

Westway Condominiums - Dwelling Unit 115

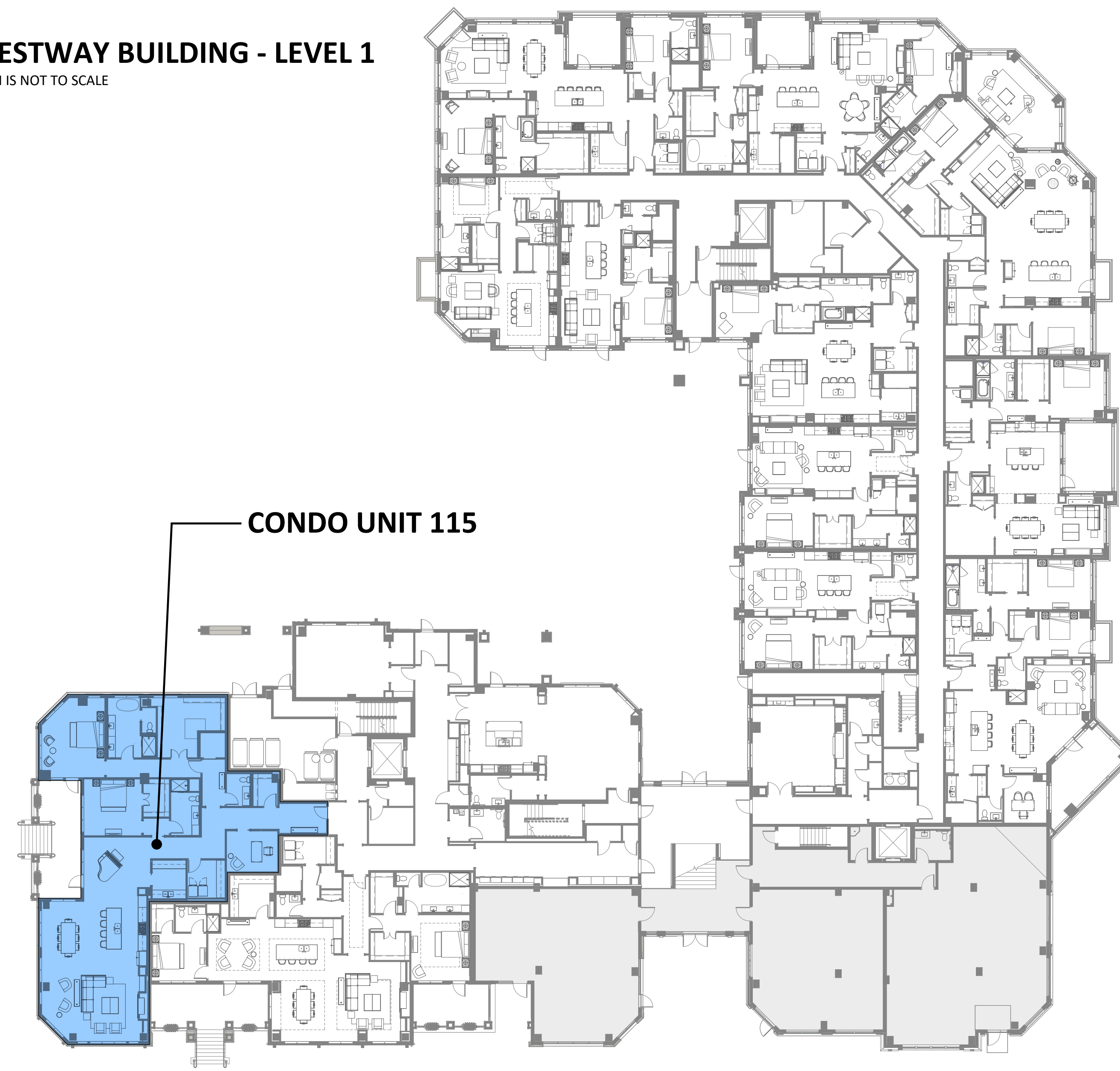
WESTWAY
CONDOMINIUMS
201 LAKE STREET EAST
WAYZATA, MINNESOTA

esg
ARCHITECTURE & DESIGN

350 North 5th Street, Suite 400
Minneapolis, MN 55401
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CONDOMINIUM UNIT LOCATION REFERENCE PLAN

WESTWAY BUILDING - LEVEL 1
PLAN IS NOT TO SCALE



DRAWING INDEX

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

PROJECT TEAM

DEVELOPER:	LNR CONSTRUCTION LLC 319 BARRY AVENUE SOUTH SUITE 301 WAYZATA, MN 55391 CONTACT: ---
OWNER'S REP:	MARCO MCLANE --- CONTACT: --- PH: ---
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MEP ENGINEERS:	EMANUELSON - PODAS, INC. 7705 BUSH LAKE ROAD EDINA, MN 55439 PH: 952-930-0050
STRUCTURAL ENGINEER:	MEYER BORGMAN JOHNSON 510 S MARQUETTE AVE, SUITE 900 MINNEAPOLIS, MN 55402 PH: 612-338-0713
ACOUSTICAL CONSULTANT:	WESTSIDE ACOUSTICS 801 S. GRAND AVE, SUITE 1020 LOS ANGELES, CA 90017 PH: 213-282-9800

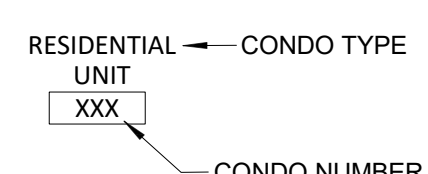
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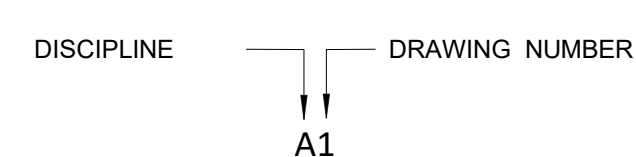
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GENERAL SYMBOLS AND IDENTIFICATION METHODS

