



## PLAN REVIEW RESPONSE

JLG 18126 Eastgate Apartments

Date: September 21, 2020

Please review the following items in response to the Plan Review comments associated with the above-mentioned project. The drawings submitted for permit review contain the Construction Documents dated 06/19/2020. Responses to the plan review comments are as follows:

To: CC:  
  Mark Schwanke  
City of Owatonna  
  Ken Beck  
City of Owatonna  
  Lyle Beumer  
Lumber One Avon, Inc.

### Plan Review Items

- 1) Code data item 4.150 B/R2 requires 2 hour occupancy separation per IBC 508.2.4, sec. 420 and IBC 708.3 (key word is contiguous in code language).

**JLG Response:** *Walls surrounding lobby stair at 1<sup>st</sup> Floor level have been changed to a Partition Type 6.2 which has a 2-hr fire rating as required for the occupancy separation. Door #150 has been revised to be a 90-min fire rated door with 90-min fire rated glazing. The Contractor has an option to provide a deluge sprinkler system that washes the glazing from both sides with water to provide an equivalent fire rating as engineered by the fire protection contractor. The Contractor will include deluge sprinkler system design if that system is elected to be used in lieu of fire rated glazing. See enclosed PR 02 dated 09/21/2020 for revised Sheets G110 and A220.*

- a. Code review Sheet G110 & Sheet A203; What is the area of the community terrace and the occupant load?

**JLG Response:** *The area of the community terrace is 618 sf with an occupant load of 42. See Third Floor Area Schedule located on Sheet G111 on the Construction Documents dated 06/19/2020.*

- 2) Please provide a MN State Plumbing review and approval letter?

**JLG Response:** *The City has received a copy of the approval letter.*

- 3) Please provide a filled out and signed special inspection schedule including soils and RAP foundation piers within the responsibilities.

**JLG Response:** *The special inspections and testing schedule has since been submitted. NTI is providing the full time Third-Party site supervision as a best practice per Construction Note #4 on Sheet RAP-1 and is monitoring PCI's installation of the geopiers. AET is also providing periodic Third-Party site observation on behalf of the Owner's lending terms which is a higher level of third party inspections.*

- 4) Please provide complete UL or Gyp Assoc. files for the rated walls, floor/ceilings, roof/ceilings, corridors, etc. correct sheet G102 and G103 as applicable. Note: all UL assemblies shall have the specific components applicable highlighted or indicated in some way.

**JLG Response:** *As previously discussed, GA assemblies will be selected prior to the start of framing and will be a deferred submittal prior to any wood frame construction commencing.*

- 5) Please provide a complete roof and floor truss package including truss cut sheets and scaled layout, preferred to be 1/4" per foot.

**JLG Response:** *Please see the enclosed truss shop drawings that will be reviewed by the Design Team. Final approved shop drawings can be submitted as well if necessary.*

- 6) Structural S710, S711 & A502: Please provide cross sections of the deck/balconies, framing, ledger board attachment, beam attachments, decking and guards. Etc.

**JLG Response:** *Please see the enclosed updated structural details. Refer to Details 13/S711 & 14/S711 in Proposal Request 02. As previously discussed, the balcony shop drawings will be sent as a deferred submittal that will include any relevant structural information from the manufacturer.*

- a. Please confirm compliance with IBC 903.3.1.2 for 13R sprinklered buildings & IBC 705.2.3.1 Type V-A buildings require the balconies to meet floor construction of 1-hour fire ratings. Or use of fire retardant treated lumber, fire resistance rated assemblies or sprinkled.

**JLG Response:** *Fire retardant treated lumber is to be utilized at First Level balconies located at Unit 2E #113 and Unit 1C #101. Refer to Details 7B/A510 & 7A/510 included in Proposal Request 02. Note that the use of FRT lumber was reviewed with the Fire Marshall which was deemed as acceptable in lieu of sprinkling at these locations. The Fire Marshall also shared that balconies less than the 40 sf maximum that are non-combustible are not required to be sprinkled. All other balcony locations on the project are pre-manufactured aluminum and are 38 SF. Note that the exterior walls are 1-hr fire rated as well and clad in non-combustible cement board siding.*

- b. Sheet G110 Code review index: 5.100. Update code section IBC 705.2.3.1

**JLG Response:** *See updated Sheet G110 in Proposal Request 02.*

- 7) Please provide a complete Fire Stopping manual. As discussed, this can be a delayed submittal but must be provided prior to framing inspections.

**JLG Response:** *Two (2) bound hard copies of the fire stopping submittal will be provided by the Contractor after it has been reviewed and approved by the Architect. The submittal will be sent prior to framing inspections.*

- 8) Trash chutes: IBC section 713.13 (1,2,3&4) define the requirements of trash chutes and access rooms and discharge rooms. Please review these code sections and design your trash access/discharge rooms and chutes to be compliant. Provide full details of self-closing access doors, trash rooms and rated access doors, etc.

**JLG Response:** *Please see the enclosed Alternate Design Method that illustrates an equal or greater level of protection of the trash and recycling chute openings.*

- 9) Detail 8D/A421, 2A/A421: usable concealed spaces below stair for sump rooms or storage shall have rated walls and stair stringers/lids. Please review your design and provide these ratings. (Typically acceptable stair stringer assemblies if a listed one cannot be found include two layers of 5/8" type X gypsum with offset joints and closely spaces fastening pattern per layer?) IBC 1011.7.3

*JLG Response: We are proposing 2 layers of 5/8" Type X gypsum board, consistent thickness with adjacent 1 hour rated 'WA4.1' wall assembly. GA File NO. WP 4230 is used as the basis for fastening the two layers of gypsum board. The base layer of gypsum board will be attached at right angles at each side with 2 1/4" Type S or W drywall screws 24" O.C. The face layer of gypsum board will be applied at right angles at each side with 2 1/4" Type S drywall screws 8" O.C. Joints will be staggered 24" between layers of gypsum board.*

- 10) Sheet A204 Attic draft-stopping: IBC section 708.4.2 #2 & #4, & sec. 718.4 require that unsprinkled attic spaces must be draft-stopped in line with every other dwelling unit wall and at least one corridor wall and 3000 sq. ft. maximum. Please provide draft-stopping above these walls to the upper most roof deck or provide sprinkling of the attic.

