

# Westway Condominiums - Dwelling Unit 214

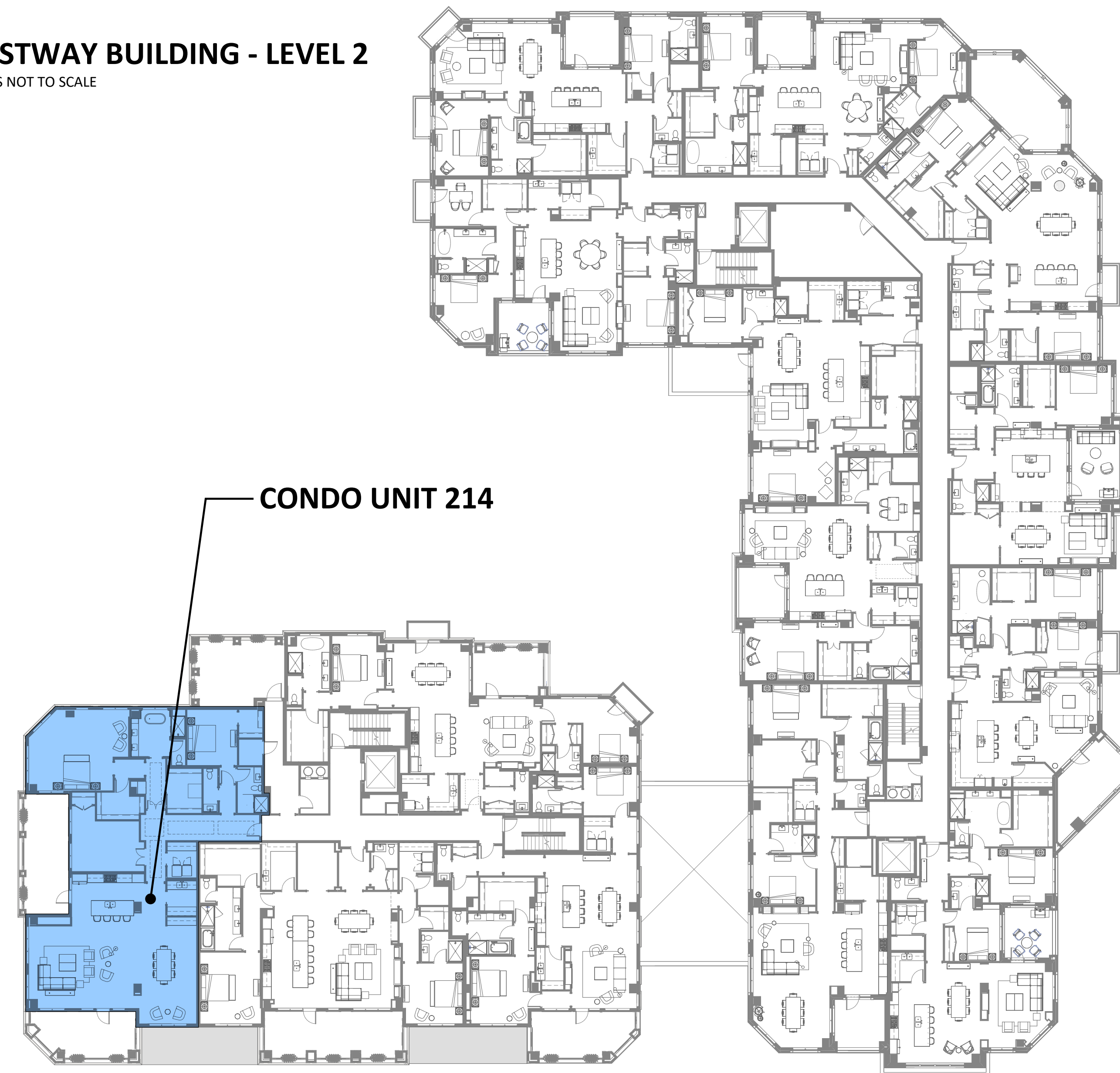
WESTWAY  
CONDOMINIUMS  
201 LAKE STREET EAST  
WAYZATA, MINNESOTA

**esg**  
ARCHITECTURE & DESIGN

350 North 5th Street, Suite 400  
Minneapolis, MN 55401  
p 612.339.5508 | esgarch.com

## CONDOMINIUM UNIT LOCATION REFERENCE PLAN

**WESTWAY BUILDING - LEVEL 2**  
PLAN IS NOT TO SCALE



## DRAWING INDEX

DRAWING NO.	DRAWING NAME
214 - T1	TITLE PAGE, GENERAL PROJECT INFORMATION
214 - A1	FLOOR PLAN AND REFLECTED CEILING PLAN
214 - A2	POWER/TECHNOLOGY COORDINATION AND FINISH PLANS
214 - A3	INTERIOR ELEVATIONS
214 - M1	HVAC AND PLUMBING PLANS AND SCHEDULES
214 - E1	ELECTRICAL, LIGHTING AND LOW-VOLTAGE PLANS AND SCHEDULES

## PROJECT TEAM

<b>DEVELOPER:</b>	LNR CONSTRUCTION LLC 319 BARRY AVENUE SOUTH SUITE 301 WAYZATA, MN 55391 CONTACT: ---
<b>OWNER'S REP:</b>	MARCO MCLANE --- CONTACT: --- PH: ---
<b>CONTRACTOR:</b>	TBD --- CONTACT: --- PH: 952-607-4658
<b>ARCHITECT:</b>	ESG ARCHITECTURE & DESIGN 350 NORTH 5TH STREET, SUITE 400 MINNEAPOLIS, MN 55401 CONTACT: TERRY GRUENHAGEN PH: 612-373-4656
<b>MEP ENGINEERS:</b>	EMANUELSON - PODAS, INC. 7705 BUSH LAKE ROAD EDINA, MN 55439 PH: 952-930-0050
<b>STRUCTURAL ENGINEER:</b>	MEYER BORGMAN JOHNSON 510 S MARQUETTE AVE, SUITE 900 MINNEAPOLIS, MN 55402 PH: 612-338-0713
<b>ACOUSTICAL CONSULTANT:</b>	WESTSIDE ACOUSTICS 801 S. GRAND AVE, SUITE 1020 LOS ANGELES, CA 90017 PH: 213-282-9800

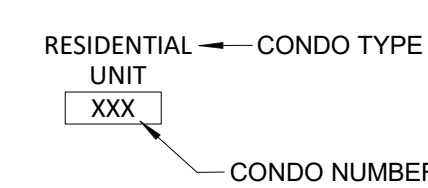
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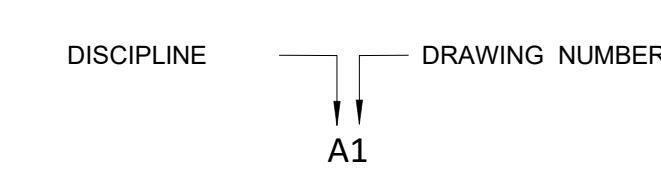
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## GENERAL SYMBOLS AND IDENTIFICATION METHODS

