

## **Greenway Heights**

### **Project updates since the 3/6/13 COW meeting:**

#### **1) Children's play area**

The outdoor play area has been modified in order to comply with the City requirements for minimum size required of 1,300 sf. Calculations are as follows:

An active, outdoor children's play area with a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet.

Thus, (4) four bedroom units + (22) three bedroom units = 26 units x 50 sq ft/unit = 1,300 sf.

The improved play area is 1,362 sq ft and includes programmed areas for both younger and older kids. Per commissioner comments, there will not be one central piece of equipment in the play area; rather there will be a 12' x 14' mini-court and basketball hoop off to one side, a mini-bocce court, and places for playing hop-scotch, 4-square and similar games. Tables have been placed against the common area glass to facilitate observation by adults. A grill is also located in the space to allow the tables to double as locations for outdoor dining.

#### **2) Exterior elevations**

All elevations have been updated, based on comments received at the 3/6/13 meeting. Metal panel areas have been increased and coordinated with building's intended design aesthetic. The detailing on the previously shown lap siding has been adjusted to a custom coursing pattern as well as the addition of articulated cornice/edge elements as shown on the elevations

The entry trellis has been modified to extend along the west elevation and is the primary element in the building's formal entry sequence. The cedar posts/beams both soften the building's interface along Bloomington Avenue, as well as induce a rhythm of movement into the building's primary public space.

#### **3) Site plan**

The promenade gateway arch elements along the Greenway have been eliminated, allowing the pedestrian pathway to appear public in nature, rather than private.

Five raised communal garden beds, 80 sq ft each, have been located along the top of the small retaining wall, allowing for substantial vegetable production for the residents of the complex - <http://www.squarefootgardening.org/>

An 80 sq ft bed can average approximately 191 lbs. of food in a season. Multiply this by 5 and the gardens have the possibility to create nearly 1,000 (955) lbs. of food each season!

The entry sidewalk has been reconfigured to keep an appropriate width in the setback and then widen as it gets closer to the building. The bike racks have been relocated near the front entry.

### **Project Narrative**

PRG and Phoenix Development are partnering for the development of the Greenway Heights family housing project to be located on the northeast corner of Bloomington Avenue South and the Midtown Greenway. This project, located adjacent to a city-designated "Growth Center" and along a major recreational amenity, arose from a land use plan developed by the East Phillips Improvement Coalition in response to the need for larger-unit, affordable, family housing.

Greenway Heights will include 42 two-, three- and four-bedroom units affordable to households earning less than 50% AMI. This project is responsive to market demand, particularly in light of the loss of affordable rental units to the foreclosure crisis, and will address the housing needs created by the growth of larger families within the neighborhood.

Financed with bonds and 4% tax credits, CPED's support of this project will enable PRG and Phoenix Development to move forward in a timely fashion and provide much needed affordable housing in this transit and jobs rich neighborhood.

The building will be 4-stories or 47 feet in height. Parking will be provided at a ratio of .9 stalls per dwelling unit and will be accessed from a curb cut on Bloomington Avenue. Bike racks will be provided within the parking garage as well as near the main building entrance at grade.

Throughout the site, rain gardens will be incorporated to help infiltrate stormwater and provide color. A screen hedge of miniature willow will buffer the north property line. New maple trees will be added to the existing mature maples to fill out the street tree canopy on both street frontages. A children's play area will be located adjacent to the first floor community space and raised garden beds will be provided for resident use.

Along the south property, the project will incorporate a promenade that will run parallel to the Midtown Greenway. The design of the promenade will include a mixture of barberries and roses adjacent to a short retaining wall. The wall and plantings will help buffer the private residential patios and green space from the public promenade.

The building itself is designed to respond both contextually and culturally to the unique characteristics of the East Phillips neighborhood. The site is uniquely located at the northern edge of the Midtown Greenway, Minneapolis' own green path that serves to thread the urban nodes and neighborhoods throughout the city. The design of the building aims to incorporate the traditional design elements of the neighborhood while responding in a contemporary manner to both the site and the culture of the people. The long south façade responds to the notion of movement and connectivity with insertions of vertical 'color', creating a rhythm as one views the building from the Greenway. As these insertions of color move around the building's façade, they also serve to respond to the strong cultural ties of the neighborhood. The bold and warm colors serve to welcome the people and community that will inhabit the building. The primary materials of the façade will be a mix of cement board panels, lap siding and metal siding, articulated to reflect the neighborhood context and culture.

