
EXHIBIT A
File No. 041230
Humboldt Ridge

Project Description

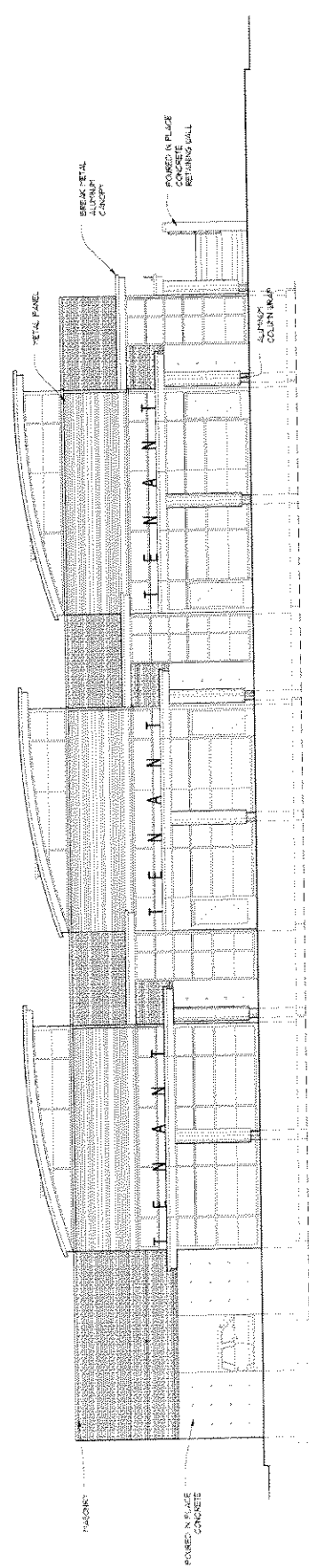
Humboldt Ridge is a retail development on the North West corner of Humboldt Ave. and Garfield Ave. The lot contains 14,500sq.ft.of space plus a 10 foot wide strip of land on the East side of the lot which we have applied for a vacation from the city. Parking for the project is provided by 11 surface spaces on the North surface lot, 6 spaces off the alley, and street surface spaces. We have designed the parking lot to be angled parking to be entered from Humboldt Ave. and exiting to Garfield via the alley. Parking will be screened from the street by masonry walls that are visual extensions of the main building and using the same materials. The main retail frontage will be on Garfield Ave. with retail wrapping around the corner of Humboldt Ave. A low retaining wall and sidewalk are placed on Humboldt Ave. (area of land to be vacated) to increase the storefront frontage. A stair way connects the North parking lot with the retail spaces.

The proposed building is one story tall with a ceiling height of about 16 feet, and occupies 6,380 sq. ft. of area on the site. The exterior of the building will be a combination of concrete, masonry, pre finished metal panel and glass.

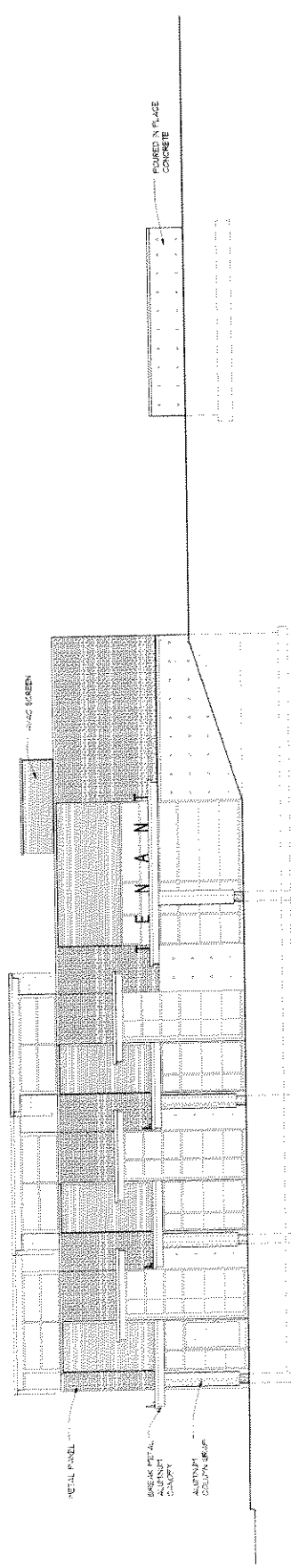
The use of the building may include the following uses that are defined under the city's zoning code:

1. Retail (providing retail sale of new products to the public and rendering services incidental to the sale of such products, including, but not limited to, sales of: art supplies and picture frames, art works, auto parts, baked goods, bicycles, books, newspapers and magazines, collectibles, dry goods, notions and novelties, flowers and plants, food and beverages, furniture and floor coverings, hardware, hobbies, toys and games, household goods, jewelry, luggage, major appliances, music, records compact discs and tapes, paint and wallpaper, pets, pharmaceutical products, photo equipment and processing, sewing apparatus, sporting goods, stationery, tobacco products and wearing apparel. This term includes, but is not limited to, a grocery store, specialty food store, antique store, butcher shop, delicatessen, portrait studio, furniture or appliance rental establishment or video rental or sales business.
2. Restaurant (sit-down and fast-casual)
3. General office
4. Accessory Parking

The storefront areas will have permanent metal canopies with metal tenant signage attached to the top. Signage will be consistent with Section 295-605-5, Local Business (LB2), Type A sign specifications. Tenant signage may be administratively approved.