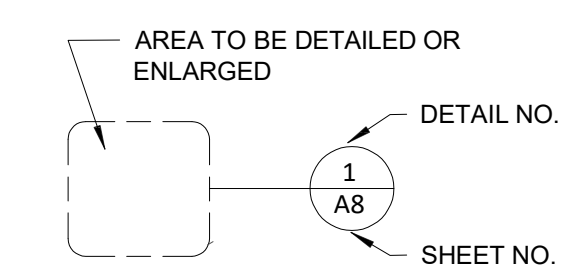
### CONDO UNIT/NUMBER IDENTIFICATION



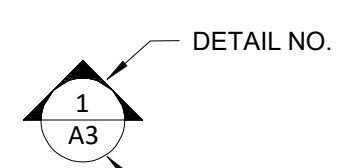
### DRAWING NUMBERING



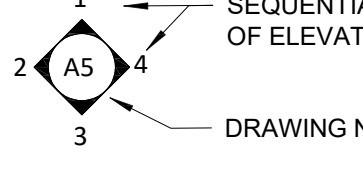
### DETAIL REFERENCE



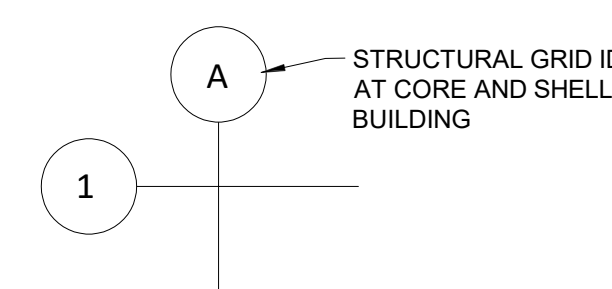
### ELEVATION REFERENCE



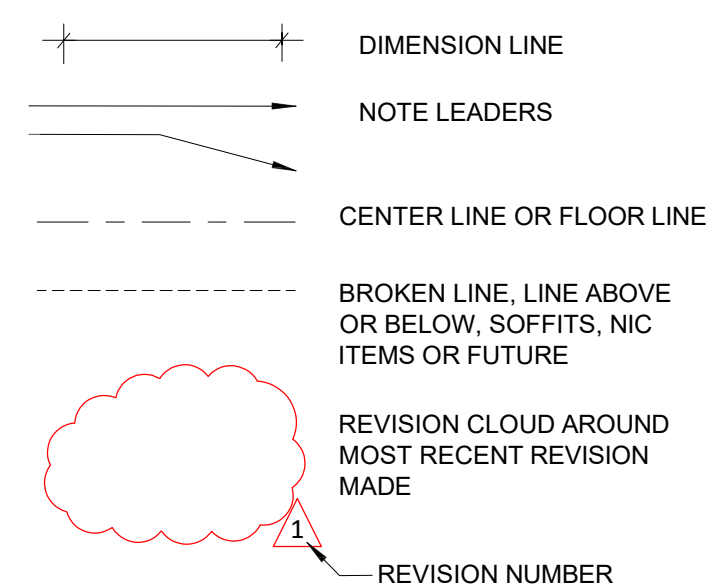
### SECTION REFERENCE



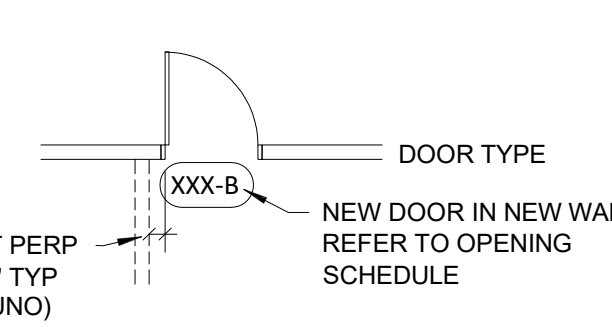
### COLUMN GRID DESIGNATORS



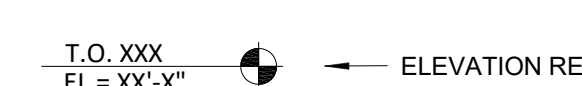
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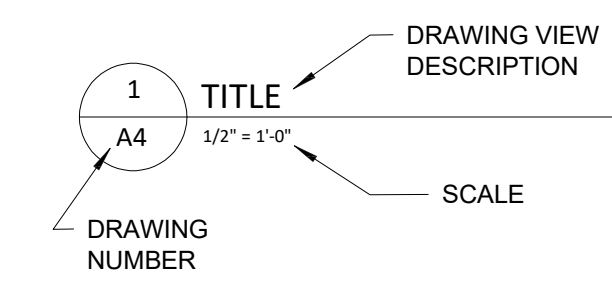
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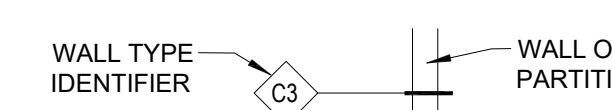
### ELEVATION SYMBOLS



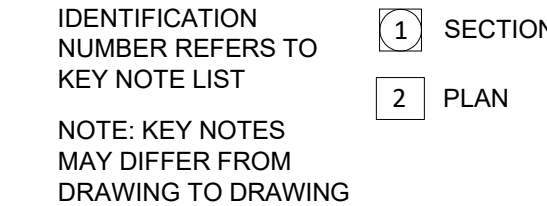
### DRAWING VIEW IDENTIFIER



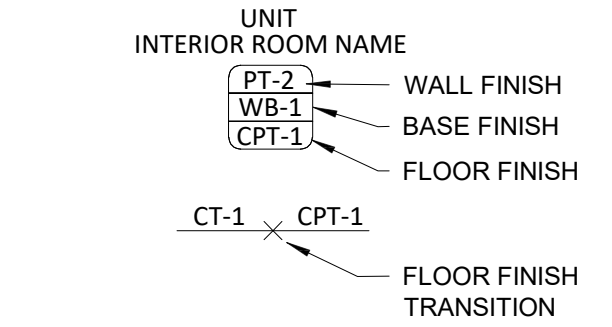
### WALL TYPE SYMBOL



### KEY NOTE SYMBOL



### INTERIOR FINISH TAGS



## SCOPE AND PERMITTING INFORMATION

THIS SET OF CONSTRUCTION DOCUMENTS IS FOR DWELLING UNIT 114 ONLY WHICH IS BEING SOLD AS A RESIDENTIAL CONDOMINIUM WITHIN THE WESTWAY BUILDING. THE INTERIOR CONSTRUCTION FOR THIS UNIT SHALL BE PERMITTED SOLELY FOR THIS PURPOSE WITH THE CITY OF WAYZATA.

INTERIOR CONSTRUCTION SCOPE SHALL COMMENCE ONLY WHEN THE CORE AND SHELL CONSTRUCTION IN AND AROUND THIS UNIT IS DEEMED COMPLETE BY THE DEVELOPER AND THE ARCHITECT.

### CODE COMPLIANCE INFORMATION:

THIS DWELLING UNIT WILL BE OWNER OCCUPIED AND IS LOCATED WITHIN THE WESTWAY BUILDING. THE CORE AND SHELL CONSTRUCTION FOR THE WESTWAY BUILDING HAS BEEN PERMITTED SEPARATELY - REFER TO PERMIT #XXXX AT THE CITY OF WAYZATA.

THE CORE AND SHELL BUILDING IS PRIMARILY AN R-2 OCCUPANCY. THE CONSTRUCTION TYPE IS II-B. THE BUILDING IS FULLY SPRINKLERED AND THIS DWELLING UNIT SHALL ALSO BE FULLY SPRINKLERED.

ALL CONSTRUCTION WITHIN THE UNIT SHALL COMPLY WITH THE TYPE II-B REQUIREMENTS OF THE CURRENT STATE BUILDING CODE. THE APPLICABLE CODES ARE AS FOLLOWS:

- 2020 MINNESOTA STATE BUILDING CODE (REFERENCES THE 2018 IBC)
- 2020 MINNESOTA STATE FIRE CODE (REFERENCES THE 2018 IFC)
- THE MINNESOTA STATE ELECTRICAL CODE WHICH HAS ADOPTED THE 2023 NATIONAL ELECTRICAL CODE (NEC)

