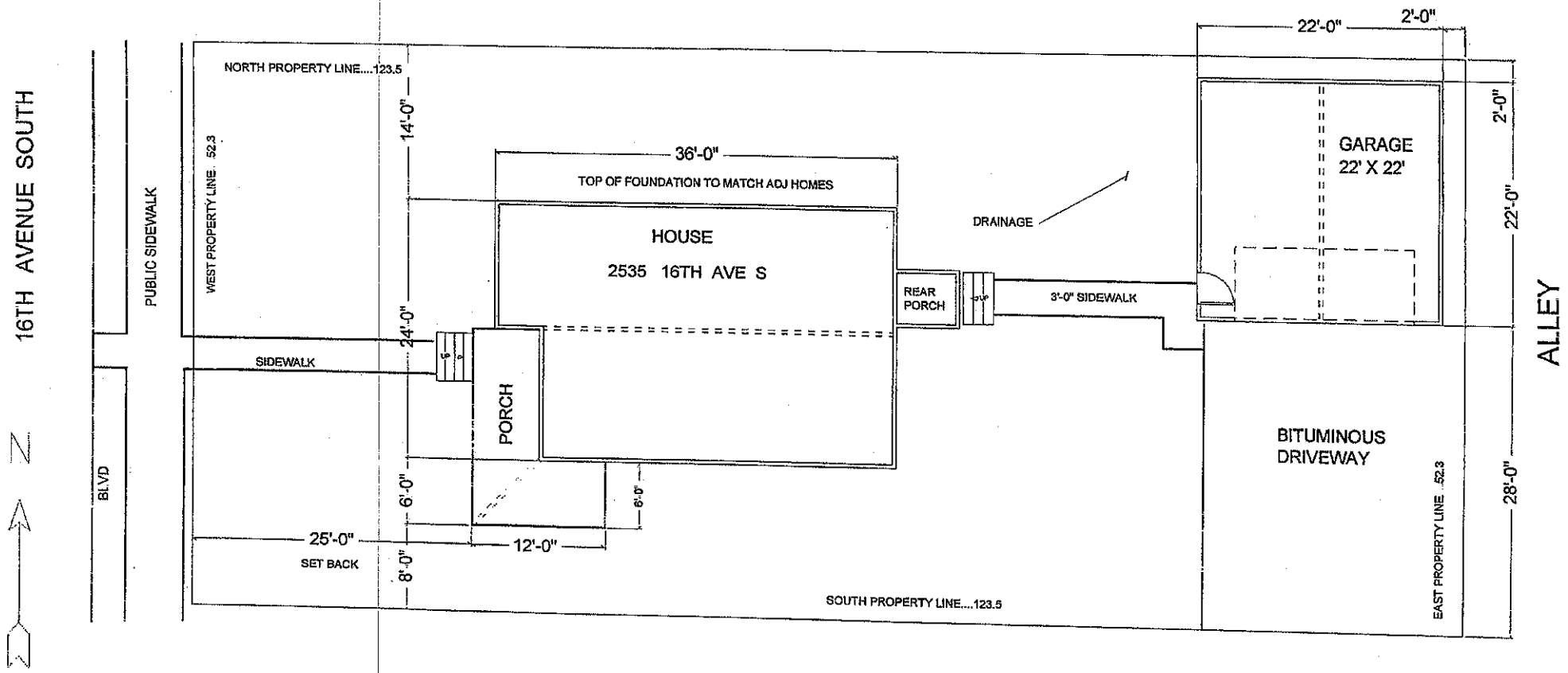
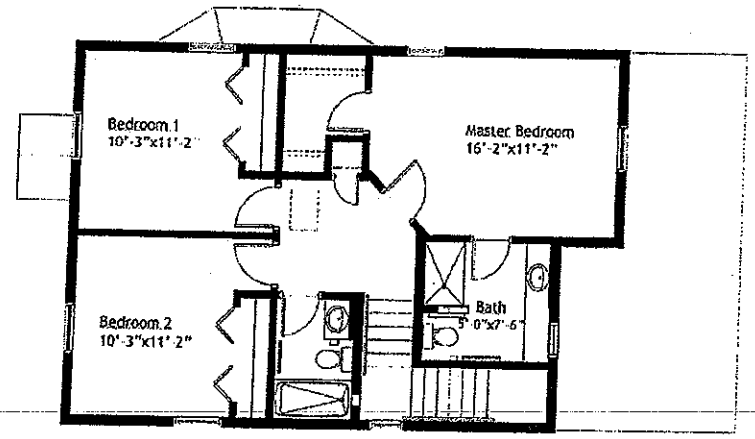
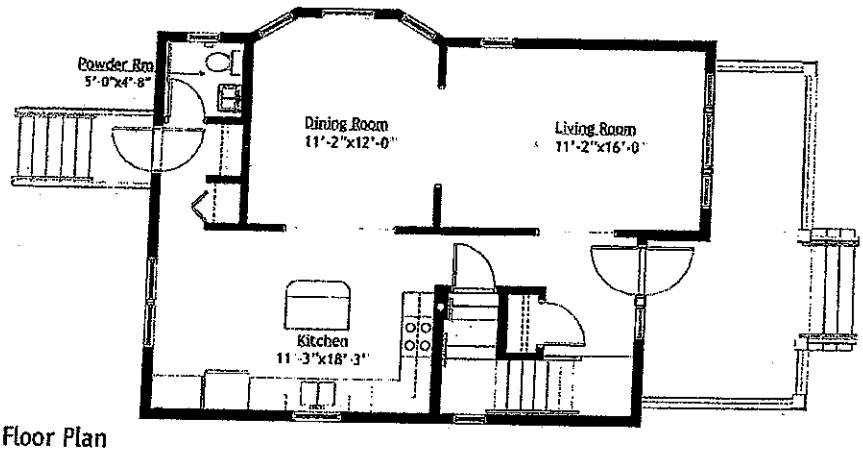