In plan, the west end of the building shifts north to 'open up' at the intersection of Bloomington Avenue South and the Midtown Greenway. This shift allows a greater use of the outdoor space on the south side of the building, responding to the physical characteristics of the site. The building's main entrance is also celebrated at the southwest corner of the site - encouraging a shared view of the community space and outdoor area to those passing by. Again, this gesture reinforces the notion of integrating the building and the inhabitants into the neighborhood. The design of the main entrance will include a cedar post and trellis feature that helps to link the entrance and the outdoor space of the site.



CEDAR ENTRY TRELLIS

HARDI PANEL SIDING (RICH BROWN WITH RED ACCENT)

CORRUGATED METAL PANEL (SILVER WITH BEIGE ACCENTS)

METAL COPING

LAPSIDING WITH CUSTOM COURSING (BEIGE)

METAL COPING

Preliminary Plan - Subject to change

1836.01 Greenway Heights

South Elevation

4.01.13



HARDI PANEL SIDING (RICH BROWN WITH RED ACCENT)

CEDAR ENTRY TRELLIS

METAL COPING

Preliminary Plan - Subject to change

1836.01 Greenway Heights

West Elevation

4.1.13



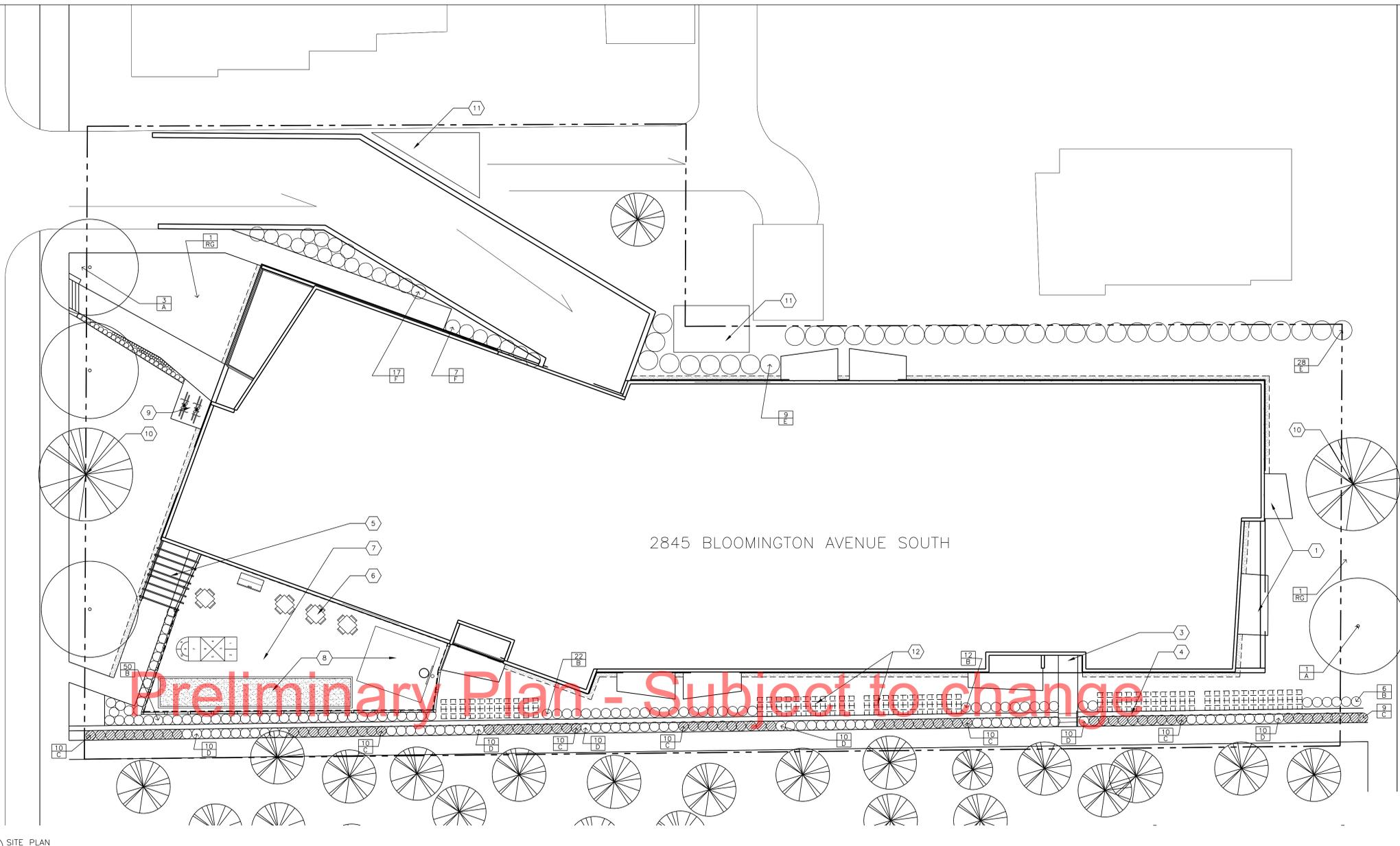
Preliminary Plan - Subject to change

View along Greenway promenade, looking west

BLOOMINGTON AVENUE SOUTH

16TH AVENUE SOUTH

2845 BLOOMINGTON AVENUE SOUTH



Preliminary Plan - Subject to change

NOT FOR  
CONSTRUCTION

Greenway Heights

COW  
MEETING 2

**GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SODS/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE Laid PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STRIked SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 5 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 1" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**SURVEY NOTES**

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**IRRIGATION NOTES**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**PROJECT SUMMARY:**