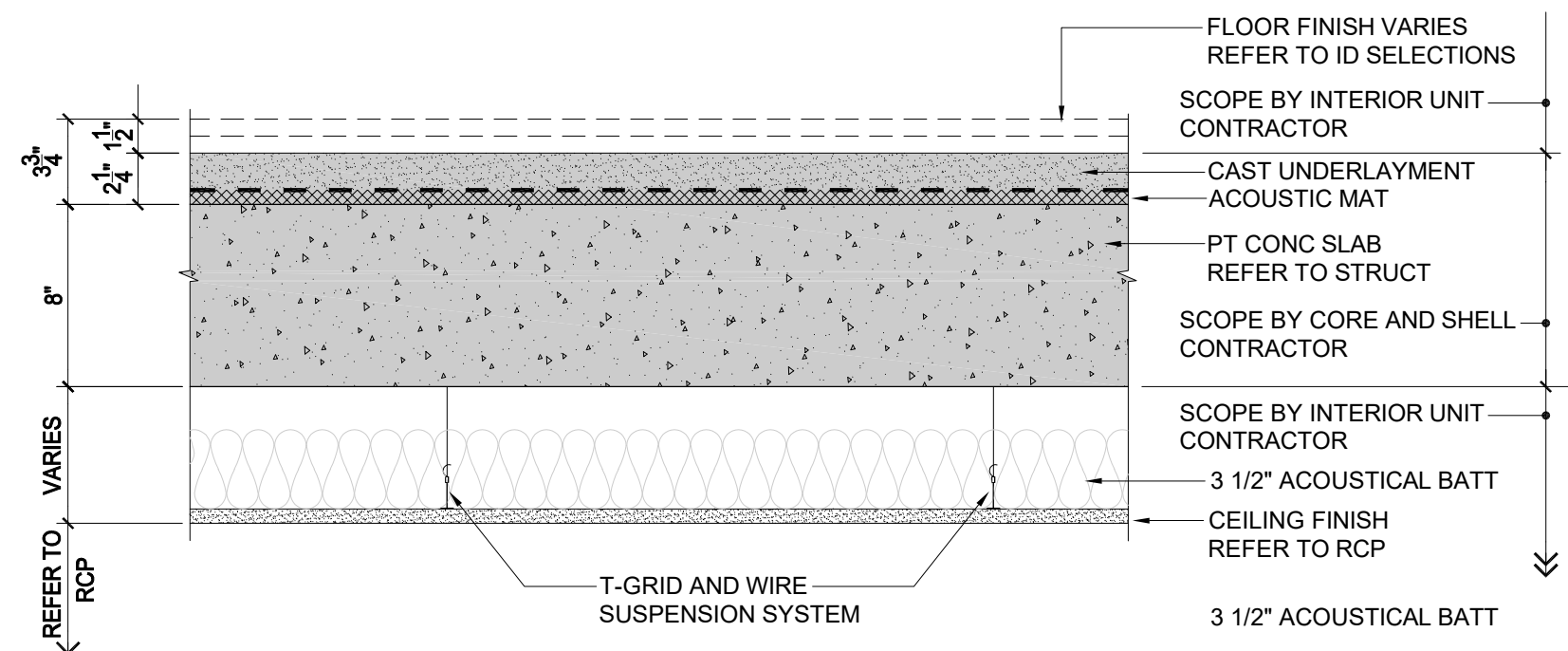
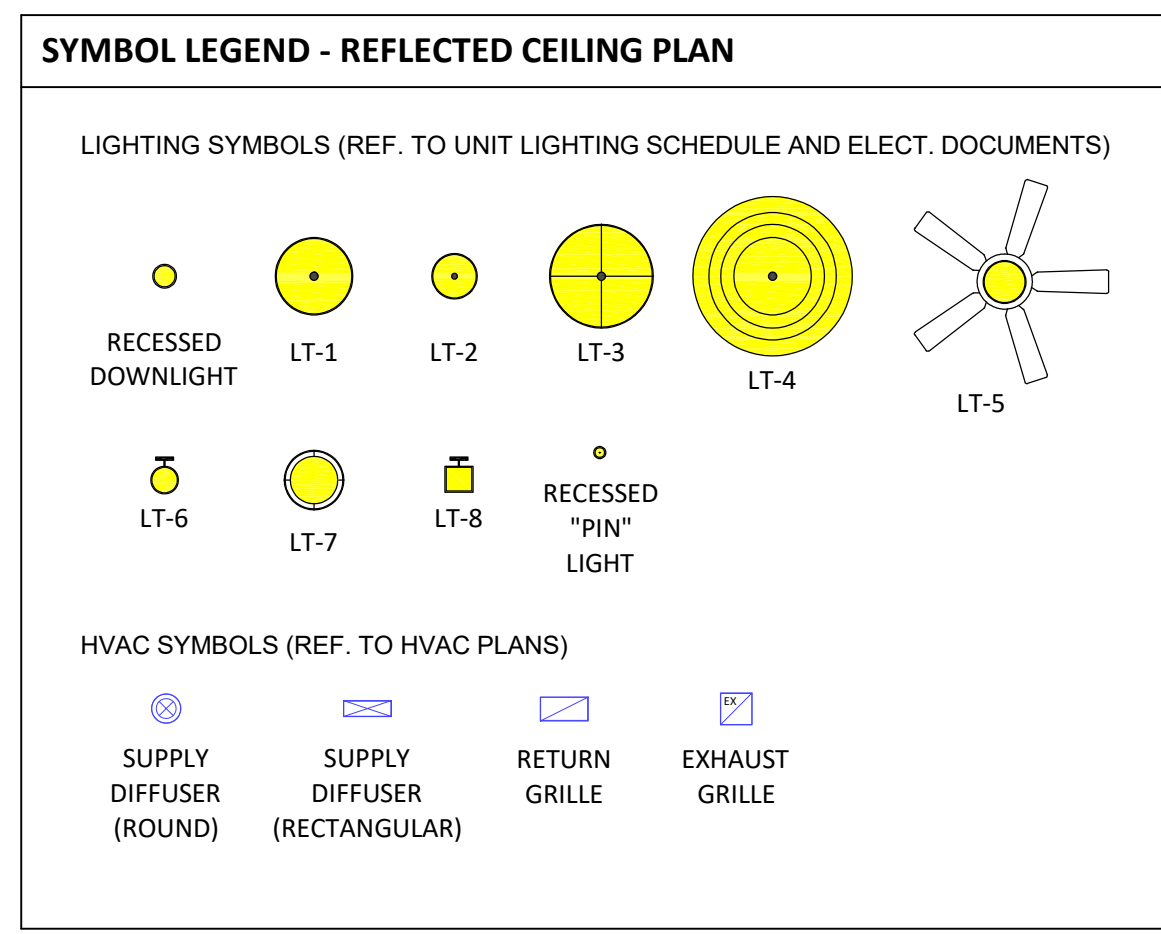
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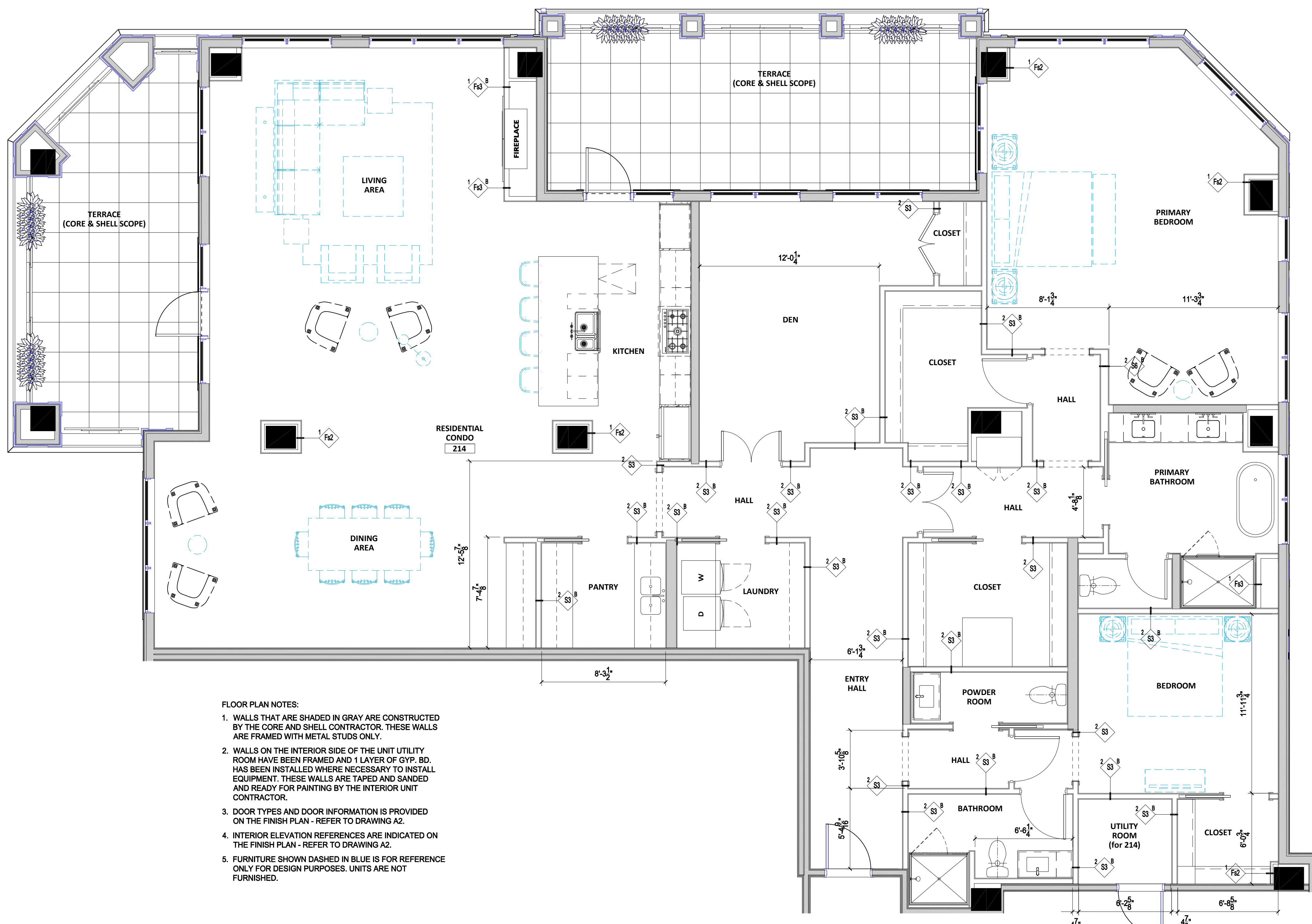
WESTWAY CONDOMINIUMS

GENERAL INFORMATION

**214-T1**



**3 SCOPE CLARIFICATION DETAIL AT FLOOR/CEILING ASSEMBLY**  
214-A1 1-1/2" = 1'-0"



**2 CONDO UNIT 214 - REFLECTED CEILING PLAN**  
214-A1 1/4" = 1'-0"

- GENERAL NOTES - FLOOR PLANS**
- PLAN DIMENSIONING STANDARDS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
    - INTERIOR WALLS ARE DIMENSIONED TO THE OUTER FACE OF GYP. BD.
    - DOOR OPENINGS ARE DIMENSIONED TO THE CENTER OF THE DOOR OPENING. REFER TO THE DOOR SCHEDULE FOR SIZES - CONSTRUCT THE ROUGH OPENING BASED ON FRAME TYPE AND FRAME MANUFACTURER'S INSTALLATION DETAILS.
    - PLUMBING FIXTURES ARE DIMENSIONED TO THE CENTERLINE OF THE FIXTURE.
    - CABINETS AND MILLWORK ARE DIMENSIONED TO THE FINISHED SURFACES.
    - WALLS AT SHOWERS AND BATH TUBS ARE DIMENSIONED TO THE OUTSIDE SURFACE OF THE TILE BACKER BOARD.
    - LIGHT FIXTURES AND OTHER ELECTRICAL DEVICES ARE DIMENSIONED TO THE CENTER OF THE DEVICE UNLESS NOTED OTHERWISE.
  - PROVIDE SOUND BATT INSULATION TO THE FULL DEPTH OF THE STUD CAVITY AT ALL BATHROOM, BEDROOM, UTILITY ROOM, LAUNDRY ROOM LOCATIONS.
  - PROVIDE WOOD BLOCKING OR STEEL STRAP BACKING ON ALL INSIDE WALLS OF SHOWERS FOR POSSIBLE INSTALLATION OF GRAB BARS WHICH MAY BE SELECTED BY THE BUYER.
  - MECHANICAL GRILLES AND DIFFUSERS SHALL BE PAINTED TO MATCH THE WALL OR CEILING FINISH UNLESS NOTED OTHERWISE.
  - ELECTRICAL PANELS WITHIN ALL UNITS TO BE MOUNTED AT 48" AFF MAX.