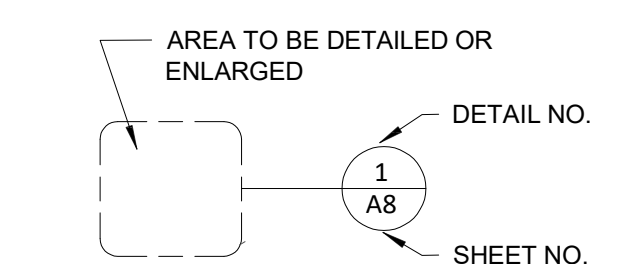
CONDO UNIT/NUMBER IDENTIFICATION



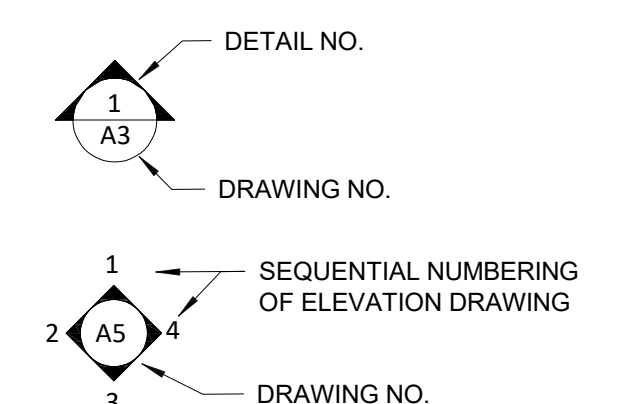
DRAWING NUMBERING



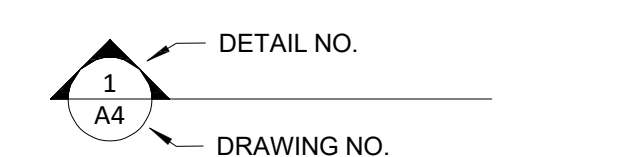
DETAIL REFERENCE



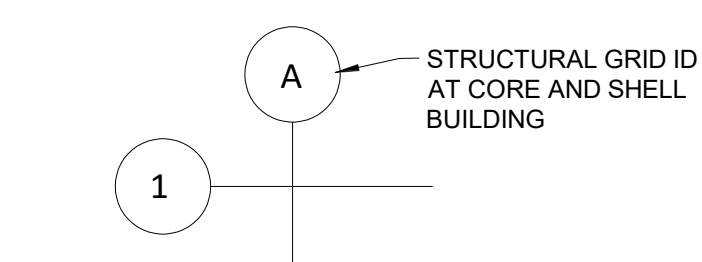
ELEVATION REFERENCE



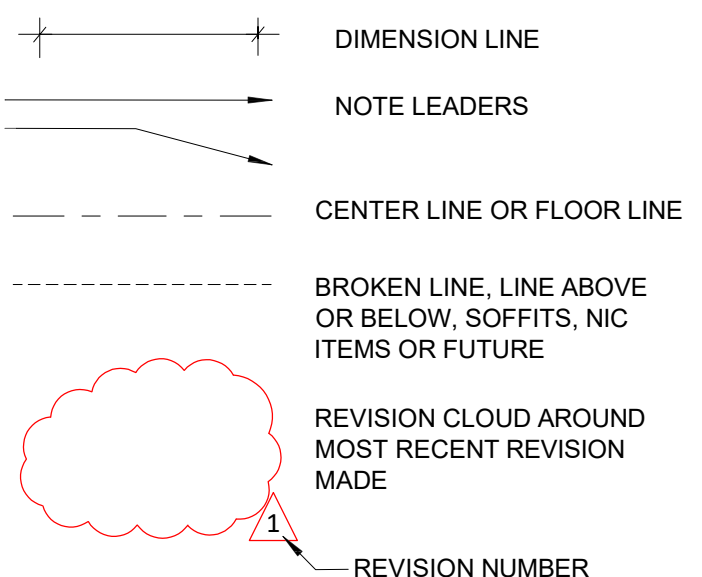
SECTION REFERENCE



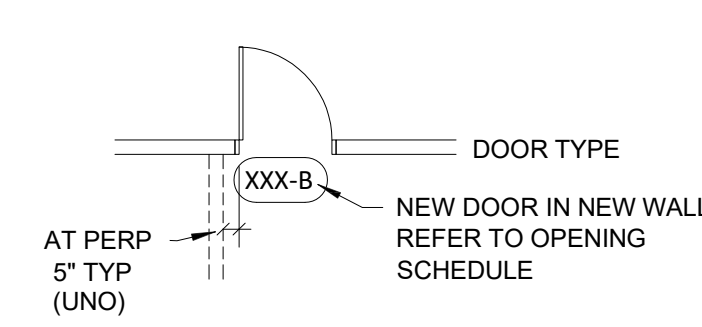
COLUMN GRID DESIGNATORS



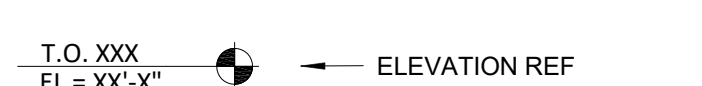
LINE TYPE IDENTIFICATION



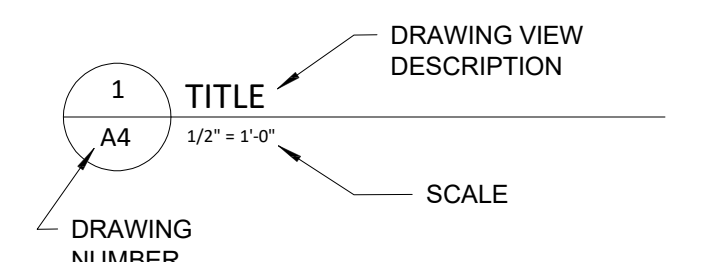
DOOR OPENING IDENTIFICATION



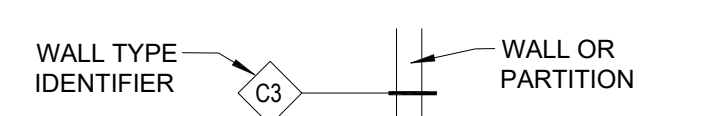
ELEVATION SYMBOLS



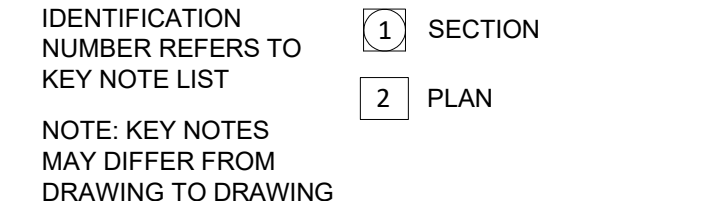
DRAWING VIEW IDENTIFIER



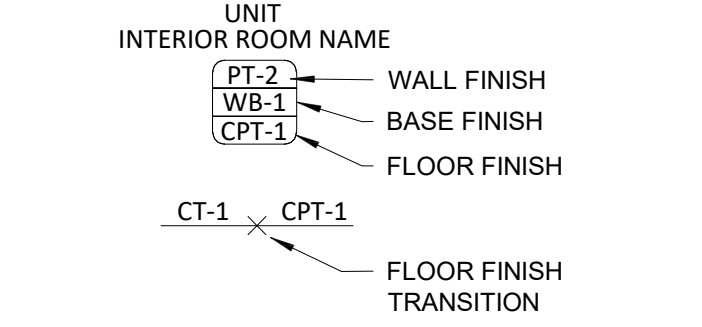
WALL TYPE SYMBOL



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)