TREES IN ROW: 4	LOT AREA: 28,189 / 65 ACRES
SHRUBS IN ROW: 0	BUILDING FOOTPRINT: 12,810 SF
PERENNIALS IN ROW: 0	(LOT AREA) - (BUILDING FOOTPRINT) = 15,379 SF
	20% LANDSCAPE REQ. = 3,076 SF
	PERVIOUS AREA ON SITE: 7,748 SF (41%)
	PERVIOUS AREA IN RIGHT-OF-WAY: 692 SF
TREES ON SITE: 0	TOTAL PERVIOUS AREA: 8,108 SF
SHRUBS ON SITE: 299	BIKE PARKING SPACES - SITE 8 (3 RACKS)
PERENNIALS PROPOSED ON SITE: 24	BIKE PARKING SPACES - INTERIOR: 39
RAIN GARDEN MIX: X SF	

**PROPOSED PLANT SCHEDULE**

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	COMMENTS
<b>TREES</b>						
4	A	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	3" CAL.	B&B	PLANT PER PLAN
<b>SHRUBS</b>						
86	B	ORANGE ROCKET BARBERRY	Berberis thunbergii 'Orange Rocket'	#2	CONT.	PLANT PER PLAN
62	C	GOLDEN RUBY BARBERRY	Berberis thunbergii 'Goruzant'	#2	CONT.	PLANT PER PLAN
62	D	OSO EASY MANGO SALSA ROSE	Rosa 'Chewper Adventure'	#2	CONT.	PLANT PER PLAN
37	E	FLAMINGO WILLOW	Salix integra 'Flamingo'	#5	CONT.	PLANT PER PLAN
<b>PERENNIALS / GRASSES</b>						
24	F	SUN KING ARALIA	Aralia cordata 'Sun King'	#1	CONT.	PLANT PER PLAN
<b>RAIN GARDEN MIX</b>						
		FRAGRANT GIANT HYSSOP	Agastache foeniculum	#1	CONT.	1. Layout all plantings in
		BIGLEAF ASTER	Aster macrophyllus	#1	CONT.	random manner
		MARGUERITE DAISY	Anthemis tinctoria 'Susanna Mitchell'	#1	CONT.	
		BUTTERFLY WEED	Asclepias tuberosa	#1	CONT.	2. All 14 plants to be
		STERNHALER COREOPSIS	Coreopsis lanceolata 'Sternhalter'	#1	CONT.	present in each bed
		BLUE FLAG IRIS	Iris versicolor	#1	CONT.	
		BLUE GLOW GLOBE THISTLE	Echinops bannaticus 'Blue Glow'	#1	CONT.	3. Plants spaced at
52 OF EACH	RG	PRAIRIE ALUMROOT	Heuchera richardsonii	#1	CONT.	1' O.C.E.W.
		VIRGINIA BLUEBELLS	Mertensia virginica	#1	CONT.	
		GREAT BLUE LOBELIA	Lobelia siphilitica	#1	CONT.	
		SMOOTH PHLOX	Phlox glaberrima	#1	CONT.	
		BLACK EYED SUSAN	Rudbeckia hirta	#1	CONT.	
		PRAIRIE SPIDERWORT	Tradescantia bracteata	#1	CONT.	
		GOLDEN ALEXANDER	Zizia aurea	#1	CONT.	