**INTERIOR UNIT WALL TYPE DESCRIPTIONS**

2 S3	3-5/8" METAL STUD (1) LAYER GYP BD EACH SIDE BATT INSULATION	ALL INTERIOR WALL FRAMING SHALL BE BUILT USING METAL STUDS IN COMPLIANCE WITH THE CONSTRUCTION TYPE (TYPE II-B).
1 S3	3-5/8" METAL STUD (1) LAYER GYP BD EACH SIDE	
2 S6	6" METAL STUD (1) LAYER GYP BD EACH SIDE BATT INSULATION	
2 S8	8" METAL STUD (1) LAYER GYP BD EACH SIDE BATT INSULATION	
1 F81	1-5/8" METAL STUD (1) LAYER GYP BOARD BATT INSULATION	
1 F42	2-1/2" METAL STUD (1) LAYER GYP BOARD BATT INSULATION	
1 F43	3-5/8" METAL STUD (1) LAYER GYP BOARD BATT INSULATION	

**LEGEND - INTERIOR WALL TAG**

LAYERS OF DRYWALL	CAVITY INSULATION TYPE
WALL STUD/CORE MAT	B = SOUND BATT INSULATION
S = METAL C-CHANNEL STUD	R = RIGID INSULATION
W = WOOD STUD	M = MINERAL WOOL
CH = METAL CH STUD	S = SPF INSULATION
C = CIP CONCRETE	r = RESILIENT CHANNEL
F1 = FIRE WALL	p = PLYWOOD
F6 = FURRING METAL STUD	i = IMPACT CLASSIFICATION
Fw = FURRING WOOD STUD	a = ALTERNATING STAGGERED STUD
H = METAL HAT CHANNELS	CORE WIDTH (NOMINAL) FOR DOUBLE STUD WALLS
M = MASONRY	STUD SIZE
Z = METAL Z FURRING	REQUIRED FIRE RATING
X = CUSTOM - PROJECT SPECIFIC	
Sx/x, Wx/x = DOUBLE STUD WALL	

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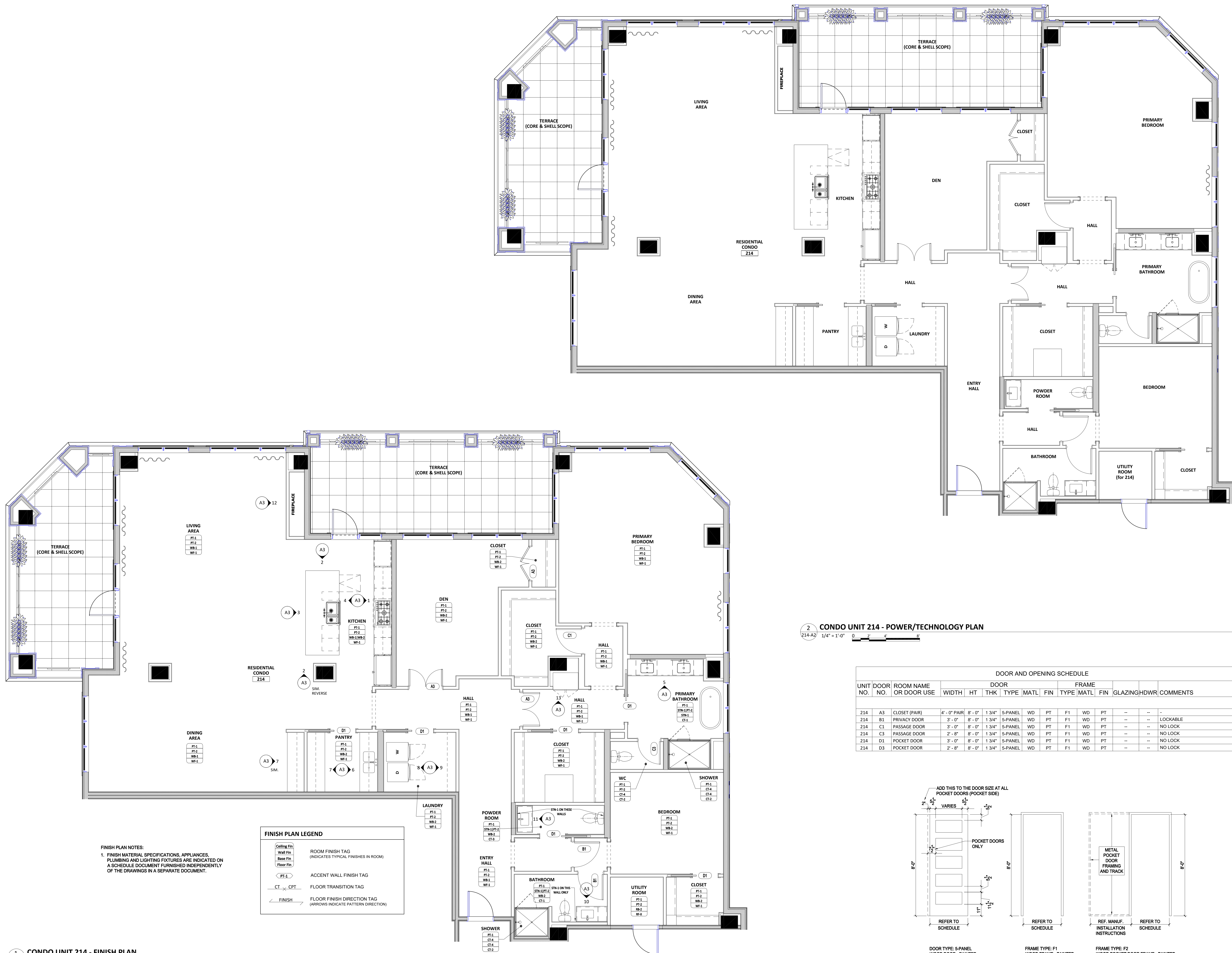
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FLOOR PLAN AND REFLECTED CEILING PLAN

**214-A1**



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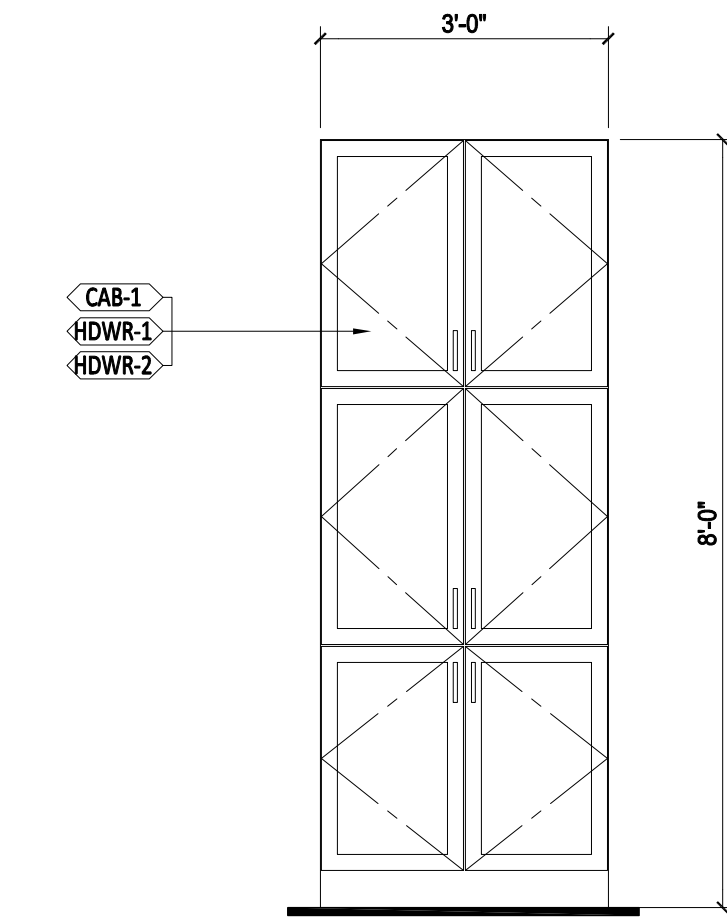
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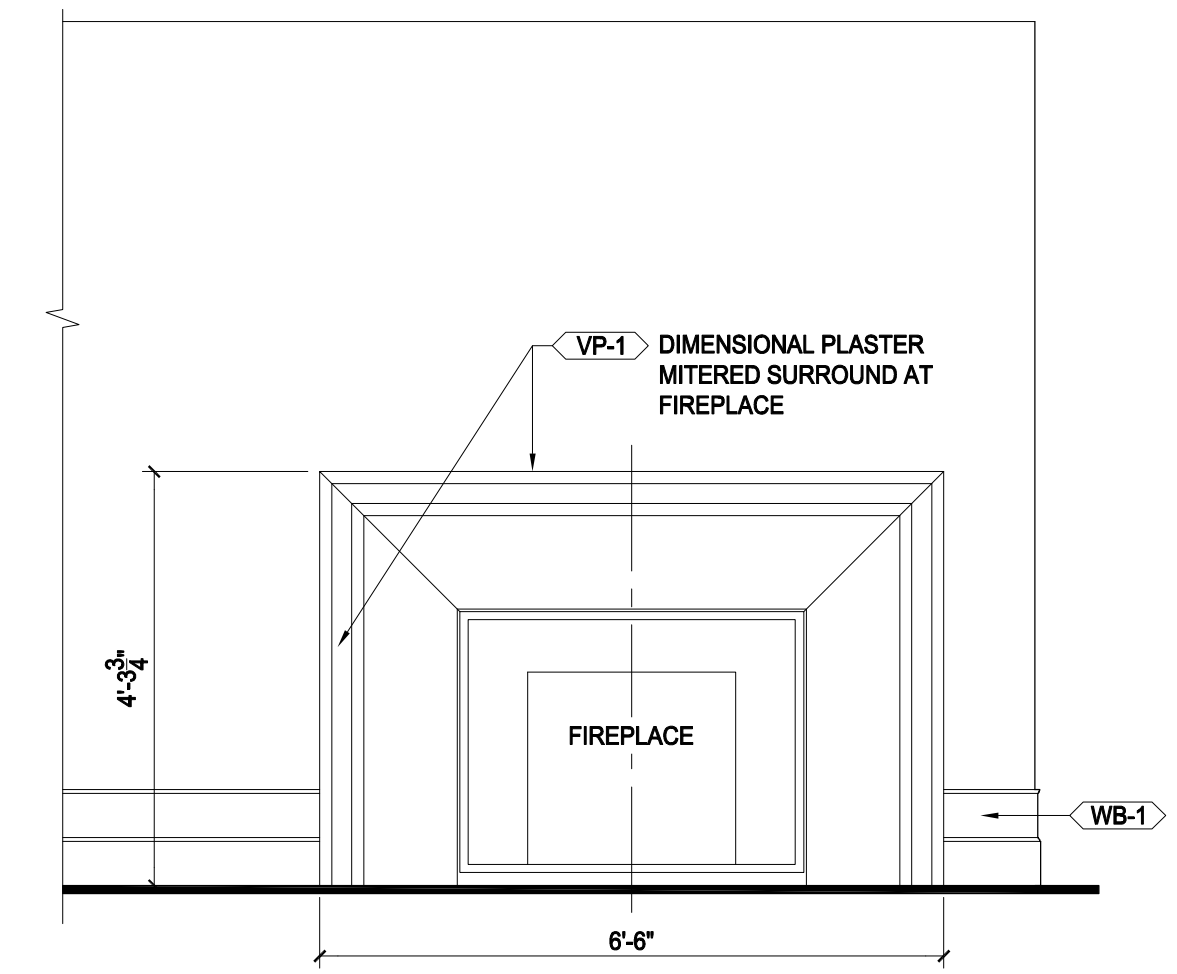
WESTWAY CONDOMINIUMS