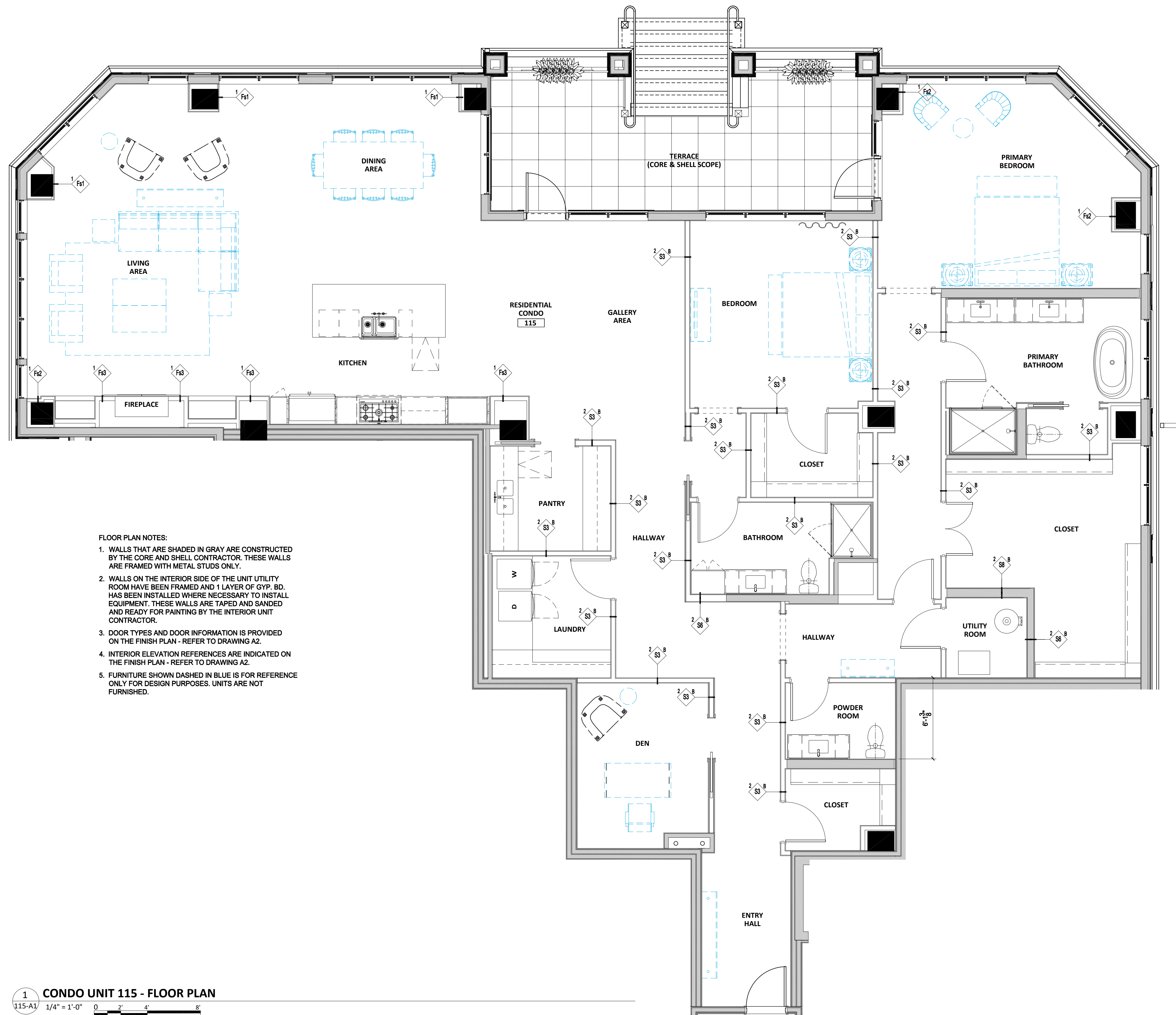
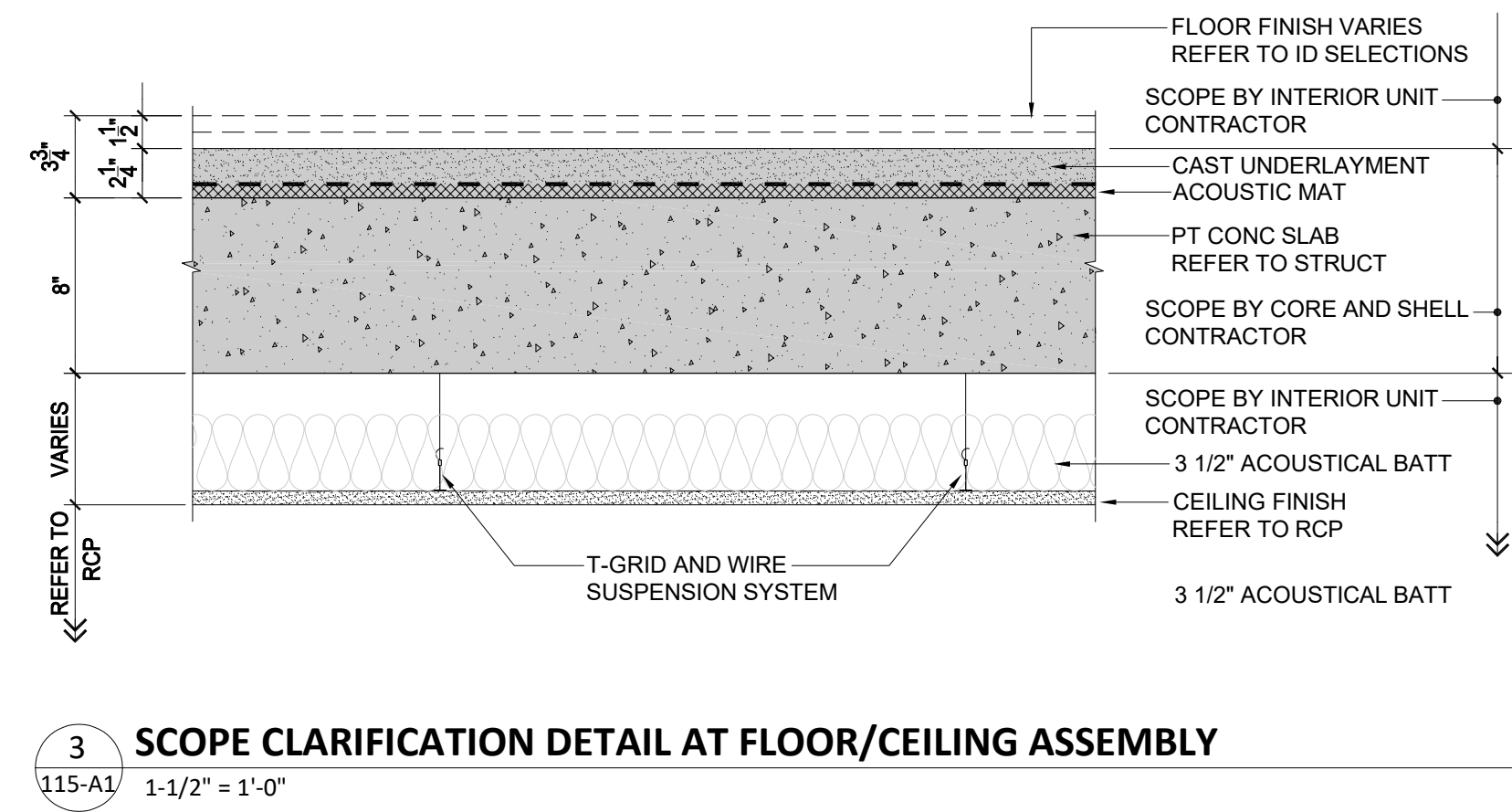
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GENERAL INFORMATION

115-T1



- FLOOR PLAN NOTES:**
- WALLS THAT ARE SHADED IN GRAY ARE CONSTRUCTED BY THE CORE AND SHELL CONTRACTOR. THESE WALLS ARE FRAMED WITH METAL STUDS ONLY.
 - WALLS ON THE INTERIOR SIDE OF THE UNIT UTILITY ROOM HAVE BEEN FRAMED AND 1 LAYER OF GYP. BD. HAS BEEN INSTALLED WHERE NECESSARY TO INSTALL EQUIPMENT. THESE WALLS ARE TAPED AND SANDED AND READY FOR PAINTING BY THE INTERIOR UNIT CONTRACTOR.
 - DOOR TYPES AND DOOR INFORMATION IS PROVIDED ON THE FINISH PLAN - REFER TO DRAWING A2.
 - INTERIOR ELEVATION REFERENCES ARE INDICATED ON THE FINISH PLAN - REFER TO DRAWING A2.
 - FURNITURE SHOWN DASHED IN BLUE IS FOR REFERENCE ONLY FOR DESIGN PURPOSES. UNITS ARE NOT FURNISHED.

- 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 BATHTUBS 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).
2 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 F1	1-5/8" METAL STUD (1) LAYER GYP BOARD BATT INSULATION	
1 F2	2-1/2" METAL STUD (1) LAYER GYP BOARD BATT INSULATION	
1 F3	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
F2 = 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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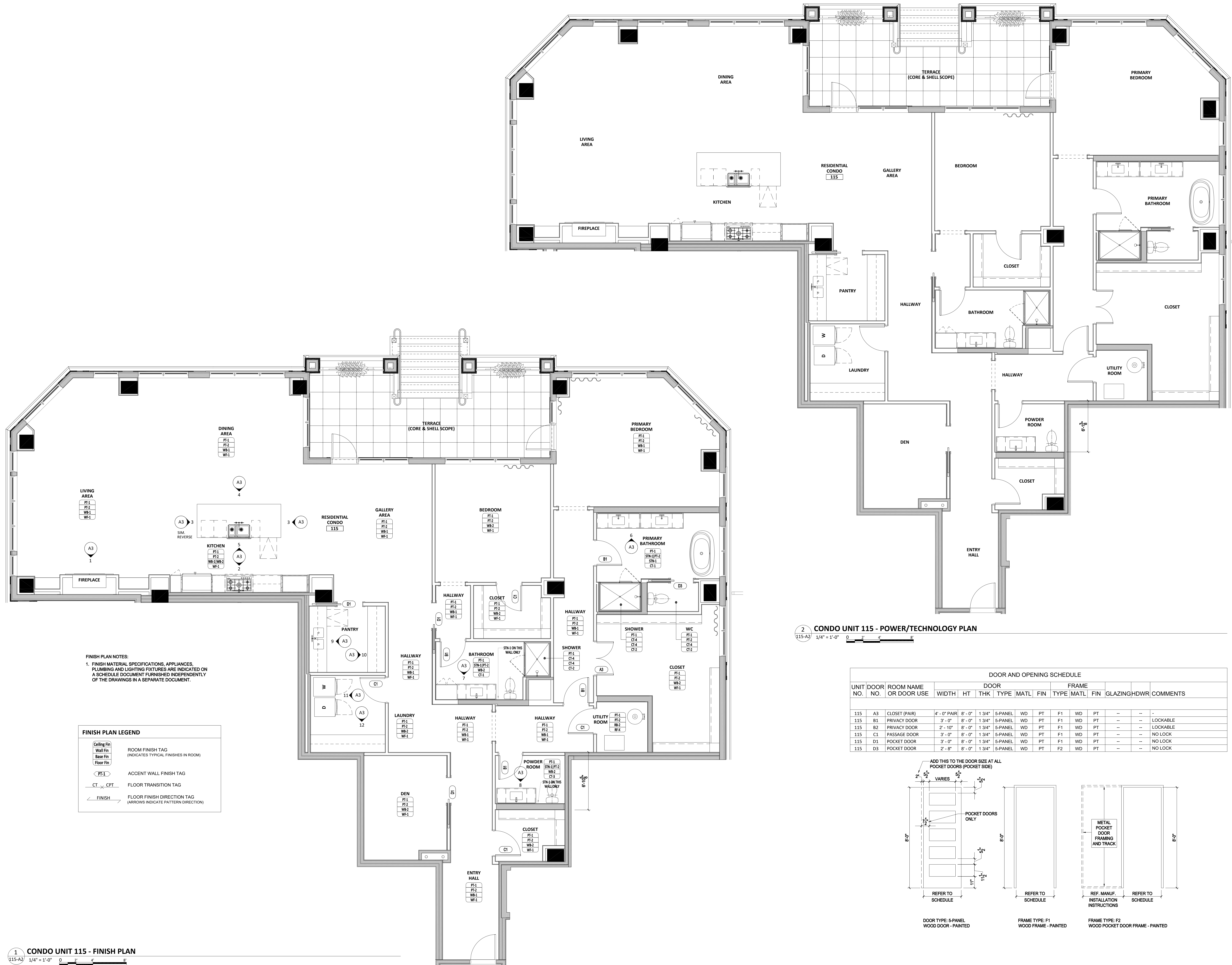
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FLOOR PLAN AND REFLECTED CEILING PLAN