**JLG Response:** *The attic will not be sprinkled, so draft stopping is to be installed per IBC Section 708.4.2 Exceptions #2 & #4. See revised draft stopping layout on Sheet A204 included with Proposal Request 02.*

- l) Please review the attic ridge venting, etc. to confirm that these elements will not compromise the draft stopping.

**JLG Response:** *Ridge venting is to be installed to not compromise the draft stopping. See revised draft stopping layout on Sheet A204 included with Proposal Request 02.*

- 11) Detail 5A/A210; Please dimension the interior floor clearances within the bathroom groups (004 & 005). It does not appear in (005) there will be 42" clear floor space between the toilet and the sink cabinet sidewall?

**JLG Response:** *Toilet #004 meets the clear floor space requirements and is to be dimensioned to illustrate its compliance. Toilet #005 is to be modified to provide 42" clear floor space requirements and is to be dimensioned as required. See dimension clarifications on Enlarged Plan 5A/210 included with Proposal Request 02.*

- 12) Sheet A201 & 4A/A420, Stair ST1-1; Please review the basement discharge gate and confirm it does not block access to the exit door when fully open. And the exit door can be opened and used without the Gates obstruction to the door hardware, etc. IBC 1005.7.1 Will need to flip stair.

**JLG Response:** *Stair is to be mirrored to place the discharge gate on the east stair wall. The modification will not result in other conflicts on other floor levels. Refer to Stair ST1-1 layout on Sheet A201 and Enlarged Plan 2A/A420 & 4A/A420 included in Proposal Request 02.*

- 13) Sheet index and sheet A310 references Sheet A311. Sheet A311 is not include in the plan sets submitted. Please provide these sheets, updated as applicable.

**JLG Response:** *Sheet A311 was previously issued for bidding but was mistakenly left out of the project when submitted for building permit review. Please find the enclosed Sheet A311 from the Construction Documents dated 06/19/2020.*

- 14) Question: Please review the tempered window assemblies. If these windows are double hung and the upper sash can be lowered into a tempered glass required area, both sashes shall be tempered.

**JLG Response:** *Single hung windows are to be used and the glazing elevations on Sheet A310 have been updated in Proposal Request 02 to clarify the tempered glass locations and single hung window types.*

- 15) Detail 4A/A422; side wall window within stair run, what is the sill height of this window? If within 60" inches of stair nosing/tread the window shall be tempered. IBC 2406.4.6 &

**JLG Response:** *A new window type (7C/A310 – W15 (SINGLE HUNG)) has been created to comply. Both sashes call for tempered glazing. Fall protection is provided in the specifications and is limited to a 4" opening. See updated Exterior Elevation 7C/A302 included in Proposal Request 02.*

- I) Please confirm type W1 at mid-landings at stair enclosures comply? Sill heights and glass under 60" above landing floor? 2406.4.6 & 2406.4.7

**JLG Response:** *Window type W1 complies. Top sash is above 60" and does not call for tempered glazing. Bottom sash is below 60" and does call for tempered glazing.*

- 16) Please review the door schedule:

- I) What door type applies to door 009B?

**JLG Response:** *Door is type F*

- II) Door 012 is an occupancy separation wall should a 90 minute door be applicable?

**JLG Response:** *Door has been updated to a 90 minute door.*

- III) Door 015 storage room. Should this door be a 45 or 60- minute door? 20 minutes are typically reserved for corridor walls.

**JLG Response:** *Door revised to 45 min. fire rating since hosting wall requires a minimum 1-hr fire rating for interior load bearing walls in Type V-A Construction. Note there are no occupancy separation requirements in this area since there are similar occupancies.*

- IV) Where is door T1? Please review the rating and door type (F-F)?

**JLG Response:** *Door T1 is at the exterior trash enclosure (3D/A210)*

- V) Door 150; this door is part of the occupancy separation of the B/R-2. Please rate the door and sidelight window?

**JLG Response:** *Door has been revised to a 90 minute rating with rated sidelight. The Contractor has an option to provide a deluge sprinkler system that washes the glazing from both sides with water to provide an equivalent fire rating as engineered by the fire protection contractor. The Contractor will include deluge sprinkler system design if that system is elected to be used in lieu of fire rated glazing.*

VI) Where is door 150A and 150B ?

**JLG Response:** *Doors 150A and 150B are on the first floor in the exit corridor just west of Stair 1 ST1-1.*

VII) Door 151; minimum 20 minute rating and rated window/sidelight.

**JLG Response:** *Door has been revised to a 20 minute rating with rated sidelight. The Contractor has an option to provide a deluge sprinkler system that washes the glazing from both sides with water to provide an equivalent fire rating as engineered by the fire protection contractor. The Contractor will include deluge sprinkler system design if that system is elected to be used in lieu of fire rated glazing.*

VIII) Door 154; minimum 60 minute rating trash room. See IBC 713.13 also.

**JLG Response:** *Door has been revised to a 60 minute rated door.*

IX) Doors 254.1 & 254.2; minimum 60 minute trash rooms. See IBC 713.13 also

**JLG Response:** *Will provide 2 hr fire barrier and 90 minute doors -see enclosed Alternate Design Method*

X) Door 354.1 & 354.2; minimum 90 minute trash rooms. See IBC 713.13 also

**JLG Response:** *Will provide 2 hr fire barrier and 90 minute doors -see enclosed Alternate Design Method*

XI) Stair ST1-2; should this door be a 90 minute rated door.

**JLG Response:** *Window Type W1 is to be clarified to provide tempered glass as required. Fall protection is provided in the specifications and is limited to a 4" opening.*

XII) Door 351 storage; corridor, minimum 20 minute door.

**JLG Response:** *Door has been revised to a 20 minute rated door.*

XIII) Door 355 community room terrace; corridor access, minimum 20 minute door. As we discussed on the phone, I believe this door should be rated to protect the corridor from being compromised by any emergency event that should happen on the roof deck community area. Please support your position on a non-rated application.

**JLG Response:** *Door has been revised to a 20 minute fire rated door and glazing.*

XIV) Unit door schedule, door E identifies an alternate #15 HW set. The Door hardware specs do not include a HW set #15. Please identify or provide info?

