City of Wayzata Emily Goellner, Community Development Director 600 Rice Street E Wayzata, MN 55391

Emily,

Melvin's 235 LLC is requesting a change to the CUP to add a 2nd elevator to the building. Based on feedback from prospective tenants related to access to Lake Street and walkability of downtown Wayzata, Melvin's 235 is requesting approval of 2 additional parking spaces on the public surface lot. The building will be more accessible from Lake Street for tenants and visitors.

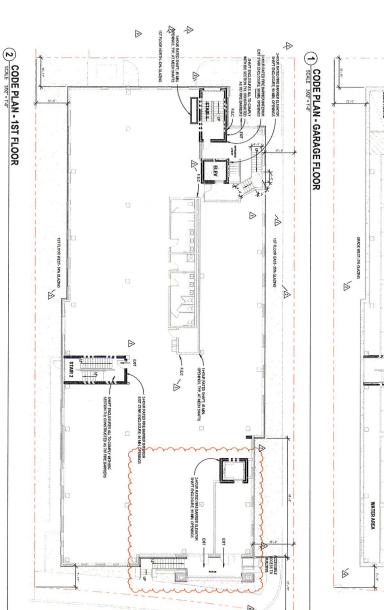
A Conditional Use Permit (CUP) under the City's Fee-In-Lieu of Parking Policy (FILOP) was approved by the City Council on April 21, 2020 (Resolution 16-2020) to meet the project's parking requirement shortfall of up to 73 parking stalls. With this request, the shortfall would increase to 75 parking stalls. The CUP required that FILOP fees be paid as required by the Development Agreement and the FILOP Policy. Melvin's 235 LLC proposes to honor this request by paying the appropriate FILOP fees and amending the Development Agreement to reflect that.

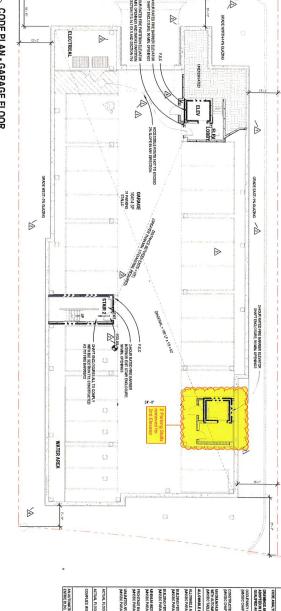
Attached is the revised development application and building plans to formally request the change at the next City Council meeting.

Sincerely,

Pat Hughes

Melvin's 235 LLC





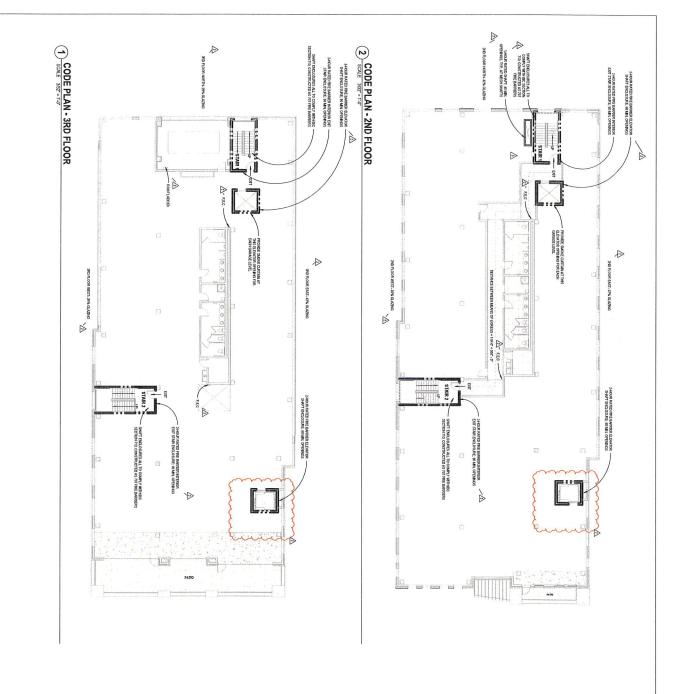
	GARAGE LEVEL	LEVELS SECOND - ROOF
REQUIREMENTS FOR ACCESSIBLE NEWS OF EGRESS (MASSIC 1904.1)	2 MEANS OF EGRESS PROVIDED AT GROUND LEVEL	2 MEANS OF EGRESS PROVIDED AT GROUND LEVEL
STANKKY WITH VERTICAL ENT ENCLOCKE (ANSIGE PAPAGRAPH 1004.3 AND INVSIGE SECTION 1022)	AREA OF REPUGE IS NOT REQUIAS PER MAISBO 1009.3.1, EXCEPTION 2	NIA
	STAR WIDTH SHALL COMPLY WITH CHUCKLATION (MISSE 1005.3.1-EXCEPTION FOR 0.2 MALTIPLER IS NOT USED)	67 MAX OCC PER FLOOR 67 OCCLPANTS /2 STAIRS = 34 OCCLPANTS PER STAIR x, 3 = 10° MRX STAIR WIDTH. 41° MIN STAIR WIDTH REDD (MRSBC 1005.3)
ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS. (MASSIC PARAGRAPH 1000.4.1)	AREA OF REPUGE IS NOT REQUIRED AS PER MYSBC 1002.42 EXCEPTION 2.	BLEVATOR AS AN ACCESSIBLE MEANS OF EGRESS IS NOT REGULARD
ELEMION LOBY ENGINEE	WALLS OF LOBBY AND OPERAISS INTO LOBBY SHALL MET SLOVE BARGUER REGULEDARING MAKES TO AND TO A. CECEPTIONS 2.4.3)	WALLS THE PREFESSIVAT PATED SMOKE BARRER WALLS (MISBC 702.3 & 709.4)