115-A1



FINISH PLAN NOTES:
1. FINISH MATERIAL SPECIFICATIONS, APPLIANCES, PLUMBING AND LIGHTING FIXTURES ARE INDICATED ON A SCHEDULE DOCUMENT FURNISHED INDEPENDENTLY OF THE DRAWINGS IN A SEPARATE DOCUMENT.

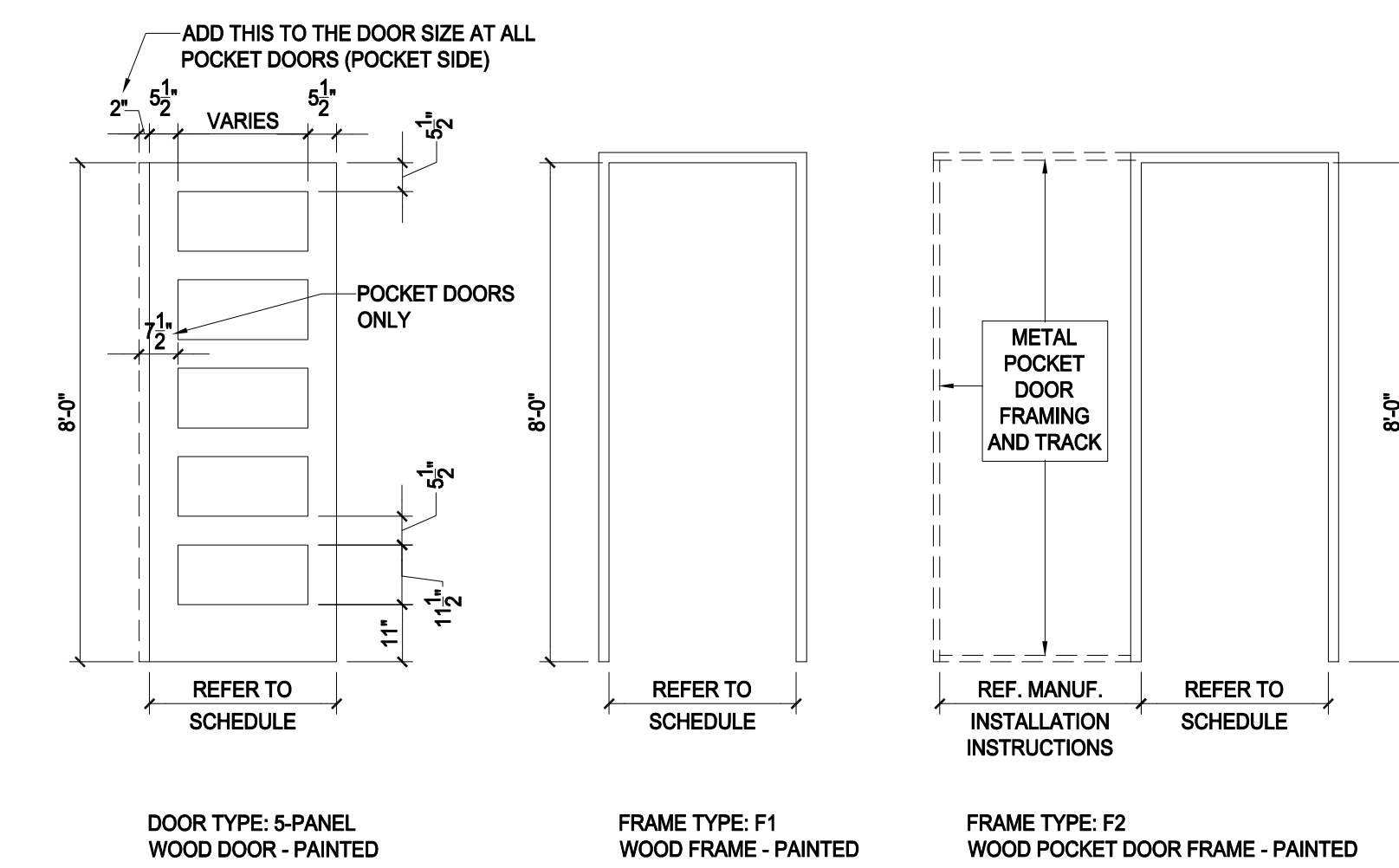
FINISH PLAN LEGEND

	ROOM FINISH TAG (INDICATES TYPICAL FINISHES IN ROOM)
	ACCENT WALL FINISH TAG
	FLOOR TRANSITION TAG
	FLOOR FINISH DIRECTION TAG (ARROWS INDICATE PATTERN DIRECTION)

2 CONDO UNIT 115 - POWER/TECHNOLOGY PLAN
115-A2 1/4" = 1'-0"

DOOR AND OPENING SCHEDULE

UNIT NO.	DOOR NO.	ROOM NAME OR DOOR USE	DOOR				FRAME				GLAZING	HWWR	COMMENTS	
			WIDTH	HT	THK	TYPE	MATL	FIN	TYPE	MATL				FIN
115	A3	CLOSET (PAIR)	4'-0" PAIR	8'-0"	1 3/4"	S-PANEL	WD	PT	F1	WD	PT	--	--	-
115	B1	PRIVACY DOOR	3'-0"	8'-0"	1 3/4"	S-PANEL	WD	PT	F1	WD	PT	--	--	LOCKABLE
115	B2	PRIVACY DOOR	2'-10"	8'-0"	1 3/4"	S-PANEL	WD	PT	F1	WD	PT	--	--	LOCKABLE
115	C1	PASSAGE DOOR	3'-0"	8'-0"	1 3/4"	S-PANEL	WD	PT	F1	WD	PT	--	--	NO LOCK
115	D1	POCKET DOOR	3'-0"	8'-0"	1 3/4"	S-PANEL	WD	PT	F1	WD	PT	--	--	NO LOCK
115	D3	POCKET DOOR	2'-8"	8'-0"	1 3/4"	S-PANEL	WD	PT	F2	WD	PT	--	--	NO LOCK



