AND RINGS.
  - MAIN PIPE HANGERS TO BE SAMMY SWG-20 SIDEWINDERS, ROD AND RINGS.
  - (SEE HANGER DETAILS)
  - ALL PIPE DIMENSIONS ARE CENTER TO CENTER LENGTHS.
  - ALL ABOVE GROUND PIPING TO BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS. TESTING AND PIPE INSTALLATION INSPECTED BY LOCAL FIRE MARSHAL.
  - TOTAL AREA PROTECTED BY WET PIPE SYSTEM.

**FREEZE PROTECTION**  
 THIS SYSTEM IS A WET SYSTEM. PRECAUTION MUST BE TAKEN TO PROTECT THE PIPING FROM EXTREME FREEZING TEMPERATURES. IT IS THE RESPONSIBILITY OF THE OWNER AND INSULATION INSTALLER TO ENSURE SUFFICIENT INSULATION IS PROVIDED AND INSTALLED CORRECTLY TO MAINTAIN ALL PIPING AT 40 DEG MINIMUM IN ALL AREAS. THE METHOD TO ACHIEVE THIS CONTROL OF TEMPERATURE SHALL BE IN ACCORDANCE WITH NFPA 13. DESIGNER AND ENGINEER OF RECORD WILL NOT BE RESPONSIBLE FOR ANY FREEZING PIPE OR DAMAGE CAUSED BY FREEZING PIPING.

**City of Puyallup**  
 Development & Permitting Services  
**ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic



**SPRINKLER HEAD SCHEDULE**

SYMBOL	COUNT	THREAD	K-FACTOR	DESCRIPTION	NOTE
⊗	55	1/2"	5.6	HEAD4: VIKING VK301 1/2 QR BRASS UPRIGHT 205°F	on Sprig
55 = TOTAL NUMBER OF HEADS LOT-1 SHELL					

**SPRINK** Fire Protection  
 A Fire Protection Corporation  
 Cont. Lic. # SPRINKP011LS  
 Post Office Box 152  
 Puyallup, WA 98372  
 Phone 253.837.7700

PROJECT: EAST TOWN CROSSING LOT-1  
 ADDRESS: 2902 E PIONEER  
 CITY: PUYALLUP, WA 98372  
 TITLE: FIRE SPRINKLER DRAWING

REVISIONS  
 DISCREPANCY  
 DATE

GENERAL: MKM LEGACY LLC  
 ADDRESS: 7809 PACIFIC AVE  
 CITY: TACOMA, WA 98408  
 SUPER: ADAM RAYGOR  
 JOB PHONE #: (253) 961-9976

FIELD INSPECTIONS  
 CITY OF PUYALLUP  
 NAME: [Redacted]  
 PHONE #: (253) 864-4165

STANDARD SYMBOLS  
 Pipe Coupling  
 Pipe Drop  
 Pipe Rise  
 Pipe End Cap  
 2-WAY EARTHQUAKE BRACE  
 4-WAY EARTHQUAKE BRACE  
 PIPE HANGER  
 Hydraulic Reference Points  
 Elev. Below Top of Steel  
 Elev. Above Finished Floor  
 Ceiling Height

WA. STATE LEVEL 3 STAMP  
 3 Examiners WASHINGTON STATE  
 CERTIFICATE OF COMPETENCY  
 DEC 31, 25  
 Joseph G. Faulkner  
 9491-0699-CEG Level 3  
 Sprink Fire Protection, Inc.  
 SPRINKP011LS  
 Signature: [Redacted] Date: [Redacted]

Project No: 24-094CM  
 Sheet Title: LOT-1 FP  
 Sheet Number: FP-2.0  
 File Name: ETC Lot-1.dwg