	GARAGE LEVEL
FIRE RESISTANCE FATINGS FOR FOLLOWING BUILDING ELEMENTS: (AMYSIC TABLE 601)	TYPEILB
ALL EXTERIOR BEAGING AND INCHEBEARING FRAMING	NIA
STRUCTURAL FRAME	SANOHO
EXTERIOR BEARING WALLS: EXTERIOR NOVARIAN WALLS:	SUDOHO
FLOOR SYSTEM	o HOURS
ROOF SYSTEM	оноия
SWIT AND VERTICAL EXIT BYCLOSURES	ELEVATOR SHAFT SHALL HAVE 2
(MISSO PARAGRAPHS 707.1.1, 711.4. & 1023.1)	90 MENTATED OPENINGS
FIRE PARTITIONS: (AMUSEC PARAGRAPHS 701.1, 701.1, 6.701.4)	1HQUR

	OARAGE - THRO FLOOR
CODE ANALYSTS: 2020 MN BUILDING CODE	
DRAWNOS AND CONSTRUCTION SHALL COMPLY MITH MENECOTA STATE BUILDING CODE AS ADOPTED IN 254, HIGLIDING INTERVATIONAL BALLING CODE, YEAR, 1915 EXTON AS ADOPTED, QUAL SED AND ACCESSINE TO CODE, DELANG COMPLES WITH 254 MAY ACCESSINE TO CODE.	
OCCLEMEN GROUPS: (MKSEC CHAPTER 3, MKSEC TABLE 508,4 MC FOOTNOTES)	B, 5-2 OFFICE OVER ENCLOSED PARMING GAPAGE
CONSTRUCTION TYPE-FIRE RATING: DAYSBO CHAPTER 6)	E
MAXIMAM HAMBER OF STORIES & MAXIMAM HEIGHT: WITH AUTOMATIC SPRINGLER STSTEM MASSETTALE MAX, SA(4)	4 STORIES 75 PEET IN HEIGHT
ALLOWABLE AREA CALCULATIONS:	
ALLOWABLE AREA PER FLOOR: (BUSINESS, SPRIVALED - MALTIPLE STORIES) (MASSOC PARAGRAPH 504.7 AND TABLE 504.7)	69,000 SF
BUILDWO PERMETER ON PUBLIC WAY > 20 FEET: (MKSBC PARACIPAPH 505.3)	80%
BUILDHO PERMETER OF EMTIRE BUILDHO (MISBC PARAGRAPH 504,3)	5507
MRBMAM WIDTH OF PUBLIC WAY OR OPEN SPACE: (MHSBC PARAGRAPH 50(1))	NA
FRONTAGE BNCREASE (MKSBC PARAGRAPH 560,3)	NOTUSED
UNINTED AREA (D. F. M. OR S) (MISBC PARACREPH 507.4)	NOTUSED
ACTUAL FLOOR AREA (PER FLOOR):	SEE COVER SHEET
ACTUAL FLOOR AREA (TOTAL)	SEE COVER SHEET
COMPUES WITEC TOTAL ALLOWARLE SEPERATED USES AREA:	YES - ONE HOUR SEPARATION BETWEEN





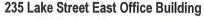


FIRE RATED WALL LEGEND

1 HOUR RATED W/NO OPENING PROTECTION

1 HOUR RATED W/20 MIN, OPENINGS





DIVING RATED ECTENCE BEJANIO WALLS

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2 HOUR RATED W/ 90 MIN. OPENINGS

1 HOUR RATED W/ 45 MIN. OPENINGS
1 HOUR RATED W/ 60 MIN. OPENINGS

1 HOUR RATED EXTERIOR WALLS (NO OPENING PROTECTION REQUIRED)

235 Lake Street, Wayzata, Minnesota