**JLG Response:** *The alternate door hardware set (Alternate #15) is hardware set 98.*

XV) Door HW group 12; Please confirm the thumb turn dead bolt will meet ADA standards of no twisting/pinching or grasping? MN 1341.404.2.6

**JLG Response:** *Manufacturer tested and certified to meet ANSI/BHMA A156.13 & ADA requirements.*

XVI) Door HW group 05; Please review the turn-bush button locking. Will this meet ADA standards of no twisting/pinching or grasping? MN 1341.404.2.6

XVII) **JLG Response:** *Manufacturer tested and certified under ANSI/BHMA A156.2 Series 4000, Grade 1.*

XVIII) Door 355; what HW group will be on the exterior terrace/corridor door?

**JLG Response:** *Door 355 will have HW group 313.0, with an alternate 318.0*

XIX) HW group E2 & E3 patio doors; what hardware will be on the patio doors. Will it meet ADA standards of no twisting/pinching or grasping? MN 1341.404.2.6

XX) **JLG Response:** *Specification calls for a 'curved locking handle'. Specific hardware will be selected from the shop drawings and can be submitted by the Contractor if necessary once approved.*

17) Detail 6B/A210 napkin receptor: Please revise the receptor location to be with 12" and 41" max off rear wall per ADA MN amendment 1341.604.7

**JLG Response:** *Location has been revised. See 6B/A210 and 8A/A210 included in Proposal Request 02.*

18) Sheet C602; Please confirm that all manholes & catch basins within the property lines shall have Flexible compression joints per MN Plumbing Code section 719.6.

**JLG Response:** *See Note 10 on Sheet C401 that addresses compliance with MN State Plumbing Code.*

19) Sheet A203 has reference bubble for outside community terrace of 1/A802 there are no A800 pages. Please confirm reference number and provide relevant enhanced detail of roof terrace?

**JLG Response:** *Reference bubble has been removed as there are no A800 sheets included in the Construction Documents.*

I) What appliances IE: grills, fire pits, furniture layouts, etc. will be on the terrace. If grills, stainless steel wall surfaces and a hood system may be required per manufacture listings and fire code? Please provide all equipment, details and layouts, etc.

**JLG Response:** *Any furniture, appliances, and equipment on the Community Terrace (Room #355) are in an Add Alternate to the project. As discussed, if the Alternate is accepted then separate plans will be submitted for a separate plan review and permit.*

II) Sheet A203 what wall type separates unit 310 from the community terrace. [WX-1]?

**JLG Response:** *Wall type 'WX1' has been clarified on Sheet A203 with wall tags to identify the locations in Proposal Request 02. The 1-hr fire rated bearing walls are designed to terminate at the underside of the 1-hr fire rated roof assembly. Note that draft stopping is provided throughout the roof attic area to limit the spread of fire and maintain a protected separation at the roof. Also note there is a 1-hr fire rated floor/ceiling assembly at each apartment unit as part of the fire rating continuity required within each apartment unit.*

20) Details 7D, 7E/A204; 7A & 7B/A510; please review this detail and explain secondary roof drainage system per MN amendments IBC 1502 & 1502.2 Roof Drainage.

**JLG Response:** *The roof drainage design has been modified to provide a primary roof drain and overflow roof drain as indicated on Detail 7D/A204 and 7E/A204 as included in Proposal Request 02. Also, see Plumbing Drawing P201 for drain locations provided in Addendum 01 that was issued during construction bidding.*

21) Detail 7D/A210 community room, 7A/A212 unit 1D; & 6A/A219 unit 2I; please confirm that the stove and refrigerator meet ADA reach ranges. (top freezer reach? Oven/stove front controls?) MN 1341.308 & 1341.804.5, 805.5.6, etc.

**JLG Response:** *See enclosed cut sheets for ADA compliant refrigerator and oven range to be installed. Note that appliance manufacturers list the following items to include for ADA compliant, top-freezer refrigerators. The selected appliance provides:*

- 100% of the fresh food space below 54 inches
- 50% of the freezer space below 54 inches
- Controls must:
  - Be below 54 inches
  - Be operable with one hand and not require tight grasping, pinching or twisting of the wrist
  - Require force of less than 5 lbs to activate

*Also, the ADA oven range provides the following requirements:*

- Maximum high forward reach for controls and operating mechanisms is 48"; maximum low forward reach is 15".
- Controls and operating mechanisms must be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no more than 5 lbs.
- The location of controls for ranges and cooktops shall not require reaching across burners.

22) Detail 5A/A210 door 008; Please review door clearances on the push side, HW Group #5 does not indicate closer, so OK?. (if closer installed - Minimum 12" required) . MN1341.404.2.3.2

**JLG Response:** *No closer to be equipped on Door 008 which allows for less than 12" minimum on the push side of the door.*

23) Sheet A401 community room vaulted ceiling; Please provide a detail of the vaulted ceiling/rated wall assembly at the tenant wall and tenant floor assembly. How are you maintaining the 1-hour rating at the floor truss assembly from one side only?

**JLG Response:** *The 1-hr fire rated bearing walls are designed to terminate at the underside of the 1-hr fire rated roof assembly. Note that draft stopping is provided throughout the roof attic area to limit the spread of fire and maintain a protected separation at the roof.*

1) Will the vaulted exterior wall be hand framed to the truss vault or will there be a truss and top plate hinge point? Please detail exterior wall framing?

**JLG Response:** *Balloon framing to be provided as necessary at bearing wall heights as required as indicated in Section 7C/A401 that is included in Proposal Request 02. The bearing condition is similar to Detail 14/S710 as included in the Construction Documents but with a scissor truss profile.*

**Plumbing Plan Review:** Only a cursory review is done by the city of Owatonna. See MN Dept of Labor & Industry Plumbing Plan Review comments for more information.