**KEY NOTES**

- 1 UNIT PATIOS, TYP.
- 2 STAIR ACCESS TO PROMENADE
- 3 STAIR EXIT
- 4 PROMENADE RETAINING WALL
- 5 PERGOLA
- 6 SEATING
- 7 CHILDREN'S PLAY AREA
- 8 MINI-BBALL COURT & BOCCO
- 9 BIKE RACKS
- 10 EXISTING TREES TO REMAIN
- 11 SNOW STORAGE AREA
- 12 "SQUARE FOOT" RAISED GARDEN PLOTS

**CERTIFICATION**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

DAVID MOTZENBECKER Date

#XXXXX License Number

REVISIONS	No.	DATE

DATE 04-01-2013

DRAWN BY DMM

CHECKED BY DMM

COMMISSION NO. 183601

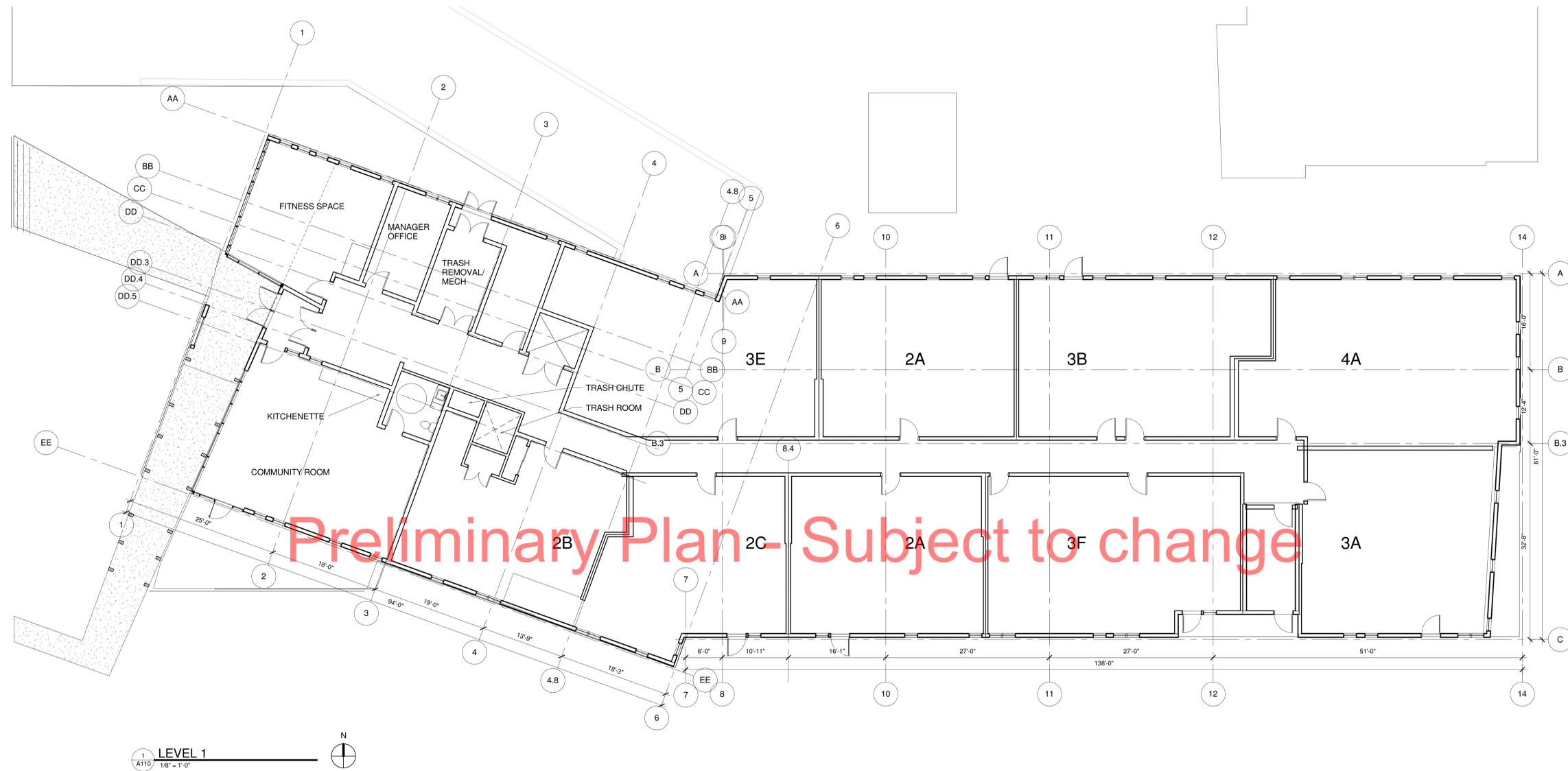
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LANDSCAPE  
PLAN