FINISH PLAN AND POWER/TECHNOLOGY PLAN

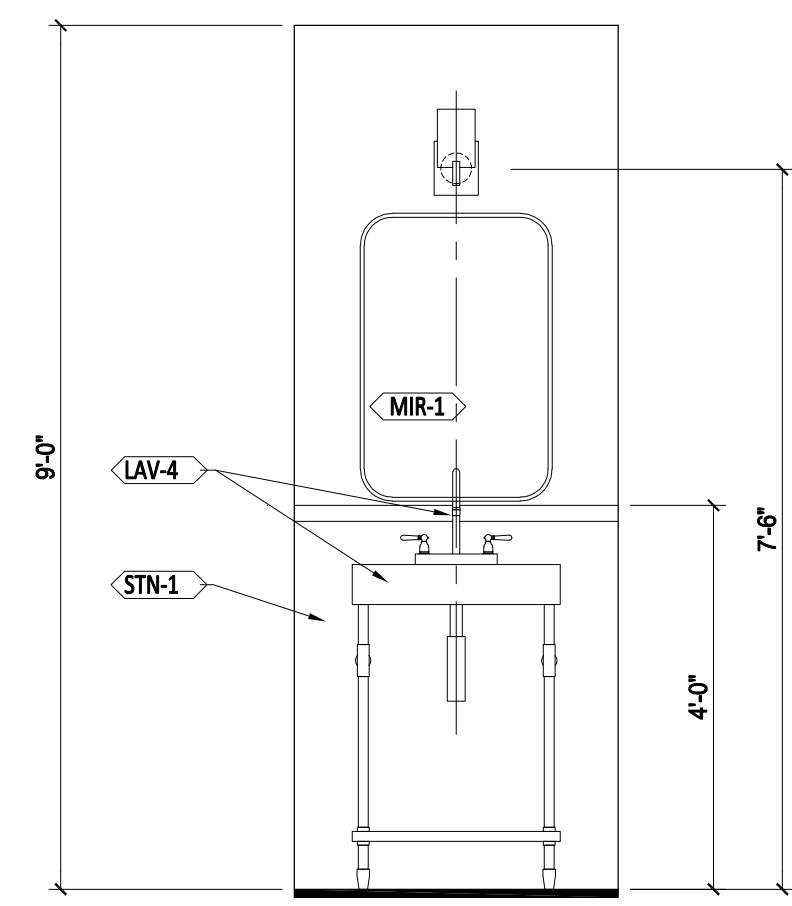
**214-A2**



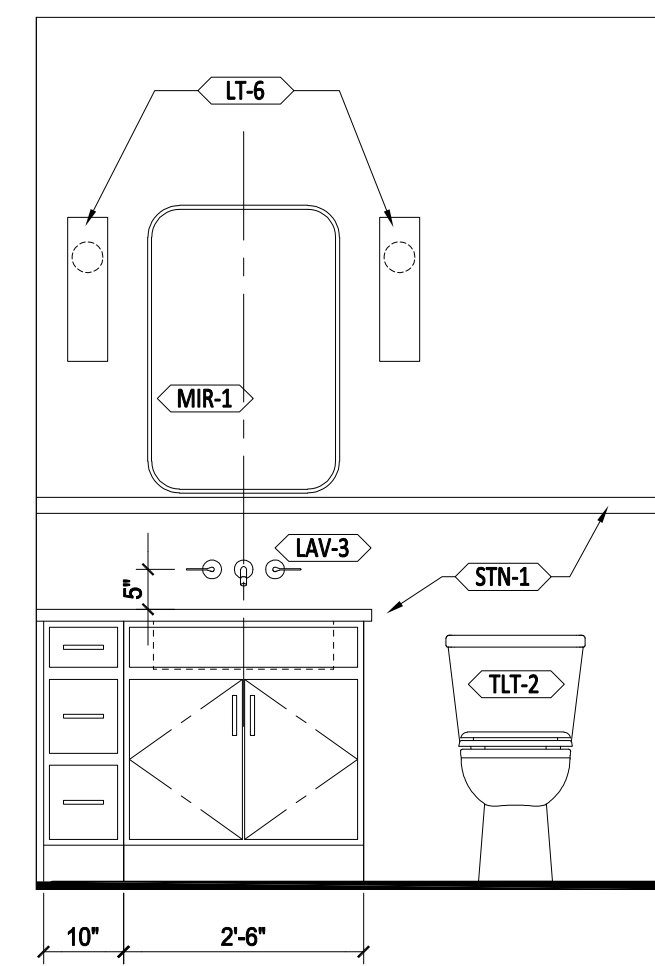
13 HALL CABINET ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



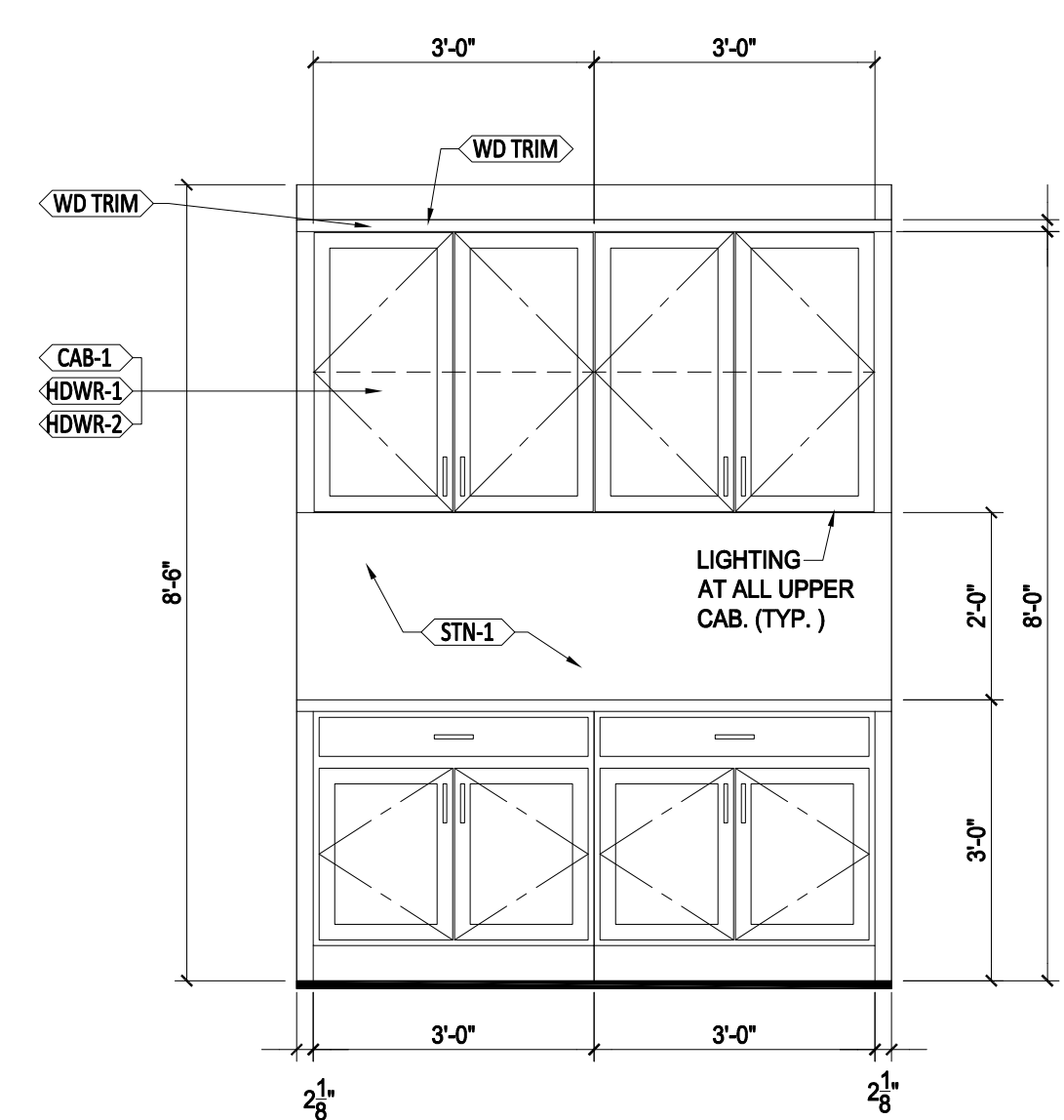
12 LIVING ROOM FIREPLACE ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