- 1) Please explain your use of 1/8" per foot slopes on the buildings sanitary sewer. As noted on sheet P001 notes N & M, minimum of 1/4" slope is required by MN Plumbing code 4714.708.1 & 4714.718.1

**JLG Response:** *Some portions of the building sanitary sewer piping for this project are required to slope at 1/8" per foot in order to meet the sanitary sewer invert in the street per the civil site utility plan. This is allowed per code due to the municipal sewer depth as long as approval is granted by the AHJ as indicated in General Plumbing Note N on P001. Wherever possible, the sanitary sewer piping will be sloped at 1/4" per foot as shown on the plumbing plans, and only the necessary sanitary sewer piping that is driving the invert leaving the building will be sloped at 1/8" per foot.*

- 2) Sheet P200.14 does not appear to have a 2" vent on the sewer side of the flammable waste interceptor, however, Detail P701 shows the correct venting. MN4714.1017.1

**JLG Response:** *The flammable waste interceptor shall be vented per code as shown on Detail 7/P701. Sheet P200.1A does show both a 2" PVC vent located above the door to the garage between Restrooms 004 & 005) and a 3" cast iron vent (just north of the flammable waste trap.*

**Mechanical Plan Review:**

- 1) Sheet M303, note #6 & #7 - fire pit and gas grill alternates: Please provide complete information on the grill and your code tracking on acceptance criteria for roof top deck placement. My research would indicate that a UL listed grill appliance is allowed on the building provided the building is sprinkled. (Please confirm if NFPA 13R sprinklering is acceptable) and the manufacturers installation instructions are followed including clearances to combustible walls (10' or wall coverings), overhangs (non-combustible covering and 6' clearance or hood system), etc. In addition, the gas burning appliances must have the gas supply provide by the buildings gas piping and also have shut off valves that are identified and easily accessible without reaching under, around or behind the appliance which may be hot or inflamed.

Note: some installation instructions indicate that if located under an overhang/ceiling a hood may be needed.

- l) Please provide the manufacturer model number and installation instructions for all UL listed appliances that may be located on the roof terrace.

**JLG Response:** *Any furniture, appliances, and equipment on the Community Terrace (Room #355) are in an Add Alternate to the project. As discussed, if the Alternate is accepted then separate plans will be submitted for a separate plan review and permit.*

- 2) Detail 4/M701; this detail may require revisions once the trash access rooms, chute discharge room and shaft are revised to be compliant with IBC 713.13.

**JLG Response:** *Please see the enclosed Alternate Design Method that illustrates an equal or greater level of protection of the trash and recycling chute openings. Detail 4/M701 has been designed to be compatible with the Alternate Design Method.*

## Electrical Plan Review:

- 1) Sheet E3.02: should the exit sign at the elevator door wall be relocated to the corridor intersection to prevent confusion of a tenant room door being mistaken as an exit door?

**JLG Response:** *Yes, we will direct the Contractor to install this exit light at the corridor intersection as you suggest via a project ASI during the construction phase of the project.*

- 2) Detail 8/E8.02: card reader, please provide the mounting height for the card readers compliant with MN 1341.308.2 & 308.3 reach ranges. Minimum of 15", maximum of 48" high.

**JLG Response:** *Please see Sheet G120 included in Proposal Request 02 for ADA door actuator mounting height*

## END OF PLAN REVIEW RESPONSE

We hope you find this response to your satisfaction and are able to issue the building permit by Monday, November 30<sup>th</sup>. Feel free to contact me directly at (612) 314-4746 with any questions you may have. I can also be reached via email at [jhadley@jlgarchitects.com](mailto:jhadley@jlgarchitects.com)

Your time and attention is greatly appreciated.

Sincerely,

JLG Architects



Jesse Hadley, AIA  
Senior Project Manager

### Enclosures:

- Alternate Design Method and Trash Chute Submittal
- ADA Refrigerator & Oven/Range Cut Sheets
- Floor and Roof Truss Shop Drawings

### Drawing Clarifications:

- Addendum 01 containing clarifications for Contractor bidding
- Proposal Request 01 to address City Engineering comments for Footing & Foundation Permit
- Proposal Request 02 to address Building Permit Plan Review Comments



## ALTERNATE DESIGN METHOD

JLG 18126 Eastgate Apartments

Date: September 21, 2020

To:



Mark Schwanke  
City of Owatonna



Ken Beck  
City of Owatonna

Pursuant to 2020 MSBC 1300.0110, Subpart 13, we hereby apply for authorization to deviate from the standard minimum requirements of the Minnesota State Building Code by use of an alternate material, design, and/or method as described in this application. We acknowledge that information in this submittal is complete and accurate; that this is not a permit; that the work will be performed in accordance with the conditions of this authorization, the approved plans and specifications, and the Minnesota State Building Code; and, that the General Contractor will cause the work to remain accessible and exposed for inspection purposes.

### 1. Project Name and Location:

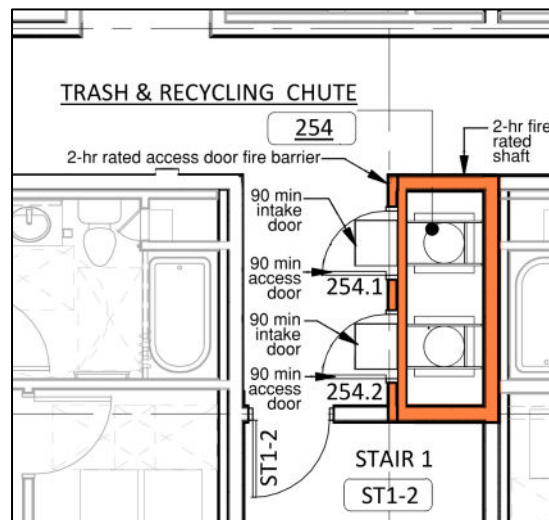
- Eastgate Apartments  
407 Cherry Street  
Owatonna, MN 55060

### 2. Code Section applying for Alternate Design Method: 2018 IBC Section 713.13.3 Chute Access Rooms

- Access openings for waste or linen chutes shall be located in rooms or compartments enclosed by not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than  $\frac{3}{4}$  hour. Doors shall be self- or automatic-closing upon the detection of smoke in accordance with Section 716.2.6.6. The room or compartment shall be configured to allow the access door to the room or compartment to close and latch with the access panel to the refuse or laundry chute in any position.

### 3. Proposed Alternate Design Method

- At trash and recycling chute locations, provide a 2-hr fire barrier that is separate from the 2-hr fire rated shaft as required per 2018 IBC Section 713.13.2 in lieu of a chute access room with 1-hr fire barrier.
- At each location, provide two (2) 90-minute fire rated access doors within the 2-hr fire barrier at the chute intake doors.
- Refer to the enclosed Trash Chute Submittal from the Contractor that is to be installed which includes 90-minute fire rated intake doors at the 2-hr fire rated shaft as required by 2018 IBC Section 716 (see Material Listing Item #2)
- Refer to the Enlarged Plan Detail below that illustrates the separate enhanced protection for the trash chute openings that exceeds the minimum fire rating code requirements outlined in 2018 IBC Section 713.13.3 Chute Access Rooms.