SHEET NUMBER

**L100**





Preliminary Plan - Subject to change

PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

**COW MEETING #2**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
License Number

REVISION	DATE

DATE	4-1-2013
DRAWN BY	SM
CHECKED BY	GC
COMMISSION NO.	1641.01

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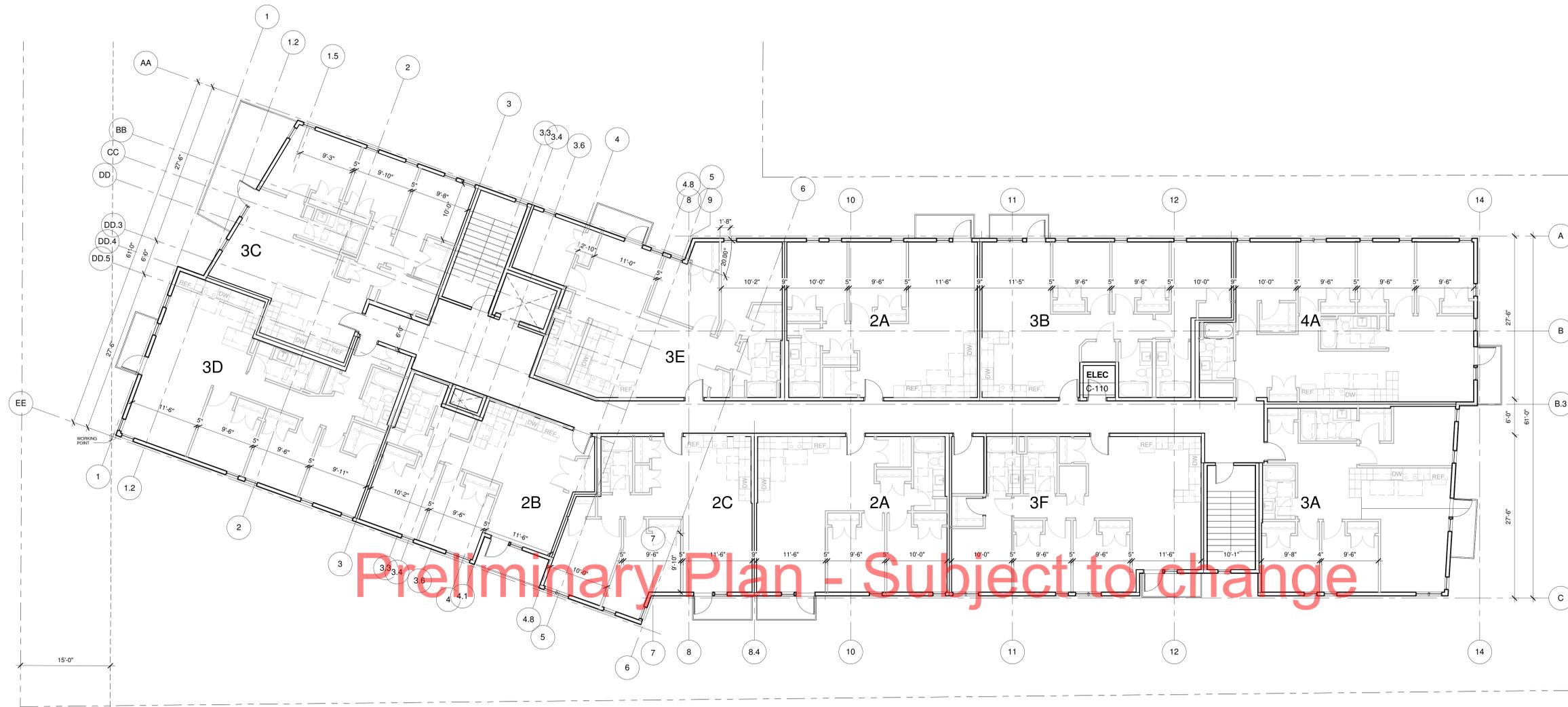
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SHEET NUMBER