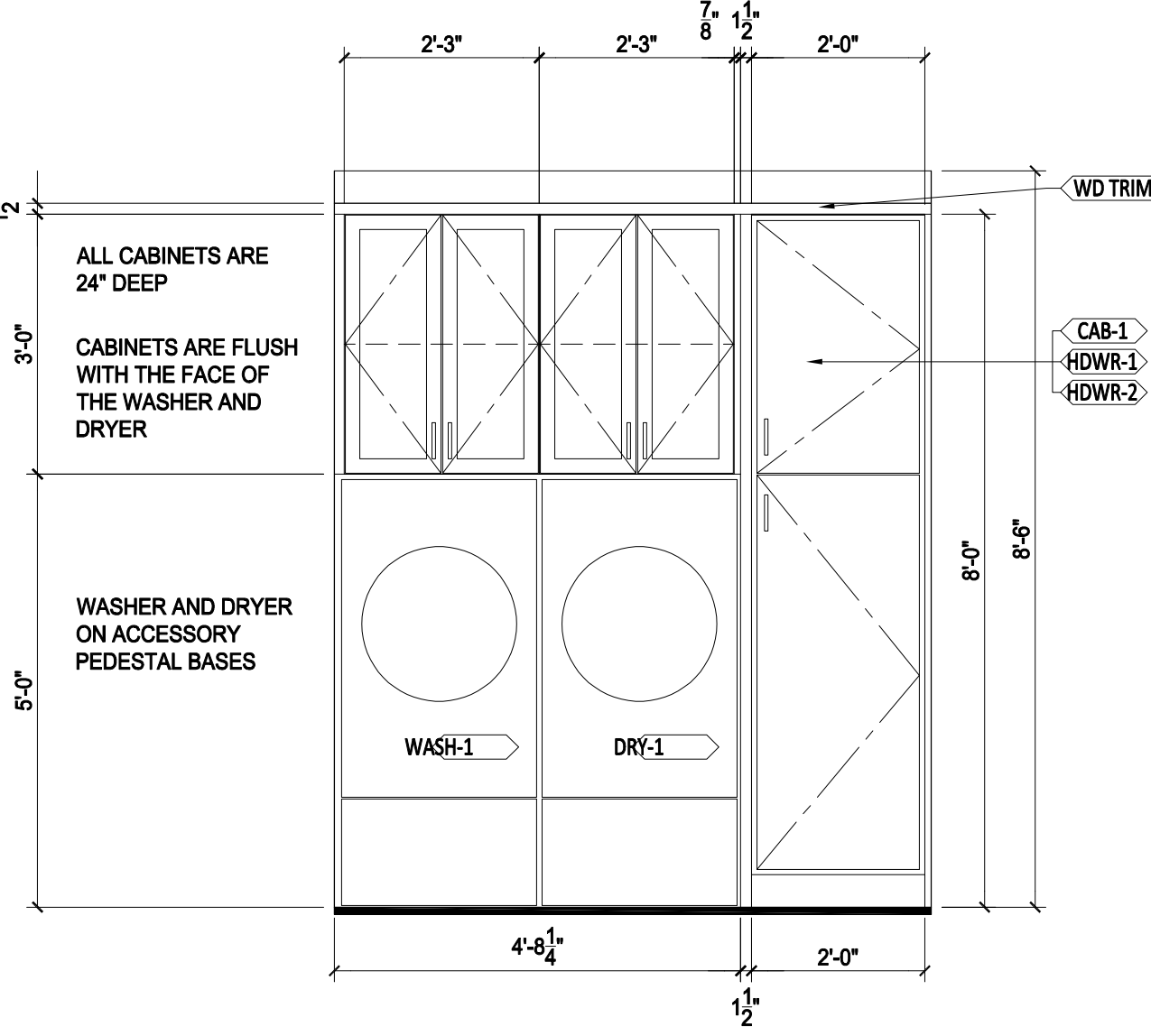
11 POWDER ROOM ELEVATION - UNIT 214  
212-A3 1/2" = 1'-0"



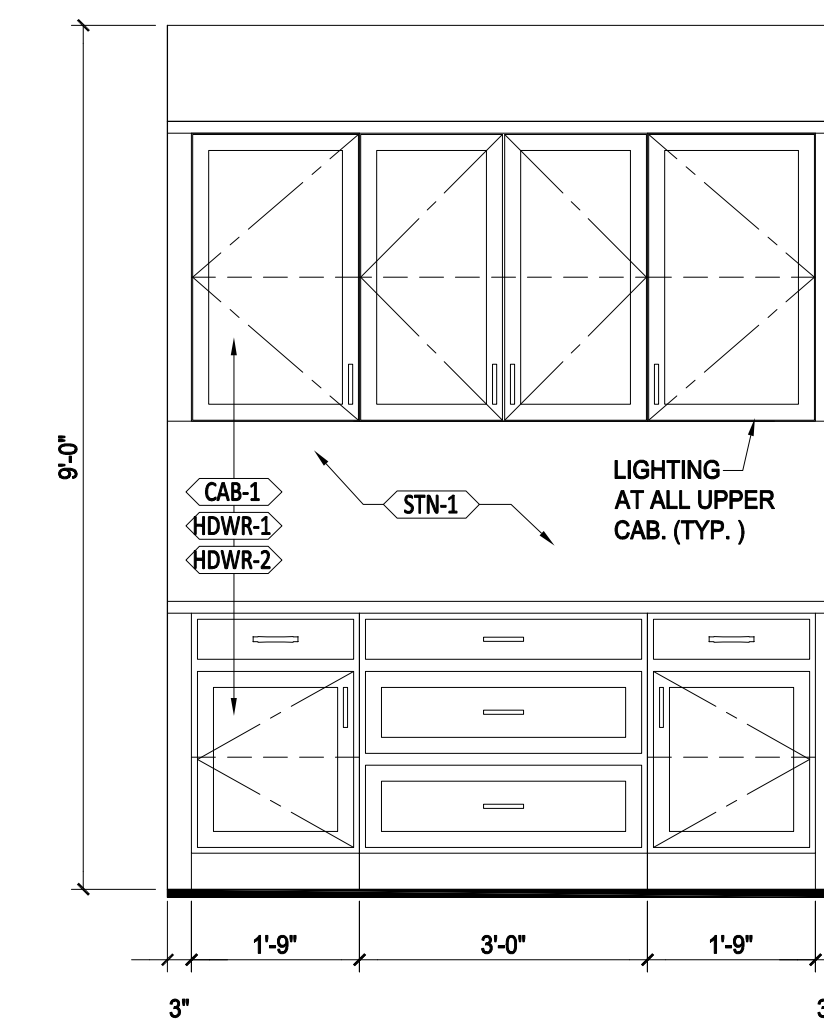
10 BATHROOM ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



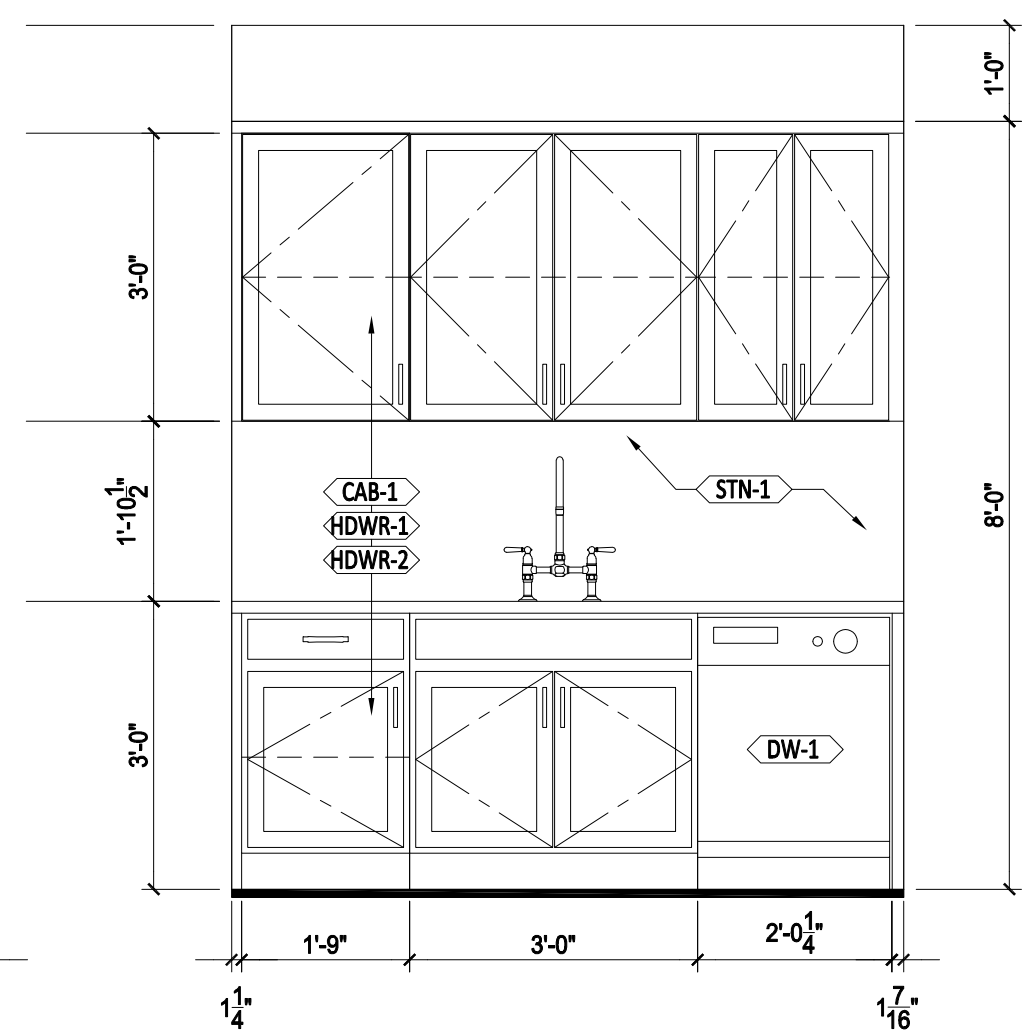
9 LAUNDRY ROOM ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