1 CONDO UNIT 115 - FINISH PLAN
115-A2 1/4" = 1'-0"

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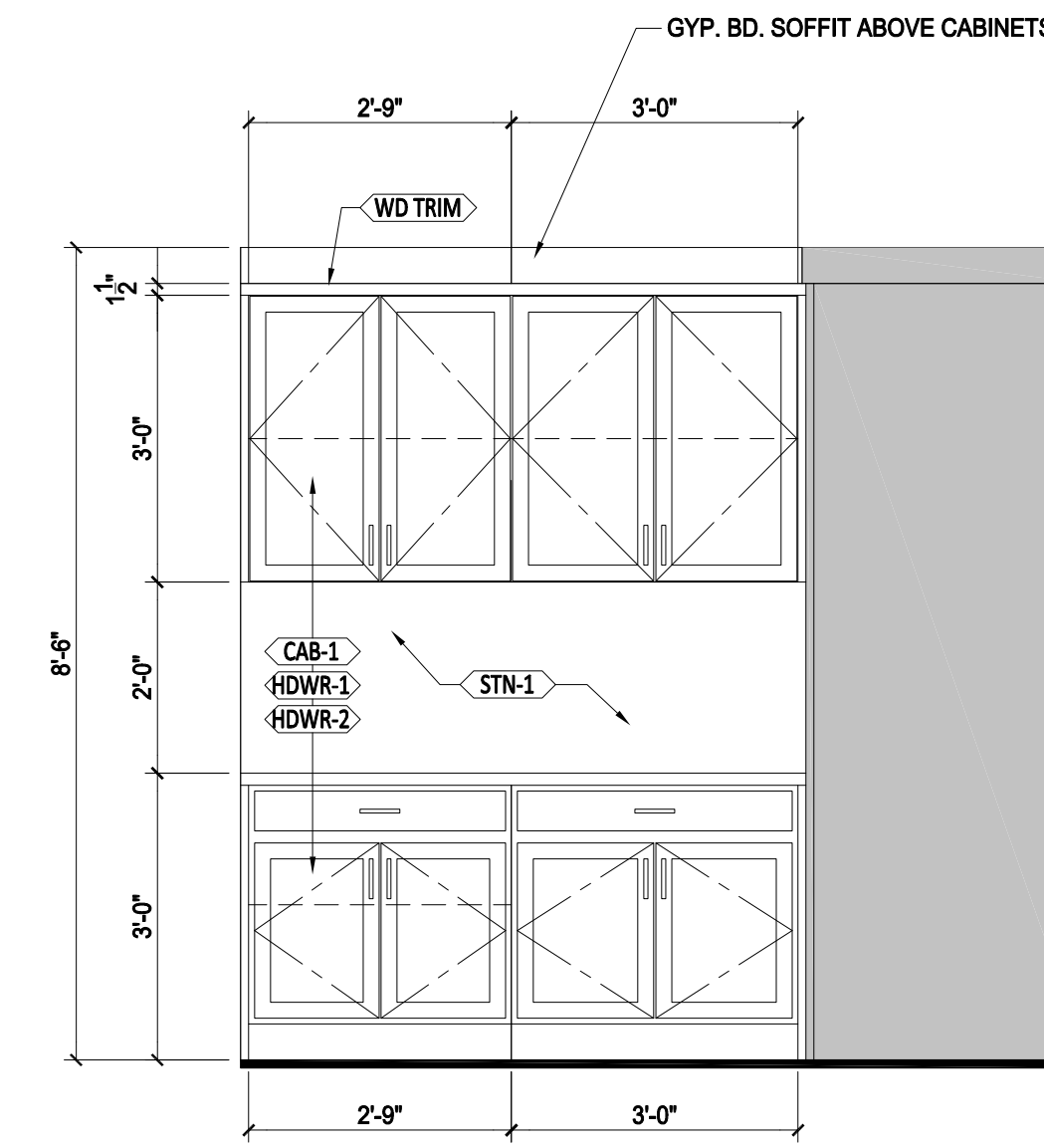
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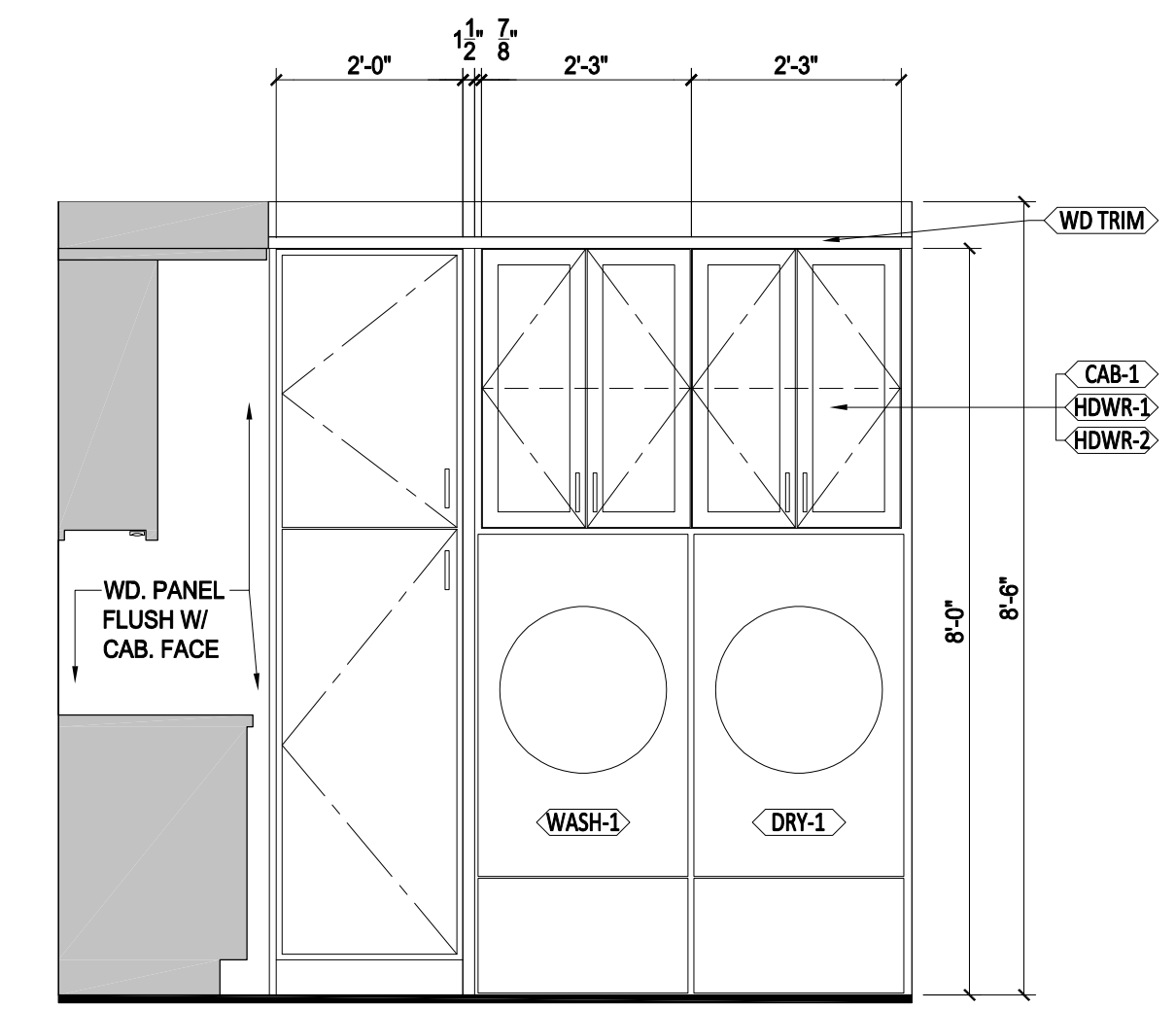
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FINISH PLAN AND
POWER/TECHNOLOGY PLAN