**LEVEL 1 FLOOR  
PLAN**

\_\_\_\_\_  
SHEET NUMBER

**A110**



1 TYPICAL FLOOR PLAN  
A120 1/8" = 1'-0"



PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

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Date

License Number

REVISION	DATE

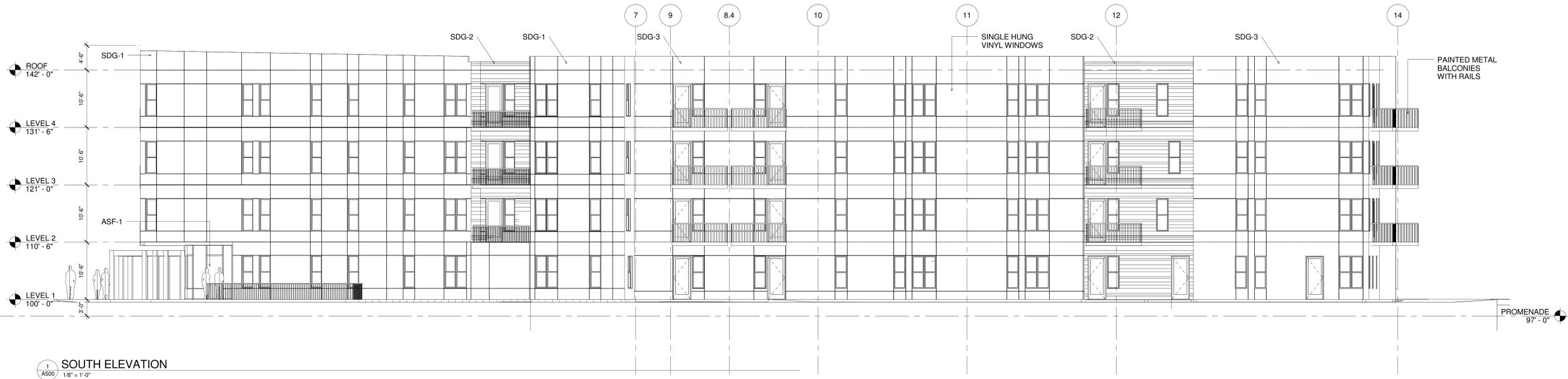
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COMMISSION NO.	1641.01

SHEET TITLE

**TYPICAL FLOOR  
PLAN**

SHEET NUMBER

**A120**



1 SOUTH ELEVATION  
A500 1/8" = 1'-0"

NOTES:  
SDG 1-HARDI PANEL SIDING  
SDG 2-HARDI PANEL HORIZONTAL LAP SIDING WITH CUSTOM COURSING  
SDG 3-CORRUGATED METAL PANEL  
AFS 1-ALUMINUM STOREFRONT GLASS