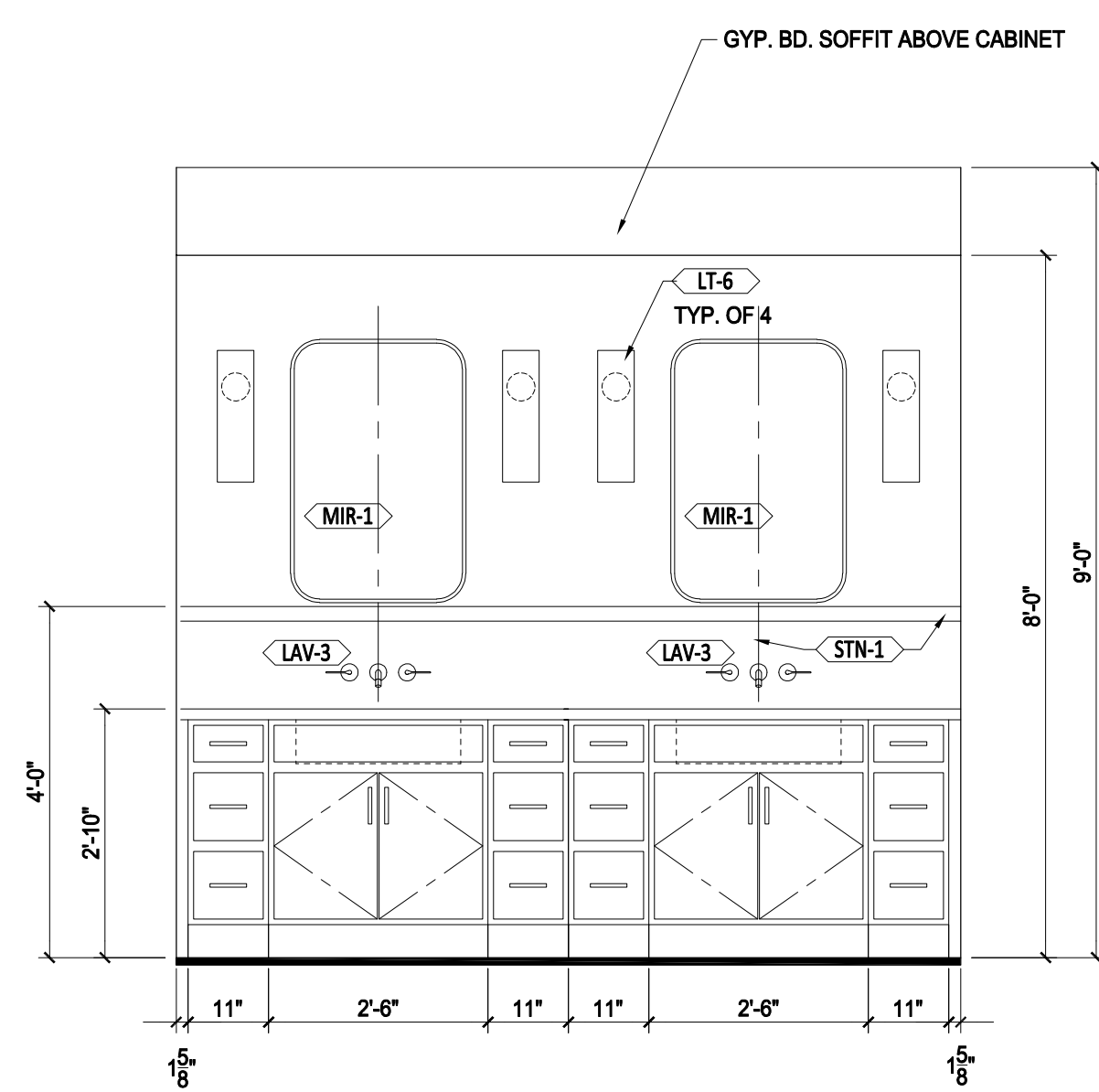
8 LAUNDRY ROOM ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



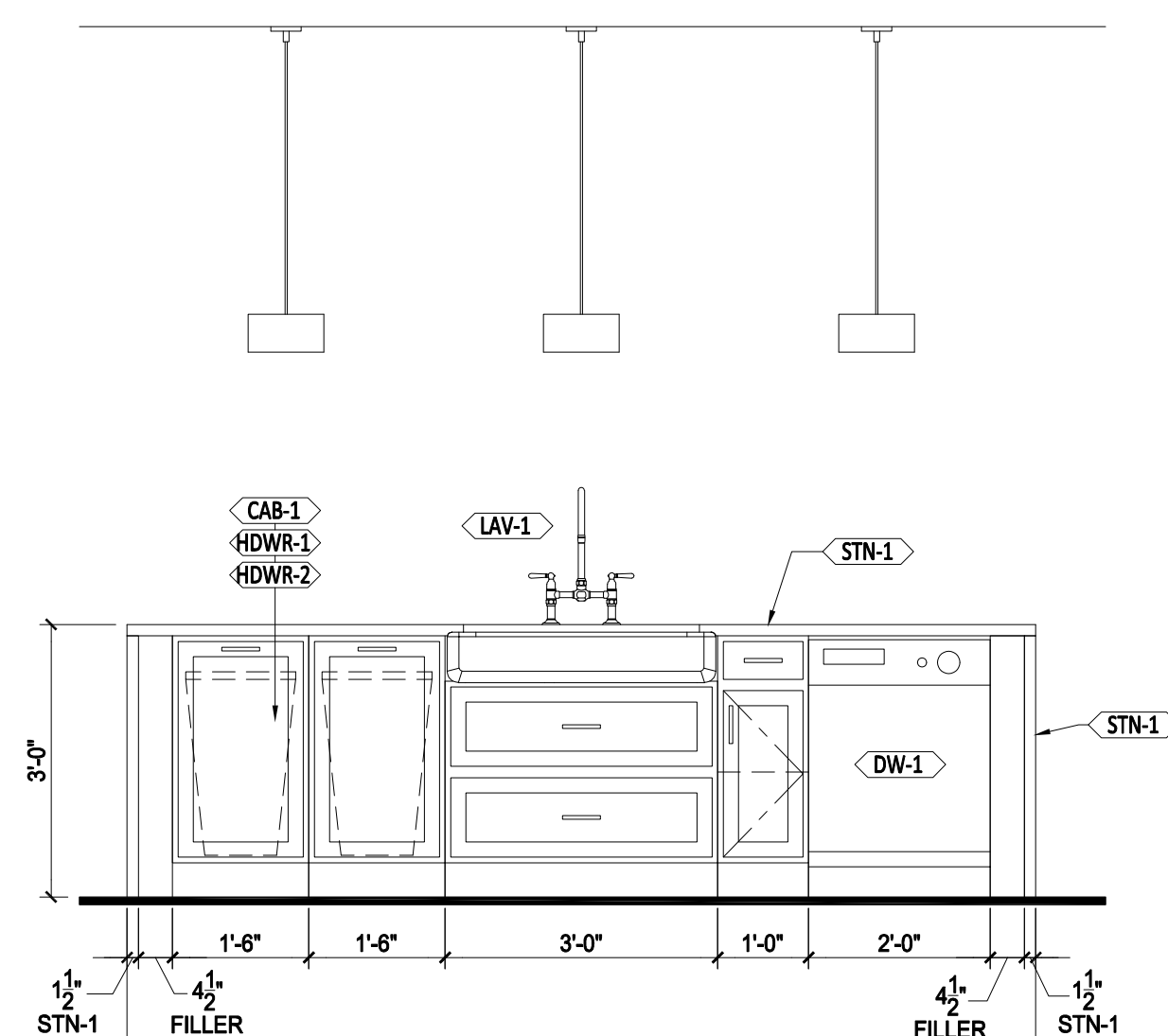
7 PANTRY ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