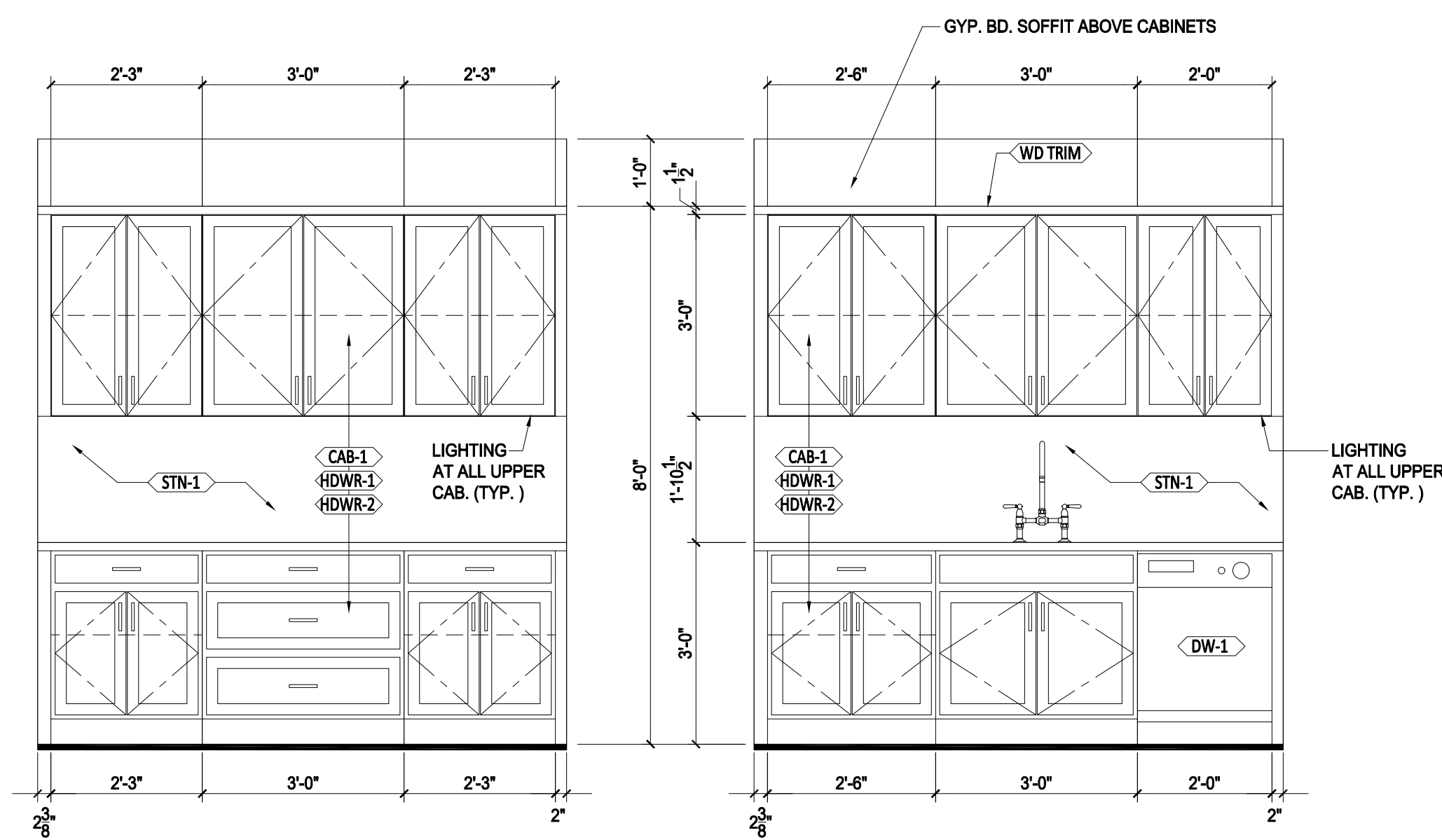
115-A2



12 LAUNDRY ROOM ELEVATION - UNIT 115
114-A3 1/2" = 1'-0"

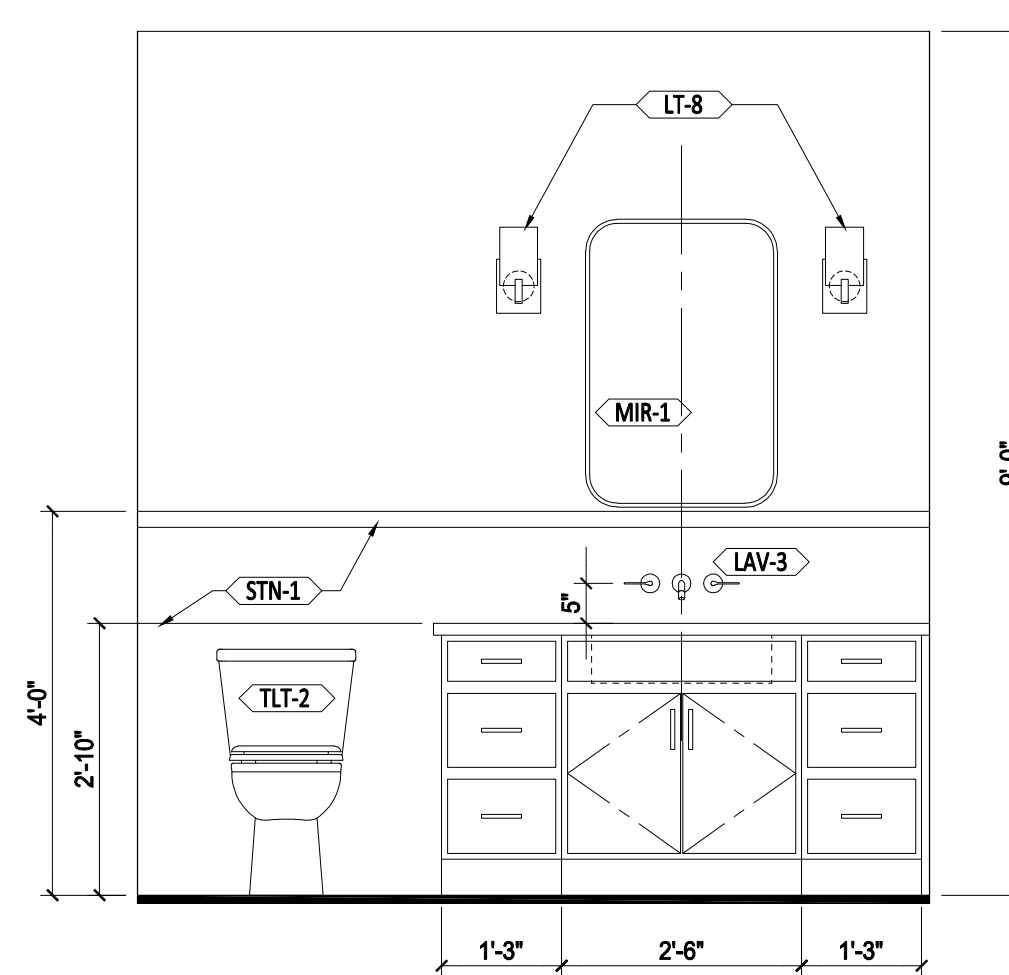


11 LAUNDRY ROOM ELEVATION - UNIT 115
114-A3 1/2" = 1'-0"

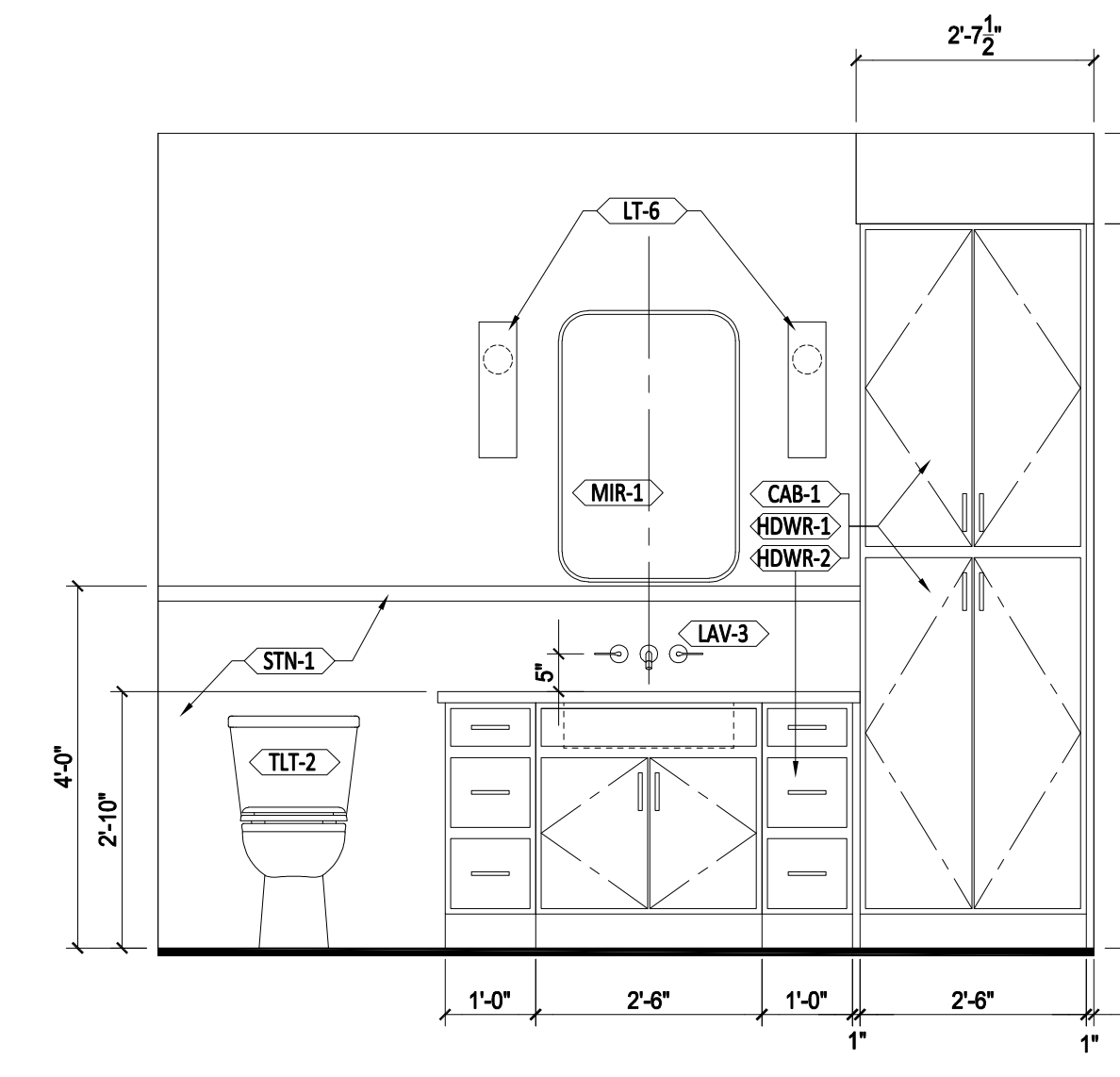