**TYPICAL ENLARGED PLAN DETAIL AT 2<sup>ND</sup> LEVEL (similar at other floors)**

#### 4. Summary

- The proposed 2-hr rated fire barrier design provides a higher level of protection than the 1-hr rated fire barrier that is required for a trash chute room per 2018 IBC Section 713.13.3.
- Two (2) 90-minute fire rated doors provide a higher level of protection at each intake chute compared to a single 45-minute fire rated door that is required for a trash chute room per 2018 IBC Section 713.13.3
- The other components of the trash and recycling chute as designed meets all other code requirements for waste chutes.

#### 5. Conclusion

- The intent of IBC Section 713.13.3 is to provide additional protection at waste chute openings, and the Alternate Design Method as proposed will provide an equivalent or greater level of protection by implementing the design as noted in this summary

We hope this summary provides the City of Owatonna with all the requested information for this Alternate Design Method and that it addresses the Building Permit Plan Review Comments to your satisfaction. Feel free to contact me directly at (612) 314-4746 with any questions you may have. I can also be reached via email at [jhadley@jlgarchitects.com](mailto:jhadley@jlgarchitects.com)

Sincerely,

JLG Architects



Jesse Hadley, AIA  
Senior Project Manager

Enclosures:

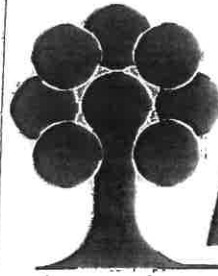
- Trash Chute Submittal from General Contractor

**Letter of Transmittal**

DATE: 11-16-20

JOB NO:

RE: EASTGATE APT.  
OWATONNA, MN



**Lumber One**

P.O. Box 7, Avon, Minnesota 56310  
Phone (320) 356-7342 FAX (320) 356-7631

To: JLG ARCHITECTS  
ATT: JESSE ROSS

We are sending you attached:

- Shop Drawings     Prints
- Copy of Letter     Plans
- Specifications     Change Order
- Other \_\_\_\_\_

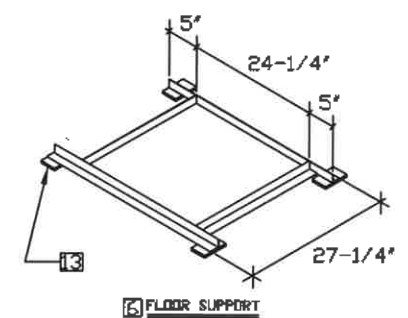
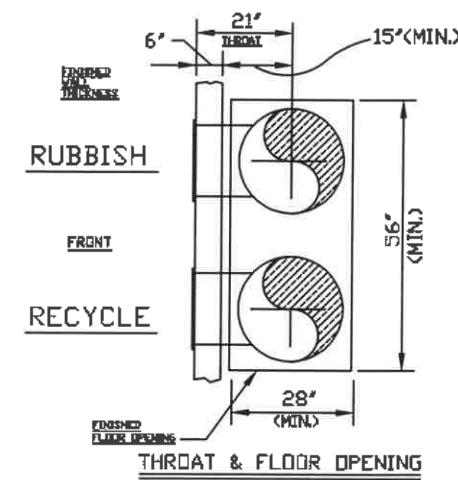
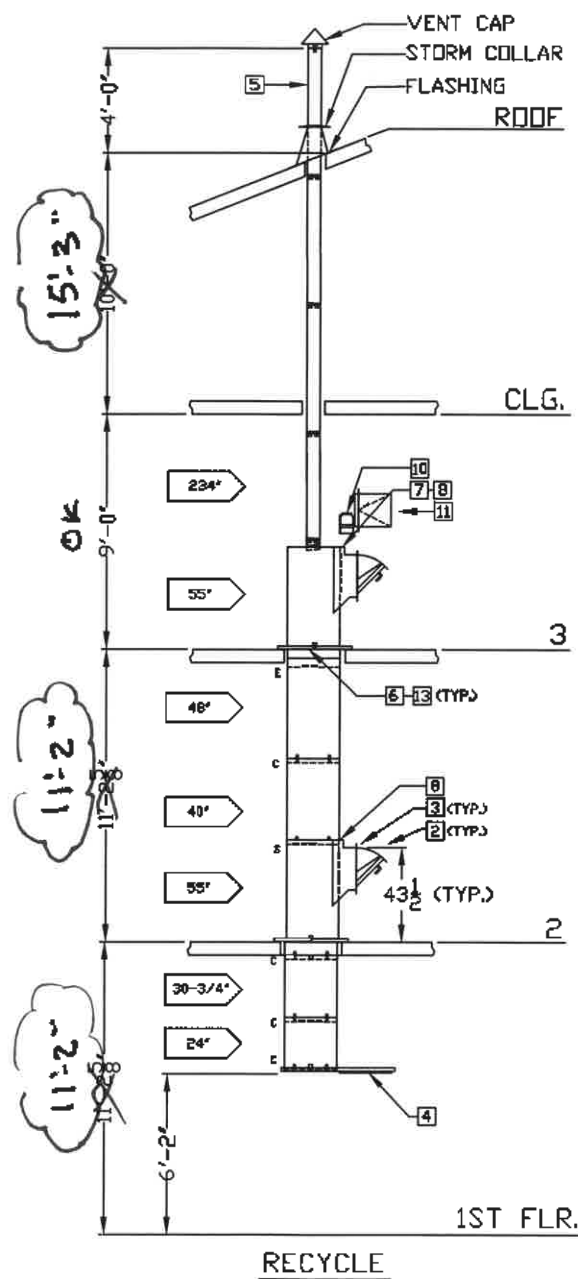
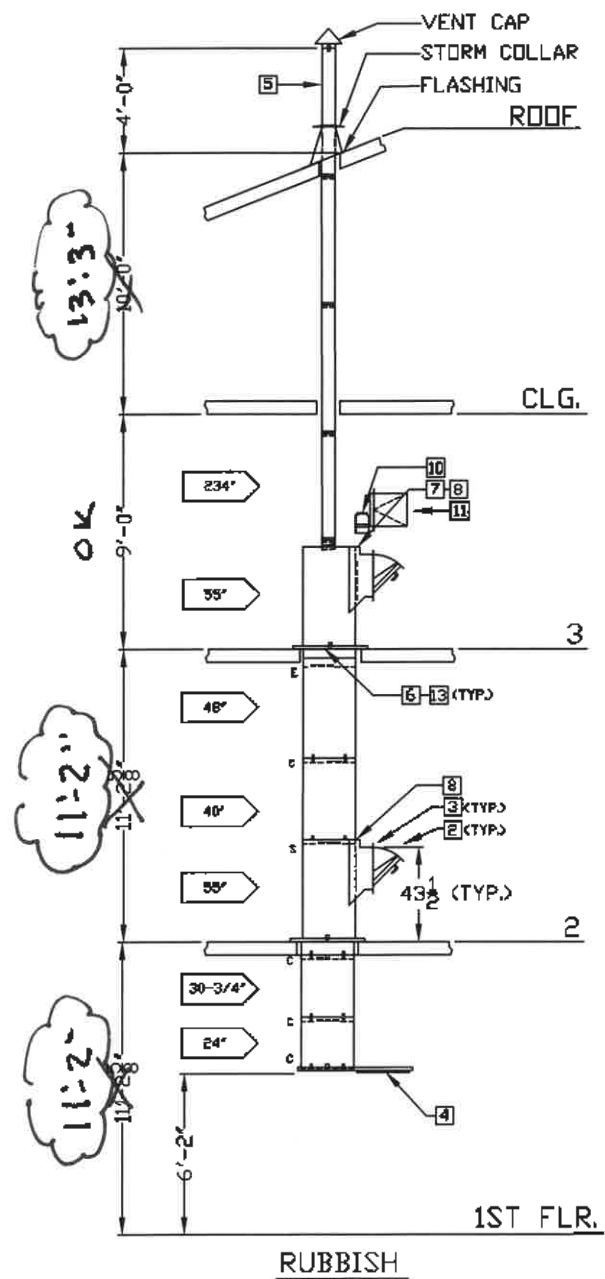
COPIES	DATE	NO.	DESCRIPTION
1			TRASH CHUTE SUBMITTAL