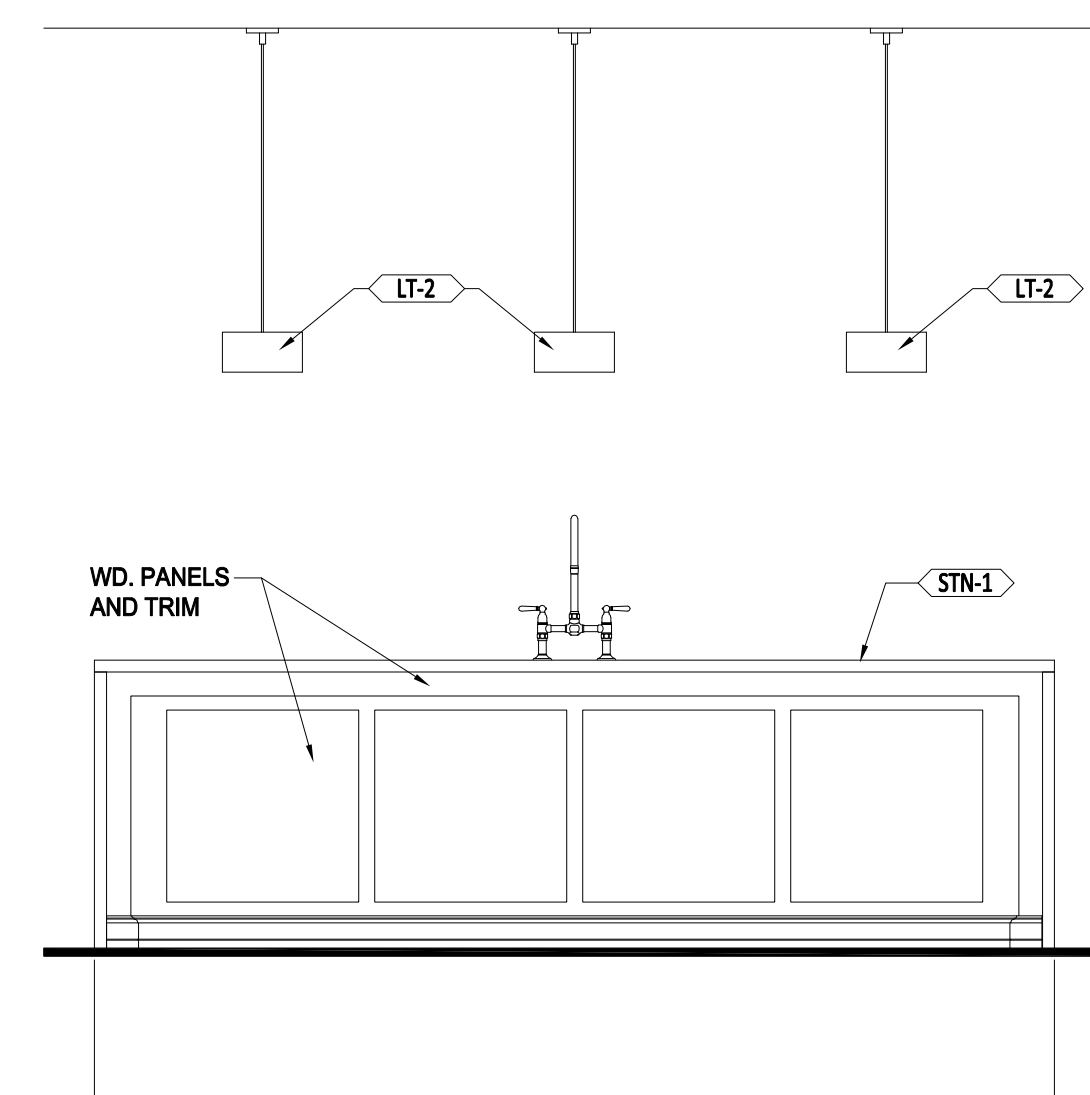
6 PANTRY ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



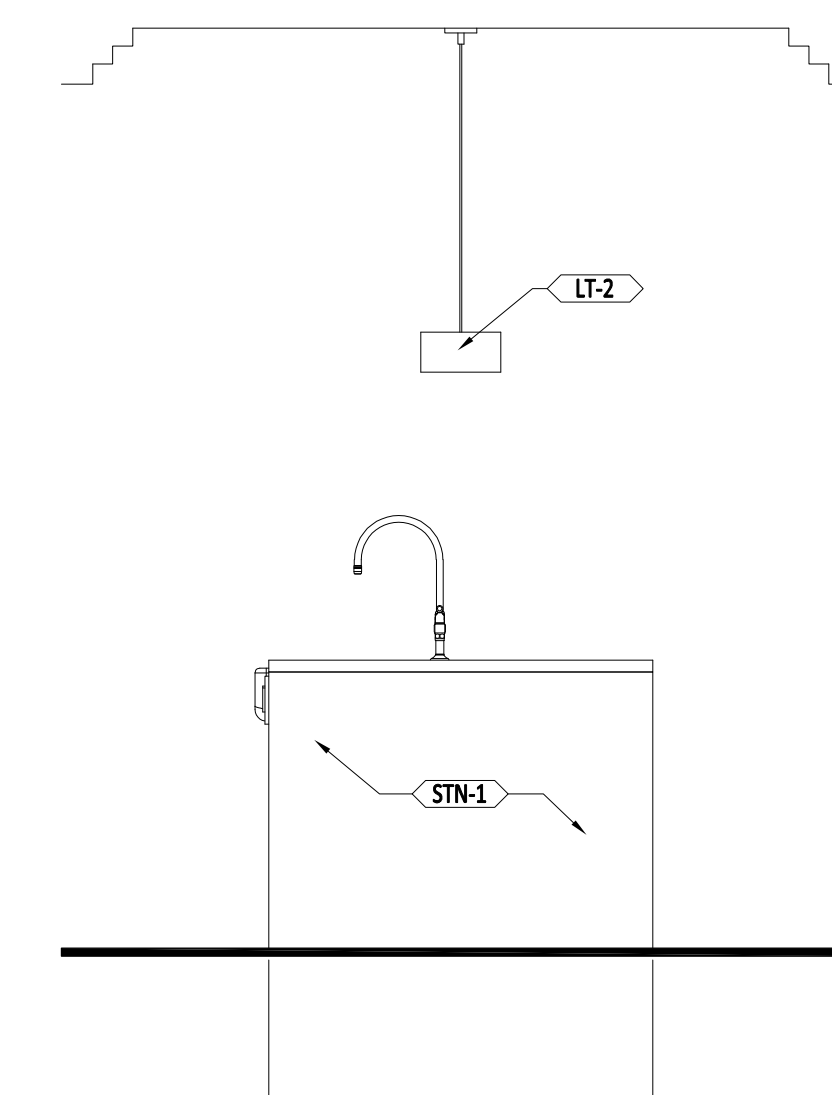
5 PRIMARY BATHROOM ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



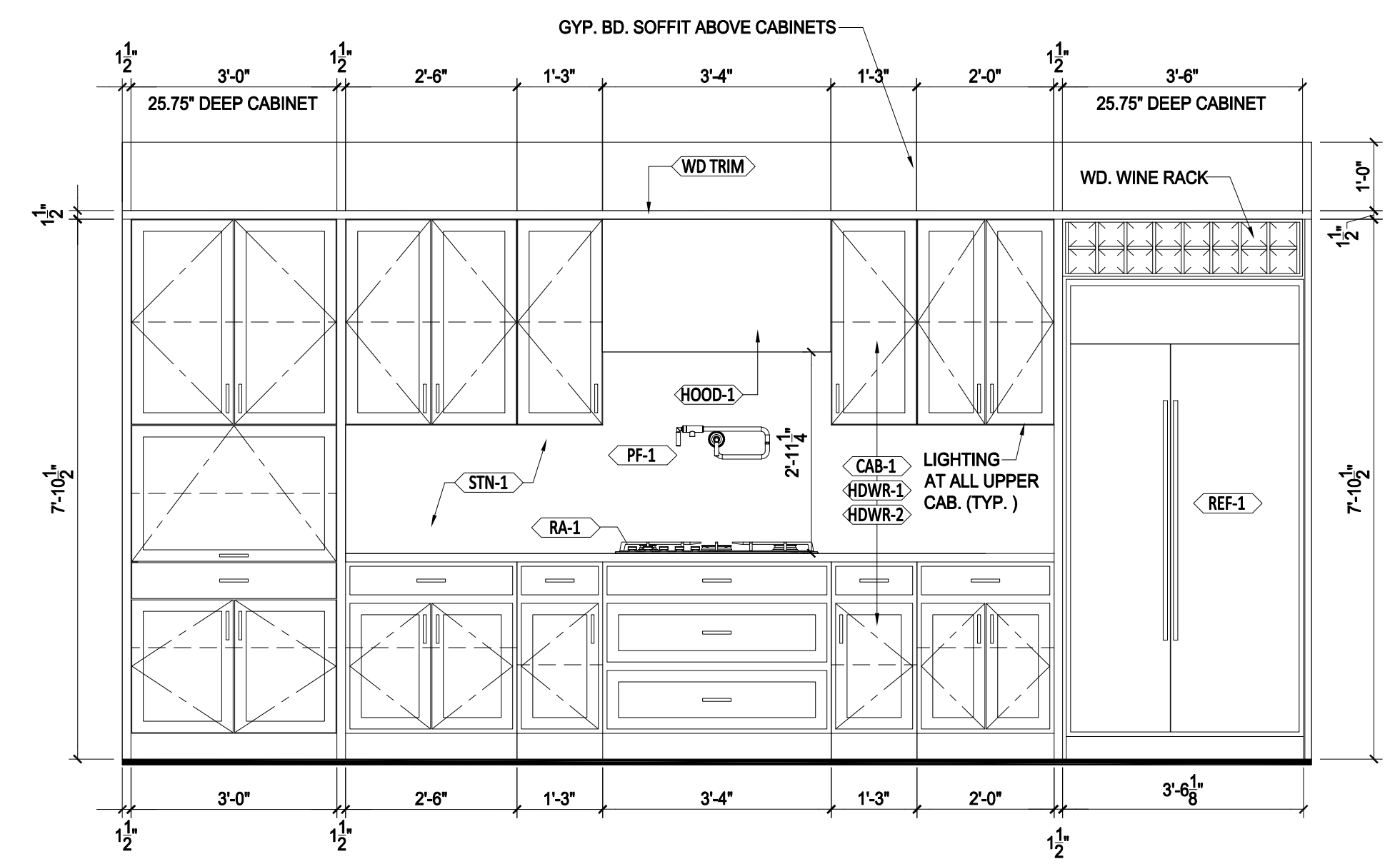
4 KITCHEN ISLAND ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



3 KITCHEN ISLAND ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



2 KITCHEN ISLAND ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"



1 KITCHEN ELEVATION - UNIT 214  
214-A3 1/2" = 1'-0"

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WESTWAY CONDOMINIUMS  
INTERIOR ELEVATIONS

**214-A3**