10 PANTRY ELEVATION - UNIT 115
114-A3 1/2" = 1'-0"

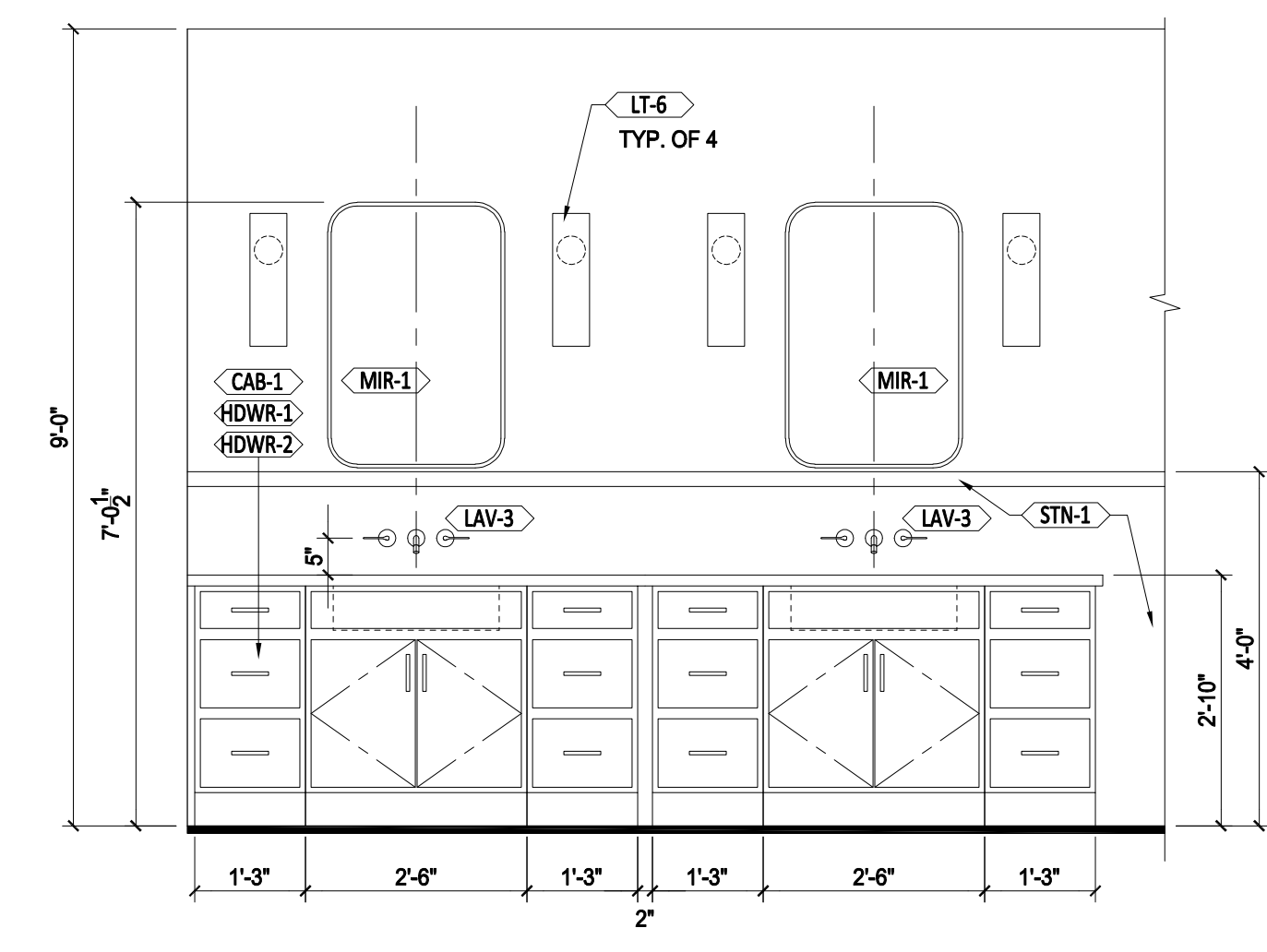
9 PANTRY ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



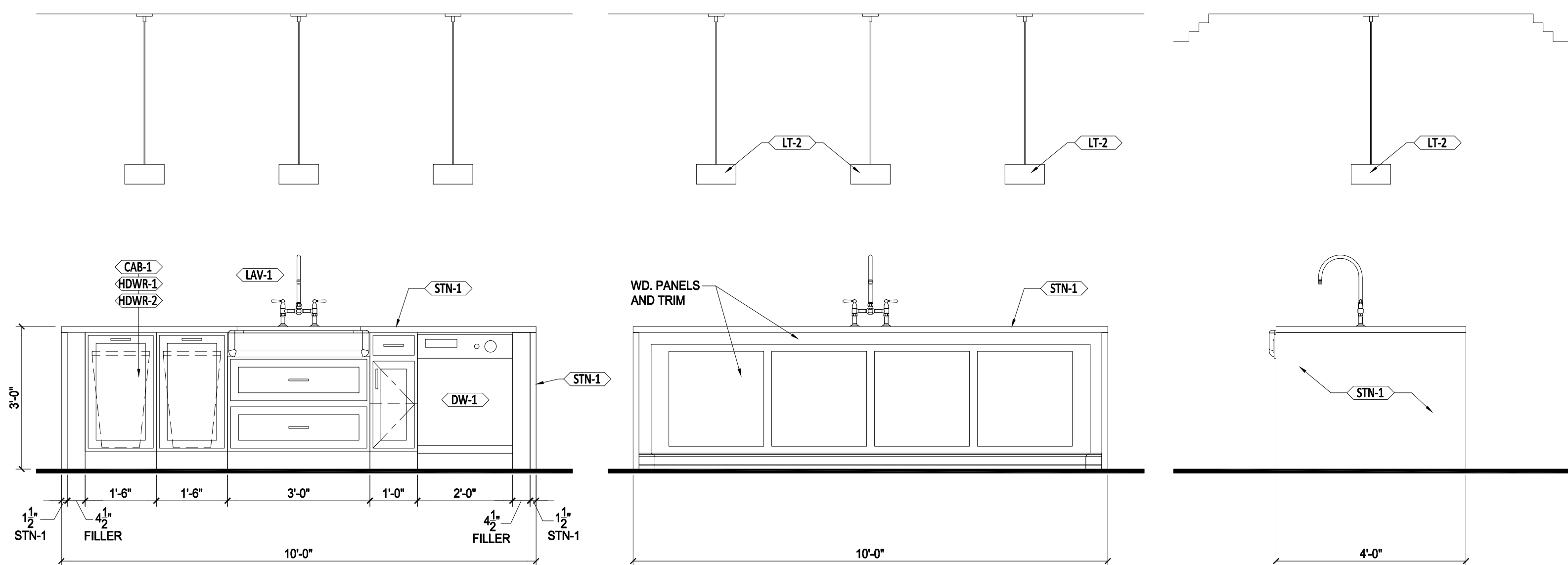
8 BATHROOM ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