Preliminary Plan - Subject to change

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KEY PLAN NORTH ARROW

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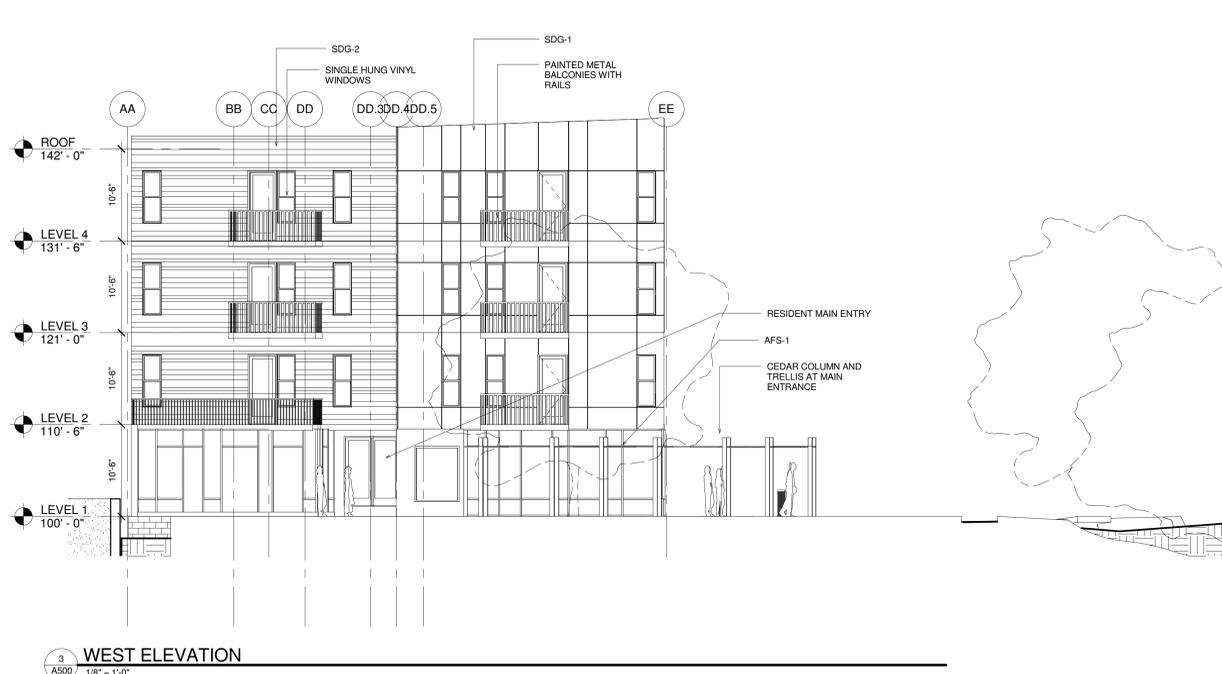
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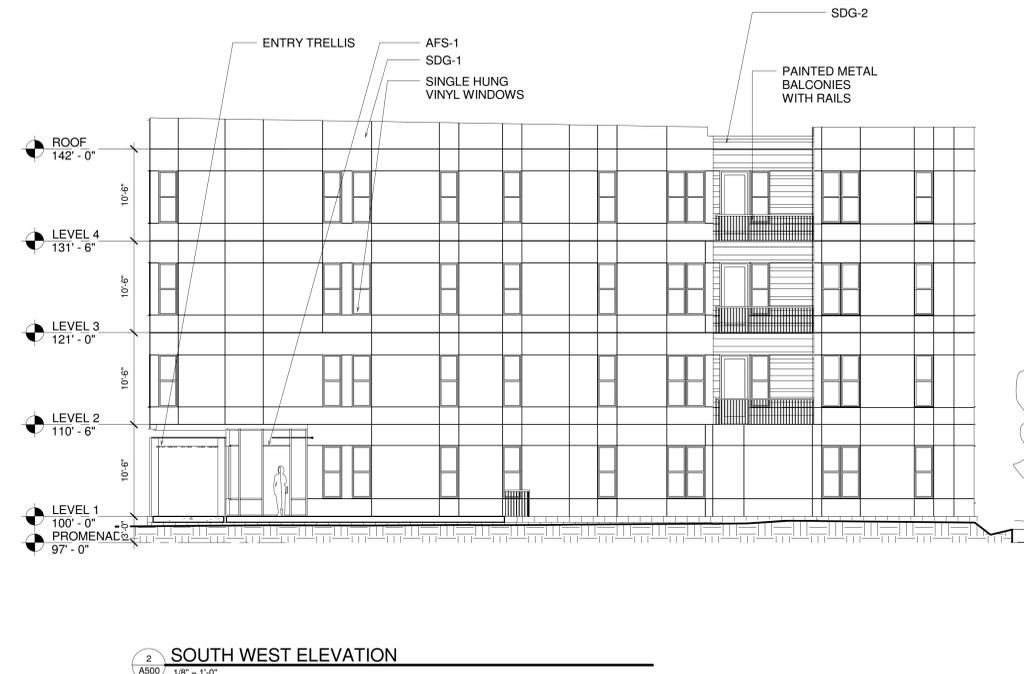
ELEVATIONS-SOUTH  
+ WEST