- For approval                       Approved as submitted                       For your information
- For your use                               Approved as noted                               Revise and resubmit
- As requested                               For review and comment                               Submit \_\_\_\_\_ copies for distribution

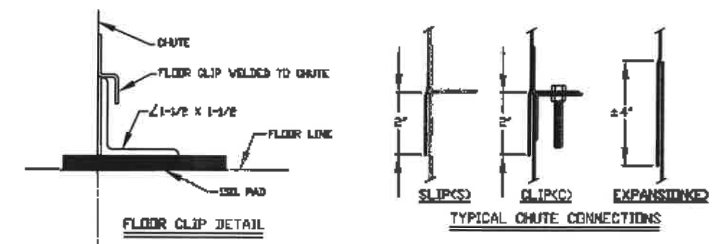
REMARKS:

COPY TO: FILE

SIGNED Kyle Beume



ITEM		MATERIAL LISTING		TOTAL
QTY.	CHUTE	DESCRIPTION		
1	1	GRAVITY CHUTE	24" Ø FABRICATED OF 16 GA. ALUMINIZED STEEL	2
2	3	INTAKE DOOR	15' WIDE X 18' HIGH BOTTOM HINGED HAND OPERATED, SILENT, SELF-CLOSING AND LATCHING, STAINLESS STEEL U.L. 1-1/2 HR. B-LABEL 250°F. MAX. TEMPERATURE RISE, WITH CYLINDER LOCKS KEYED ALIKE, EQUIPPED WITH ADA HANDLES.	6
3	3	STAINLESS STEEL DOOR FRAME TRIM	20 GA. STAINLESS STEEL MOLDING, SCREW-FASTENED TO FRAME. EMBOSSED RUBBISH(3) / RECYCLE(3)	3/3
4	1	DISCHARGE DOOR	COLUMBIA D-HS HORIZONTAL ROLLING DOOR (HRD), SPRING LOADED, 165 F. FUSIBLE LINK HOLD OPEN INSULATED B-LABEL CONSTRUCTION	2
5	1	VENT	6" DIA. X 48" HIGH GALVANIZED STEEL, WITH RAIN CAP, ROOF JACK, AND STORM COLLAR. INCLUDES 234" VENT PIPE AND TOP CAP ON TOP OF CHUTE	2
6	3	CHUTE FLOOR SUPPORT	1-1/2" X 1-1/2" X 1/8" STRUCTURAL FRAME TO SUPPORT EACH FLOOR OF CHUTE. FOUR CLIPS WELDED TO CHUTE PROVIDE SUPPORT OFF THE FRAME.	6
7	1	FLUSHING SPRAY HEAD	1/2" I.P.S. FLUSHING SPRAY HEAD INSTALLED IN SPRAY CHAMBER ABOVE AND LEFT OF INTAKE DOOR LOCATED ON 3RD FLOOR(S). READY FOR CONNECTION BY PLUMBER OR PLUMBING SUB-CONTRACTOR.	2
8	2	SPRINKLERS	1/2" I.P.S., 165 F. FUSIBLE LINKED AUTOMATIC. INSTALLED IN SPRAY CHAMBER ABOVE AND RIGHT OF INTAKE DOOR. LOCATED ON 3RD & 1ST FLOORS READY FOR CONNECTION BY PLUMBER OR SPRINKLER SUB-CONTRACTOR.	4
9		DOOR INSTALLATION	<input type="checkbox"/> MASONRY PARTITION _____" WALL THICKNESS <input checked="" type="checkbox"/> DRYWALL PARTITION 6" WALL THICKNESS <input type="checkbox"/> _____" WALL THICKNESS	
10	1	DISINFECTING AND SANITIZING UNIT	PROVIDED AS SHOWN ON CHUTE ELEVATION. VACUUM BREAKER AND VALVE BY OTHERS.	2
11	1	ACCESS DOOR	15' WIDE X 15' HIGH SIDE-HINGED, HAND OPERATED, STAINLESS STEEL PIANO HINGE ON RIGHT HAND SIDE. STAINLESS STEEL U.L. 1-1/2 HR. B-LABEL, 250 F. MAX. TEMPERATURE RISE WITH CYLINDER KEYED ALIKE. READY FOR INSTALLATION BY MASON OR DRYWALL CONTRACTOR.	2
12		SOUND DEADENING EXCLUDING VENT SECTIONS	FACTORY COAT OF SOUND DAMPENER-BLACK	
13	12	FLOOR SUPPORT EQUIPPED WITH:	1/4" NEOPRENE ISOLATOR PAD 3" X 3"	24



GENERAL NOTES  
 OPENINGS TO BE ACCESSIBLE AND FREE OF OBSTRUCTION PRIOR TO INSTALLATION OF CHUTE.  
 PARTITIONS AROUND CHUTES TO BE ERECTED AFTER CHUTES ARE INSTALLED BY I.C.  
 WALLS TO BE ERECTED SO INTAKE DOOR FRAMES ARE SQUARE AND FLUSH WITH FINISH WALL.  
 STRAIGHT SECTIONS MAY BE FINISHED MECHANICALLY LOCK-SEAMED OR CONTINUOUS BUTT-WELDED.