SITE PLAN 2535 16TH AVE S MPLS MN

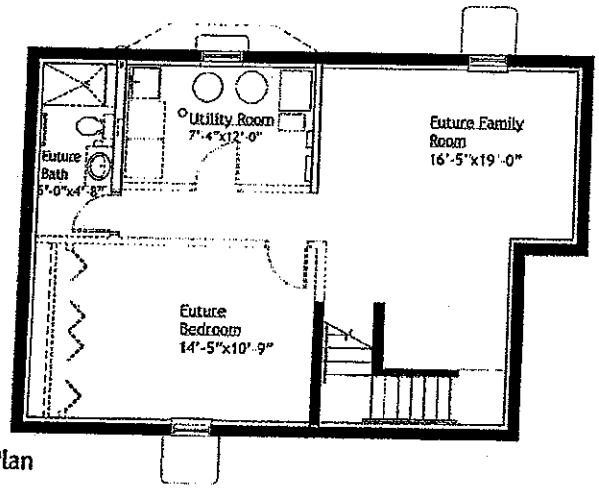
SCALE: 1/8" = 1'-0"




Second Floor Plan




First Floor Plan




Basement Floor Plan

| Area Tabulation | |
|---|---|
| FIRST FLOOR PLAN | 833 SQ. FT. |
| SECOND FLOOR PLAN | 818 SQ. FT. |
| TOTAL | 1,651 SQ. FT. |
| BASEMENT FLOOR PLAN | 818 SQ. FT. |
| PORCH | 183 SQ.FT. |
| GARAGE | 484 SQ. FT. |

## *Greater Metropolitan Housing Corporation*

Two Story Base Floor Plans

Cermak
Rhoades
Architects

**East Phillips Improvement Coalition**

Ms Edith Oates
CPED, Housing Development
Suite 450 Crown Roller Mill
105-5th Avenue South
Minneapolis, MN 55401

May 13, 2008

Dear Ms. Oates:

This letter is to inform you that the East Phillips Improvement Coalition (EPIC) voted unanimously at its membership meeting on Thursday, May 8th, 2008, to support the EPIC Board recommendation that the GMHC home shown in the plan sent to us by you for the lot at 2535 16th Ave. S. be built as specified with some additional features We ask that the building have first floor "visitability" for handicapped, meaning door widths be built wide enough for wheel chair accessibility. We also request that the porch go clear across the front of the house The site plan shows the porch going only halfway across the front of the building. However, the picture you sent accompanying your letter and plan shows it going all the way across We very much prefer the wider porch in the picture and doubt it would add much expense. We also would hope the bay window would be placed on the south side of the building to catch the sun

Last, we request that the builder seek a variance, if necessary, to move the house forward on the lot so that the porch front is in line with the other front porches on the block, i.e. the same distance from the street. This is both a safety concern and an aesthetic one, with the additional plus of a much larger back yard. We have found that seeing across backyards from house to house all the way down the block is a key safety feature as is avoiding niches in the front where crimes can occur when one house is deeply indented while the others are closer to the street. These are usual requests in this part of Phillips and we assume that the builders will value our interest and honor our requests. If there are any problems with these requests, please let us know

Also I call your attention to the housing requirements and suggestions I have included. We send these to all builders who wish to build homes in East Phillips. These have been a staple of our policies and efforts to guide builders to bring the best value to new homes here. They have been useful, but around for some time, so if you have any additional suggestions to add where they could be up-dated, we would welcome them.

Thank you for assisting the neighborhood in its process. We look forward to continuing to work with you in the future for the progress of the neighborhood If you or GMHC has any questions or concerns, please call me at 612-280-8418 to discuss them or to refer them to our board, as the case may be.

Sincerely,

Carol Ann Pass

Carol Pass, Board Chair, East Phillips Improvement Coalition, EPIC

**East Phillips Improvement Coalition Requirements and Preferences for Approval of New Construction and Rehabbed Housing in East Phillips.**

1) A detached garage is critical to our acceptance of new single-family construction in East Phillips. The alleys have tended to be dangerous to children at play due to speeding cars and criminal activity. An attached garage eliminates a protected backyard and compels children to play on the concrete slab extending from the garage to the alley, exposing them to these dangers. This is unacceptable to the neighborhood association. We also require that garages open to the side to allow visibility of main doors from the house and, again, to have children visible to parents or caregivers in the house.

2) A basement is also critical to our acceptance of new single-family home construction in East Phillips. We do not want any additional slab-on-grade buildings. They tend to be less durable and inconvenient for families always in need of storage space. In addition, they cheapen the housing stock in East Phillips, something we are eager to avoid.

3) Assuming there is a basement, we are concerned that there be at least one egress window placed where it would be free of utility connections (water, gas furnace, washer/dryer/water heater) making a free and easy-to-get-to area for a fourth bedroom.

4) Windows should be on both sides and back of the building with bays and the largest number of windows on the southside.

5) We require first floor doors to be 36 inches wide and a bathroom set up for wheelchair use. This is referred to as a home 'visitable' for guests and is important to the neighborhood with its many handicapped residents.

6) A ramp entryway from the back entryway is not required, but would be an important part of the 'visitable' character of any home.

7) The entryways should absolutely not be carpeted, but should be covered with durable linoleum or, even better, ceramic tile.

8) The code for the width of Minneapolis houses is at least 22 feet.

9) The lot can be at the narrow limit if the building is sited to meet codes such as the 5 foot limit between houses.

10) The State Fire Code says there must be 5 feet between adjacent houses and new construction. Is there 5 Feet between this proposed house and the adjacent existing houses on either side?

11) We would prefer a 35-year roof warranty.

12) We would prefer a 30-year siding warranty.

13) We would prefer narrow-lap siding or cement board.

14) If clerestory windows are used, they must have screens and be open-able for cross-ventilation.

15) Silent bathroom vents controlled by automatic humidity thermostats are preferable in bathrooms.

16) Retaining walls should be structured wall block.