



3424 Wooddale Ave, St Louis Park, MN 55416

Redevelopment - FOR LEASE

Property Highlights

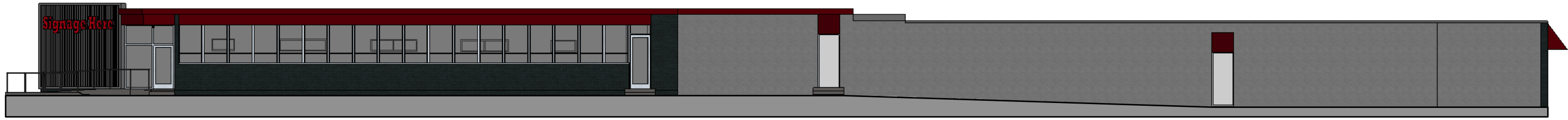
- 9700 sq ft main floor – 3300 sq ft lower level with daylight windows
- Existing operating daycare with playground – Space is also available As Is for users
- Spaces from 800 sq ft to 13,000 sq
- Rents Negotiable - Tenant improvements available
- Flexible occupancy depending on desired delivery
- Plentiful Parking
- **Brokers Welcome!!**

Listed By: **Dixon Diebold**
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Redevelopment Plans:

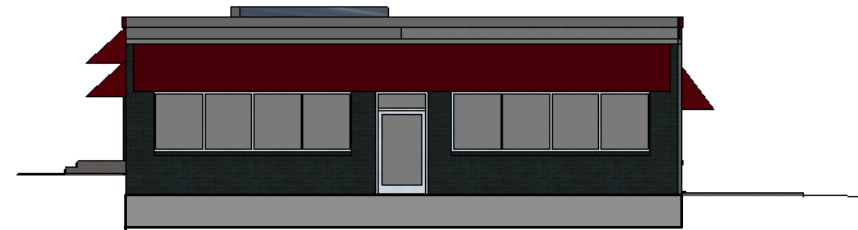




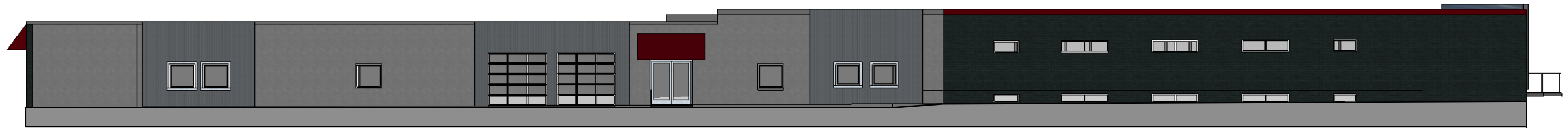
1 NORTH ELEVATION
Scale: 1/16"=1'-0"



2 EAST ELEVATION
Scale: 1/16"=1'-0"



3 WEST ELEVATION
Scale: 1/16"=1'-0"

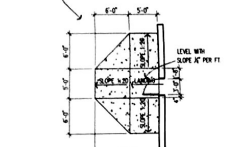
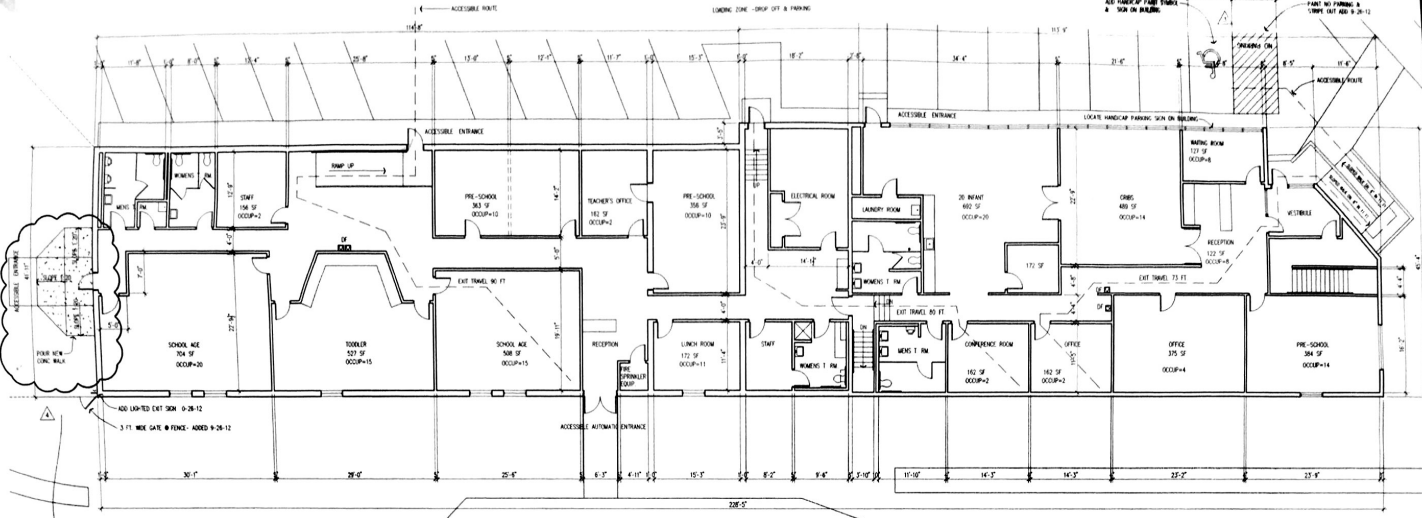