7 BATHROOM ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



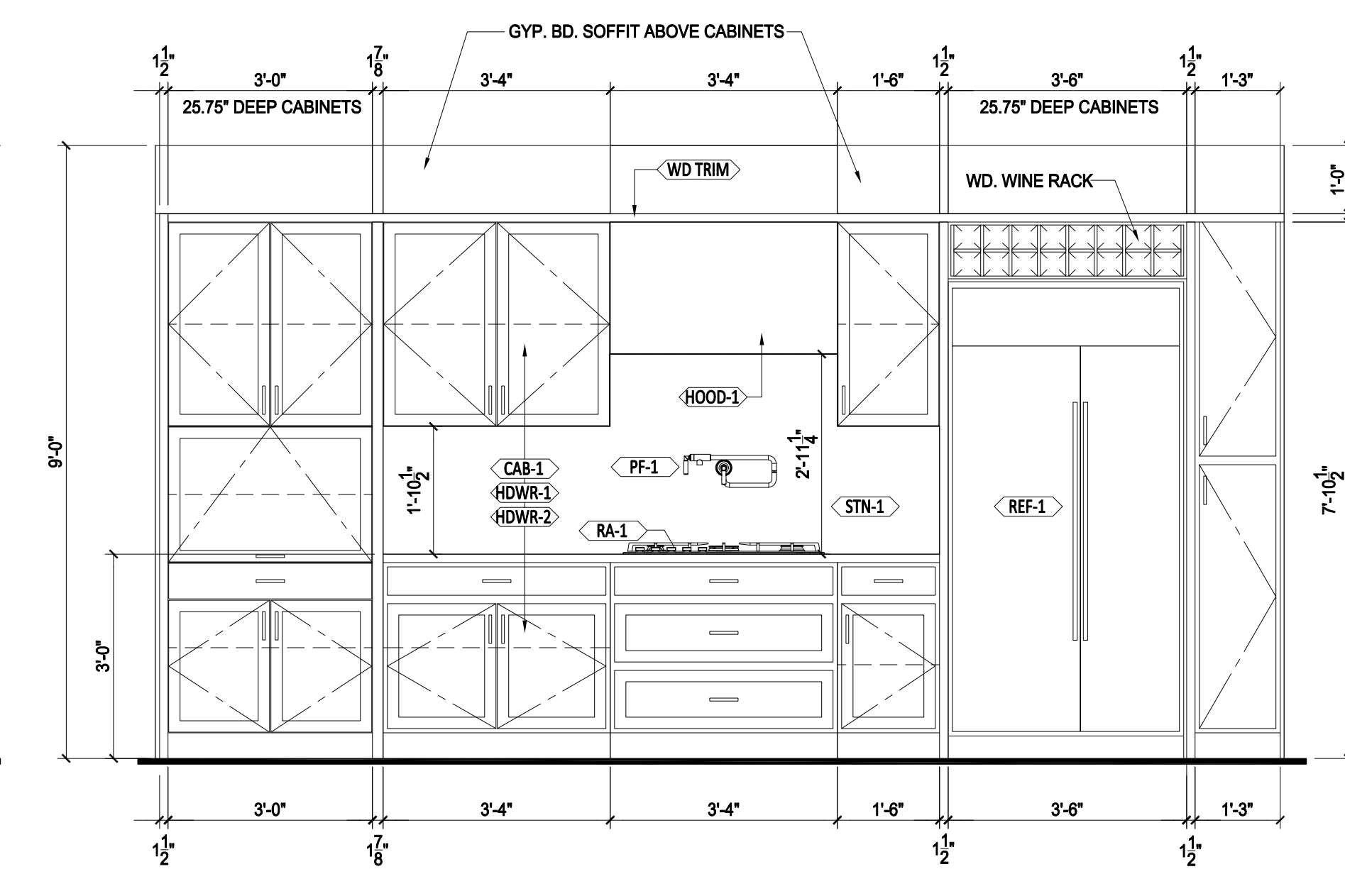
6 PRIMARY BATHROOM ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



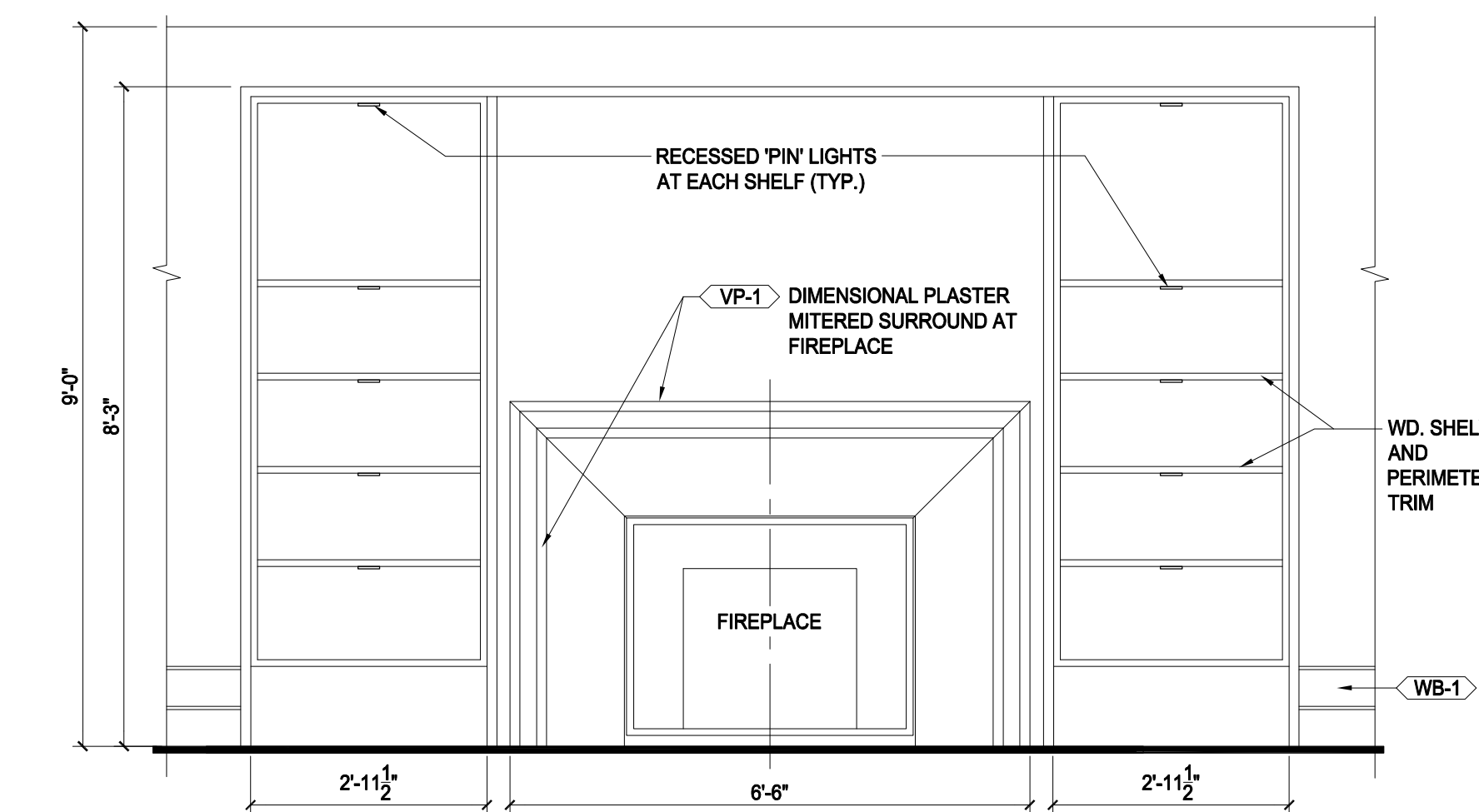
5 KITCHEN ISLAND ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"

4 KITCHEN ISLAND ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"

3 KITCHEN ISLAND ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



2 KITCHEN ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"



1 LIVING ROOM FIREPLACE ELEVATION - UNIT 115
115-A3 1/2" = 1'-0"

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INTERIOR ELEVATIONS

115-A3