2 CHUTES-SIM.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLUMBIA CHUTES. NO USE WHATSOEVER OF THE INFORMATION CONTAINED HEREON, IN WHOLE OR IN PART, MAY BE MADE WITHOUT OUR EXPRESS WRITTEN PERMISSION. THIS DRAWING REMAINS THE PROPERTY OF COLUMBIA CHUTES AND MUST BE RETURNED UPON DEMAND.

REV.	DESCRIPTION	DATE	EASTGATE APARTMENTS		SCALE: NTS	CPL
			DWATONNA, MN.		DATE: 09-29-20	
			VER-TECH, INC.		FOR APPROVAL	
			D. VERTIN		11076	1 OF 1

# FRIGIDAIRE

FFHT1835VW  
FFHT1835VB  
FFHT1835VS

Available Colors : White, Black, Stainless Steel

Version : 06/19

Top Freezer Refrigerator

18.3 Cu. Ft. Top Freezer Refrigerator



## Product Specifications

### Refrigerator

Gallon Door Bins	2 Full Width White
Adjustable Shelves	2 Glass
Crispers	2 Clear w/ Rollers
Half-Gallon Door Bins	1 Full Width White
Humidity Controls	2
Lighting Design	LED
Meat/Deli Drawer	Half Width Sliding

### Freezer

Adjustable Shelves	1 Glass
Defrost	Frost Free
Fixed Door Bins	2 White

### Electrical Specifications

Amps @ 120 Volts	3.0A
Connected Load @ 120V	0.36kW
Min Circuit Required	15A

### Dimensions: Exterior

Cabinet Depth	26-5/8"
Cabinet Depth (w/Handle)	30-3/8"
Depth	30-3/8"
Depth(w/ 90° Door Open)	67"
Height	65-7/8"
Height (Top of Door)	68-3/8"
Width	30"

### Controls

Control Location	Knob/Slider
Control Type	Electronic

### Exterior

Door and Handle Design	Integrated
Reversible Door	Yes

### Certifications & Approvals

ENERGY STAR® Certified	Yes
UL Listed	Yes
ADA Compliant	Yes

### Capacities

Freezer (Cu. Ft.)	4.9
Fresh Food Capacity (Cu Ft)	13.4

### Ice Maker

Ice Maker	Optional B117000
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### General Specifications

Shipping Weight (lbs)	164
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Notes: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at [frigidaire.com](http://frigidaire.com) / [frigidaire.com](http://frigidaire.com). Specifications subject to change. Accurate information available on the web at [frigidaire.com](http://frigidaire.com) / [frigidaire.com](http://frigidaire.com).

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CANADA • 3885 Terry Fox Way • Mississauga, ON L5V 3E4 • 1-800-265-6352 • [frigidaire.ca](http://frigidaire.ca)

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# FRIGIDAIRE

FFHT1835VW  
FFHT1835VB  
FFHT1835VS

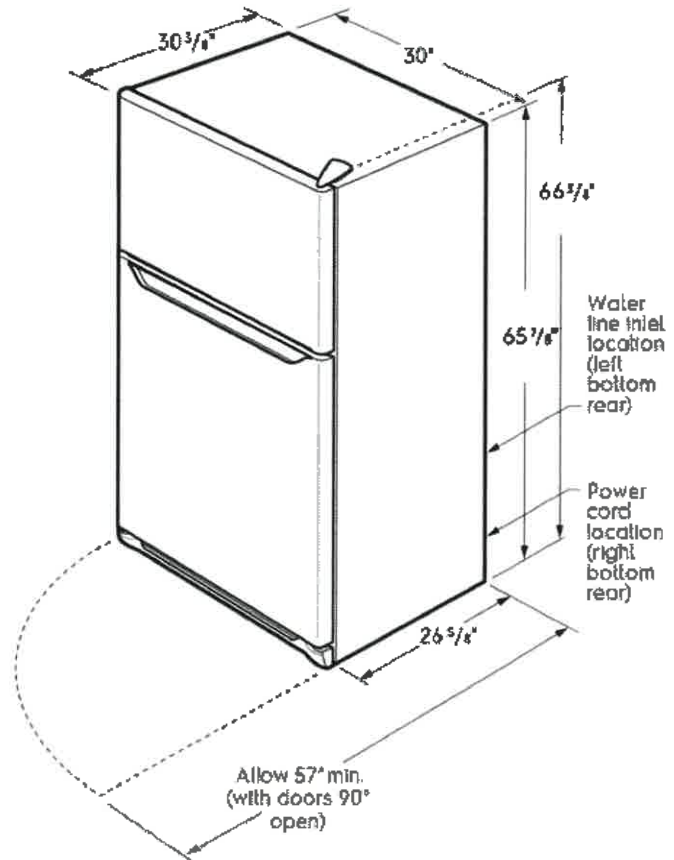
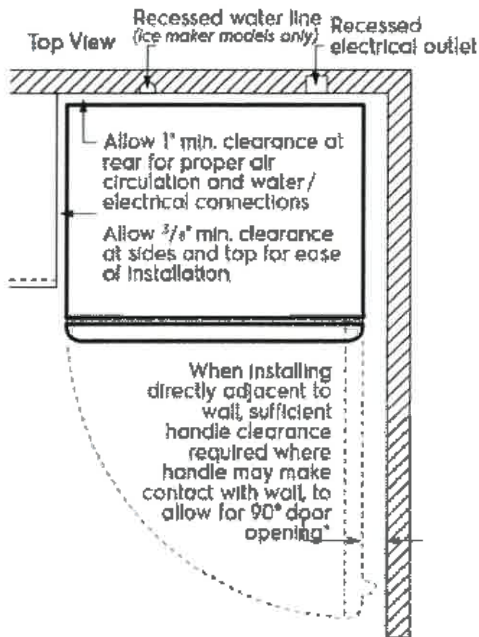
Available Colors : White, Black, Stainless Steel

Version : 06/19

Top Freezer Refrigerator

18.2 Cu. Ft. Top Freezer Refrigerator

## Installation Drawing



\* When installing refrigerator adjacent to wall, cabinet or other appliance that extends beyond front edge of unit, 20" minimum clearance recommended to allow for optimum 140° door swing, providing complete crisper access and removal. (Absolute 3" minimum clearance will ONLY allow for 90° door swing which will provide limited crisper access with restricted removal.)

Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at [applianceusa.com/frigidaire.ca](http://applianceusa.com/frigidaire.ca). Specifications subject to change. Accessories information available on the web at [applianceusa.com/frigidaire.ca](http://applianceusa.com/frigidaire.ca)

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## FFEH3054U S/W/B



### AVAILABLE COLORS



Stainless



White



Black

### SIGNATURE FEATURES

#### Upgrade Your Kitchen with a Built-In Look

Upgrade your kitchen and get the look of a built-in range, with the fit of a traditional freestanding range. The Frigidaire® front control freestanding range easily fits into a 30" cutout.

#### Quick Boil

Get meals on the table faster with our expandable 3,000W element — water boils faster than the traditional setting.

#### Flexible Five Element Cooktop

Experience ultimate cooking flexibility with a powerful radiant cooktop that has five elements designed to handle all of your cooking needs.

#### Extra-Large Element

With our extra-large 12" element, you have more flexibility to fit larger pots and pans.

### FREESTANDING RANGE 30" ELECTRIC

#### PRODUCT DIMENSIONS

Height (Max.)	36-5/8"
Width	29-7/8"
Depth (Incl. Handle)	29-3/16"

#### MORE EASY-TO-USE FEATURES

##### Keep Warm Zone

Keep food warm until everything — and everyone — is ready.

##### Hidden Bake

Keeping the bottom of your oven clean is easy with a hidden heating element.

##### One-Touch Self Clean

Your oven cleans itself — so you don't have to. Self-clean options available in 2- and 3-hour cycles.

##### Store-More™ Storage Drawer

With the Store-More™ Storage Drawer, you will have extra space to store your cookware.

#### CERTIFICATIONS

##### A.D.A.-Compliant

When properly installed, this model is A.D.A.-qualified based on the United States Access Board's A.D.A./A.B.A. Accessibility Guidelines and the Department of Justice's 2010 A.D.A. Standards for Accessible Design.



ELEMENTS	SIZE	WATTS
Right Front	12"	2,700
Right Rear	6"	1,200
Left Front	6"/9" Expandable	1,400/3,000
Left Rear	6"	1,200
Center	Keep Warm Zone	100

# FFEH3054US FREESTANDING RANGE

## 30" ELECTRIC

# FRIGIDAIRE

### FEATURES

Oven Control/Timing System	Ready-Select® Controls
Surface Type	Black Ceramic Glass
Window	Extra-Large
Exterior Door Finish	Stainless
Handle Design	Stainless
Exterior Finish (Side Panels)	Black
Oven Cleaning System	Self Clean
Drawer Functionality	Storage

### OVEN CONTROLS

Bake	Yes
Broil	Yes
Delay Bake	Yes
Delay Start	Yes
Self-Clean	2, 3 Hour
Delay Clean	Yes
Kitchen Timer	Yes
Timed Cook Option	Yes
Auto Oven Shut-Off	12 Hours
Oven Lock-Out	Yes

### COOKTOP FEATURES

Right Front Element (Watts)	12" - 2700
Right Rear Element (Watts)	6" - 1200
Left Front Element (Watts)	SpaceWise® Expandable 6 7/8" - 1400/3000
Left Rear Element (Watts)	6" - 1200
Center Element (Watts)	Keep Warm Zone - 100
Hot Surface Indicator Light	Yes
Element "On" Indicator Light	Yes

### OVEN FEATURES

Capacity (Cu. Ft.)	5.0
Oven Light	1 Incandescent: 40W
Rack Configuration	2 Standard
Baking System	Even Baking Technology
Broiling System	Vari-Broil™ (Hi/Lo)
Bake Element/Broil Element (Watts)	3,500/3,900
Hidden Bake	Yes

### OPTIONAL ACCESSORIES

Rear Filler Trim - Black	Included
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### CERTIFICATIONS

A.D.A. Compliant	Yes
Prop-65	Yes

### SPECIFICATIONS

Oven Interior (H x W x D)	18-5/8" x 24-3/8" x 19-1/8"
Power Supply Connection Location	Middle Bottom Rear
Voltage Rating	240V/208V/60Hz
Connected Load (kW Rating) @ 240/208 Volts	12.5/9.5
Minimum Circuit Required (Amps)	40
Shipping Weight (Approx.)	170 Lbs.

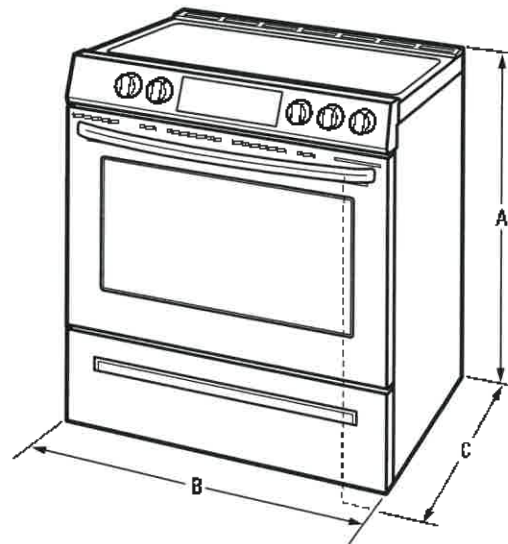
When properly installed, this model is A.D.A.-qualified based on the United States Access Board's A.D.A./A.B.A. Accessibility Guidelines and the Department of Justice's 2010 A.D.A. Standards for Accessible Design.

### PRODUCT DIMENSIONS

A-Height (Max.)	36-5/8"
B-Width	29-7/8"
C-Depth (Incl. Handle)	29-3/16"
Depth with Door Open 90°	47"

### CABINET CUTOUT DIMENSIONS

Width (Min.)	30"
Depth (Min.)	24"



*Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at [frigidaire.com](http://frigidaire.com).*

*Specifications subject to change. Accessories information available on the web at [frigidaire.com](http://frigidaire.com).*

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FFEH3054U 01/19

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