4 SOUTH ELEVATION
Scale: 1/16"=1'-0"

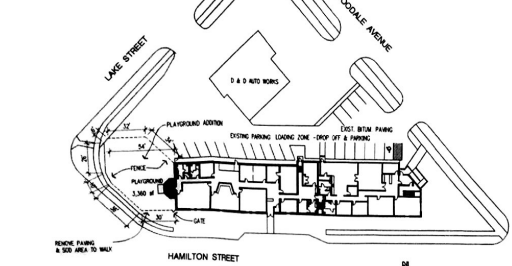
CONTRACT NO.
PROJECT
PERMITS
DATE
PROJECT

DESCRIPTION
1. REVIEW CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA.
Em Brainstron

MINNESOTA CHILD CARE ACADEMY INC.
3424 WOODDALE AVE. ST. LOUIS PARK, MN 55416



DETAIL ADDED 9-26-12



1 SITE PLAN
A.1 1/8" = 1'-0"

EXISTING BUILDING DESCRIPTION
ONE STORY + PART BASEMENT
HEIGHT: 12 FEET

BL. CODE REVIEW

PROPOSED OCCUPANCY: GROUP - E
PROVIDED CHANGE IN OCCUPANCY AT FIRST FLOOR FROM (E) (SCHOOL) TO (4) (SCHOOL)
BASEMENT OCCUPANCY: NO CHANGE
EXISTING FLOOR AREA: 10,300 SF

PROPOSED OCCUPANCY:

AREA REQUIRED: 130 SF
100 SF
200 SF

REQUIRED USE OCCUPANCY PER USE CODE:

118 CHILDREN
118 CHILDREN

FIRST FLOOR 1-4 (SCHOOL): 822/215 = 261
BASEMENT AREA - STORAGE: 385/300 = 13

CONSTRUCTION TYPE: 1-8
ALLOWABLE HEIGHT: AREA 13000 SF (SCHOOL + SPRAWLER SYSTEM + SEPARATION)
ALLOWABLE HEIGHT: 2 STORY

FIRE SEPARATION 1-4 & 8 OR 0 - 1 OCCUPANCY ONE HOUR REQUIRED + PROVIDED
EXIT TRAVEL: 300 FT AT ALLOWABLE
FIRST FLOOR: 800 SF
BASEMENT: 145 SF

NUMBER OF EGRESS REQUIRED:
2 PER FLOOR
2 PROVIDED FROM BASEMENT
8 PROVIDED FROM FIRST FLOOR

EXIT WIDTH:
BASEMENT: REQUIRED 0.2 OCCUPANT X 30 = 7.8, MET PROVIDED
FIRST FLOOR: REQUIRED 0.15 X 2634 = 394.5, PROVIDED 2247

COMMON PATH OF TRAVEL: 1402 75 FEET, 28 FEET EXISTING

ACCESSIBLE FIRST FLOOR: 5 ARE ACCESSIBLE 1 DOUBLE DOOR EXIT
& BUILDING EXITS
ENTRANCES ARE ACCESSIBLE WITH LEVEL FLOOR TO EXIT OR PROVIDED ON EXTERIOR WALKWAY
AN ACCESSIBLE ROUTE IS EXISTING IN LOADING ZONE & ENTRANCE TO PARKING
EXISTING STREET FRONTAGE IS ACCESSIBLE
ACCESSIBILITY TO BASEMENT:
NO CHANGE IN USE OR ACCESSIBILITY TO EXISTING OCCUPANCY REQUIRED

PLUMBING FIXTURES
REQUIRES 7 TOILET @ 1/10, 7 LAV @ 1/10, 1 SF/100
PROVIDES 7 TOILETS & 7 LAVS @ 4.8

OCCUPANCY (PER MINNESOTA STATE CODE)

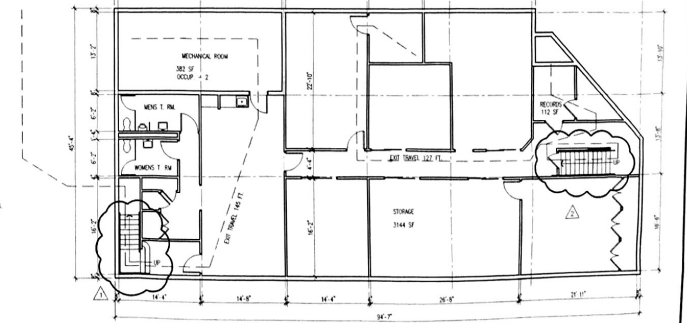
GROUP	CHILDREN	STREET	BASED
SCHOOL AGE	35	34	1/15
PRE-SCHOOL	34	34	1/10
TOYS/PLAY	15	34	1/10
INFANT	30	5	1/4
TOTAL	144	34	1/4

TOTAL: 118 184

PLAN REFERENCE NOTES

1. REPAIR EXISTING WIND RAIN & STAIR
2. REPLACE SECTION OF EXISTING WALL BEARING (CONCRETE) 1/2" GAP (SEE FOUNDING) BOTTLE NEW WIND RAIN EACH SIDE OF STAIR
3. EXTEND 1/2" GAP STAIR TOP & BOTTOM
4. REPAIR EXISTING FRAMING, STAIRS, & ADD SOON @ BUILDING
5. INSTALL NEW CONCRETE STAIRS & REEF ENTRANCE
6. CONCRETE, USE 10 TO WIND WIND PROOF

4" WINDWAY & METAL STAIR/DOOR RD



2 BASEMENT PLAN
A.1 1/8" = 1'-0"

REVISIONS: 9-26-12

1. LANDING CHANGED TO 20" DEEP @ CORNER
2. GATE IN CORNER & LARGER EXIT SIGN ADDED
3. BASEMENT REFINISHED AS STORAGE
4. ACCESSIBLE FRAMING DETAIL ADDED