SHEET NUMBER

A500



3 WEST ELEVATION  
A500 1/8" = 1'-0"

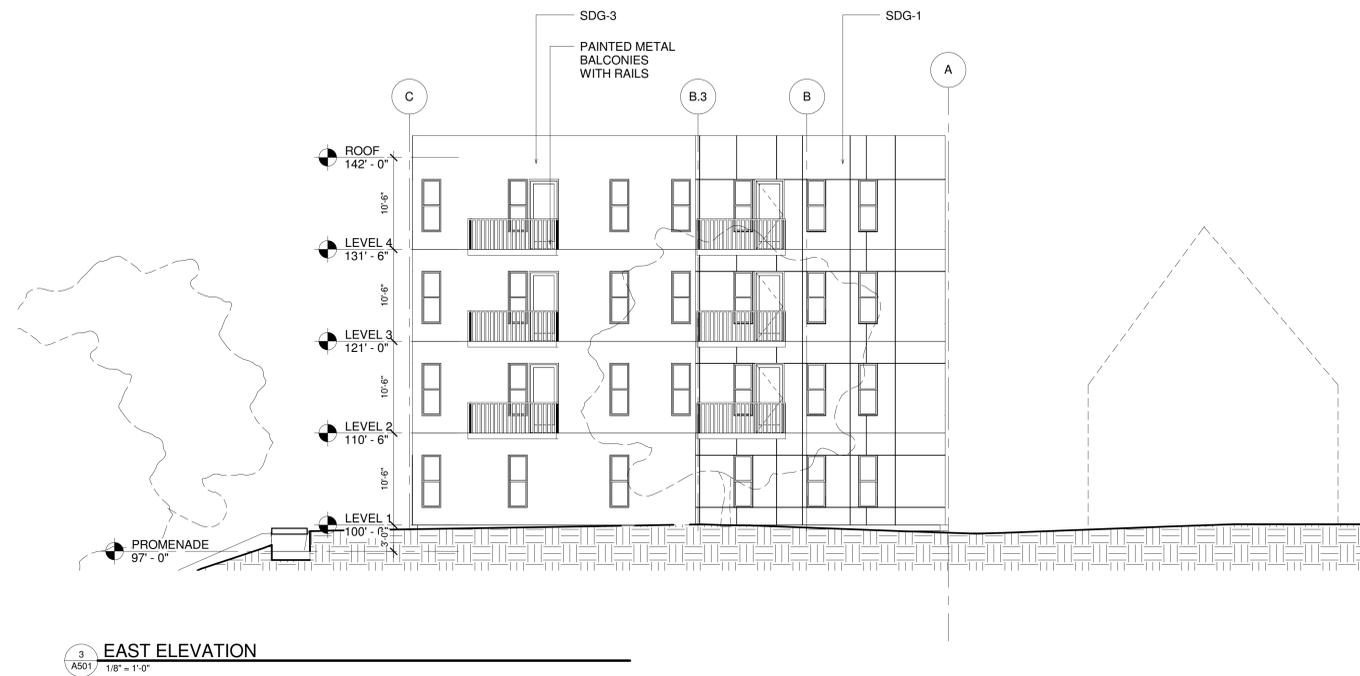
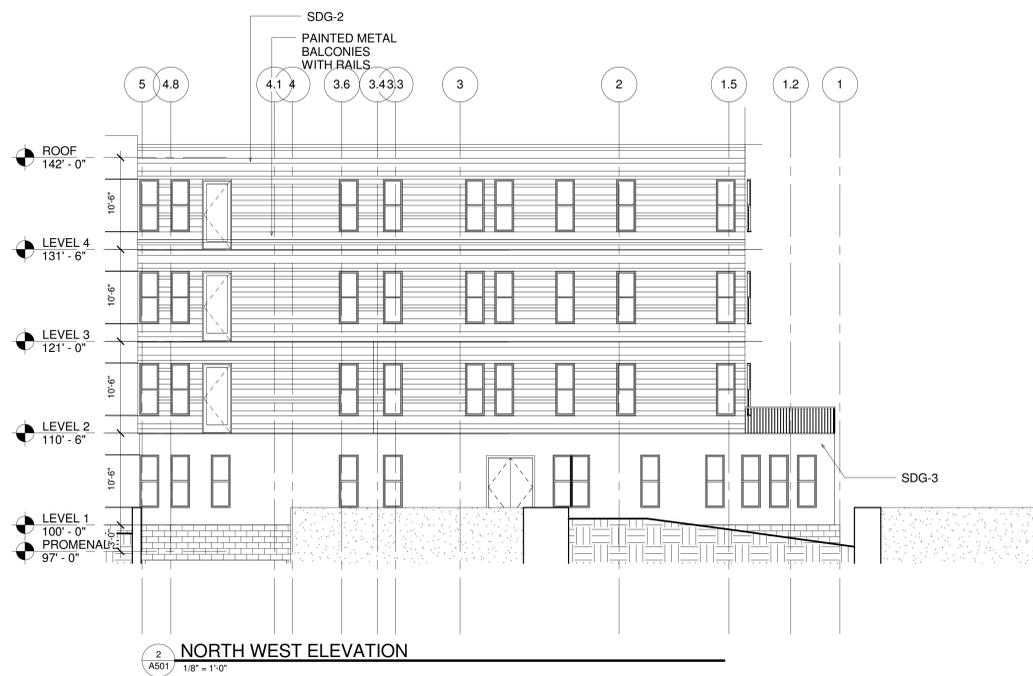


2 SOUTH WEST ELEVATION  
A500 1/8" = 1'-0"



NOTES:  
SDG 1-HARDI PANEL SIDING  
SDG 2-HARDI PANEL HORIZONTAL LAP SIDING WITH CUSTOM COURSING  
SDG 3-CORRUGATED METAL PANEL  
AFS 1-ALUMINUM STOREFRONT GLASS

Preliminary Plan - Subject to change



PROJECT TITLE

**GREENWAY  
HEIGHTS**

KEY PLAN NORTH ARROW

**COW MEETING #2**

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SHEET TITLE

**ELEVATIONS-NORTH  
+ EAST**

SHEET NUMBER

**A501**