① SOUTH ELEVATION



② EAST ELEVATION

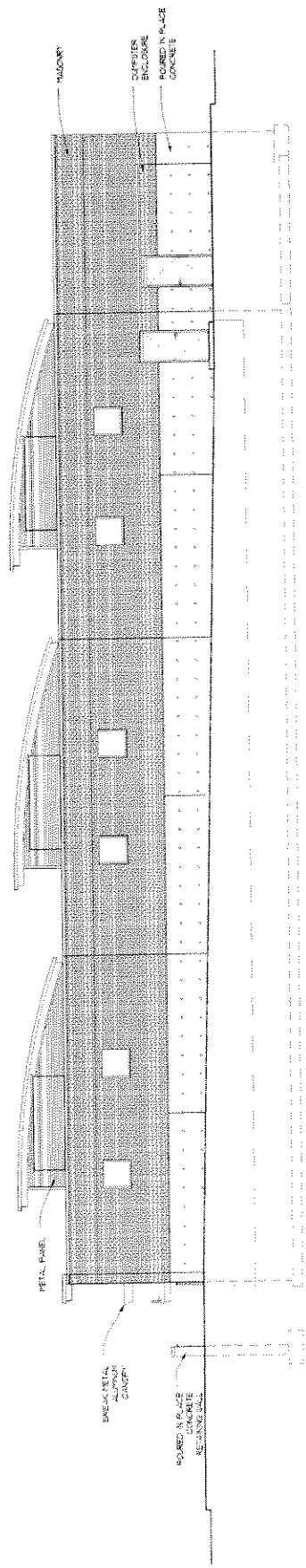
ELEVATIONS

1/4" = 1'-0"

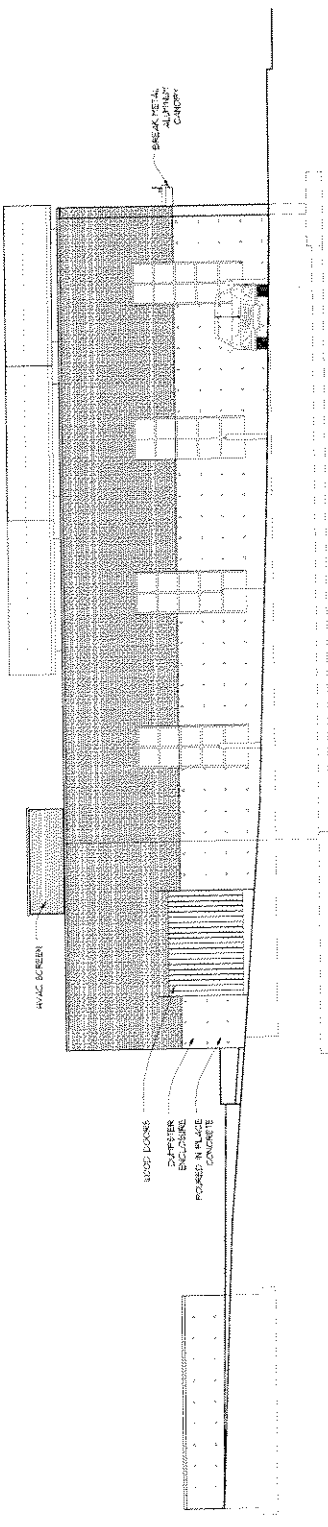
H U M B O L D T R I D G E



1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
(303) 733-1111



① NORTH ELEVATION



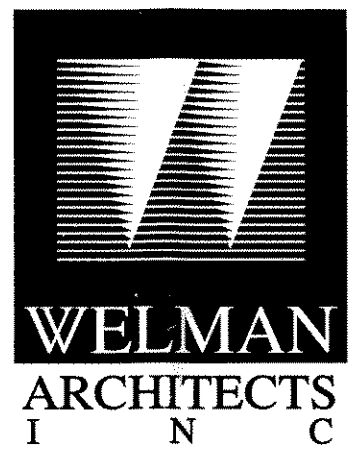
② WEST ELEVATION

ELEVATIONS
 H U M B O L D T R I D G E



1000 S. 10th St.
 Anchorage, Alaska 99509
 (907) 562-1111

EXHIBIT A
File No. 041230



21675 LONG VIEW DRIVE
SUITE 500
WAUKESHA, WISCONSIN 53186
FAX (262) 798.7001
PHONE (262) 798.7000
WELMAN@WELMANARCH.COM

OWNER
HUMBOLDT RIDGE LLC.

HUMBOLDT RIDGE

HUMBOLDT AVE & GARFIELD AVE
MILWAUKEE WISCONSIN

NOTE

VICINITY MAP



SHEET INDEX

- A0.0 TITLE SHEET
- CIVIL
- C1.0 SITE GRADING PLAN
- C2.0 SITE UTILITY PLAN
- C3.0 EROSION CONTROL PLAN
- ARCHITECTURAL
- A0.1 SITE DEVELOPMENT PLAN
- A1.1 FIRST FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS

ARCHITECTURAL

STRUCTURAL

ISSUE DATE:

DATE

REVISION	DATE

REVISION	DATE

PROJECT TEAM

CONTRACTOR TRI STAR LIVING
5105 I-AH-MAYTAH ROAD
OSHKOSH, WI 54901
CONTACT: STEVE HOOPMAN
PHONE: (920) 237-1083
FAX: (920) 237-1465

BONDING CO. WEST BEND MUTUAL
9722 WATERTOWN PLANK RD.
WAUWATOSA, WI 53226
CONTACT: MARK BABICH
PHONE: (414) 302-9515
FAX: (414) 302-9518

BUILDING INFORMATION

INTERNATIONAL BUILDING CODE (WISCONSIN ENROLLED)

CONSTRUCTION CLASSIFICATION:	TYPE II-B
OCCUPANCY:	A-2
SPRINKLERS:	NONE
FLOOR LEVELS:	1
NUMBER OF STORIES:	1

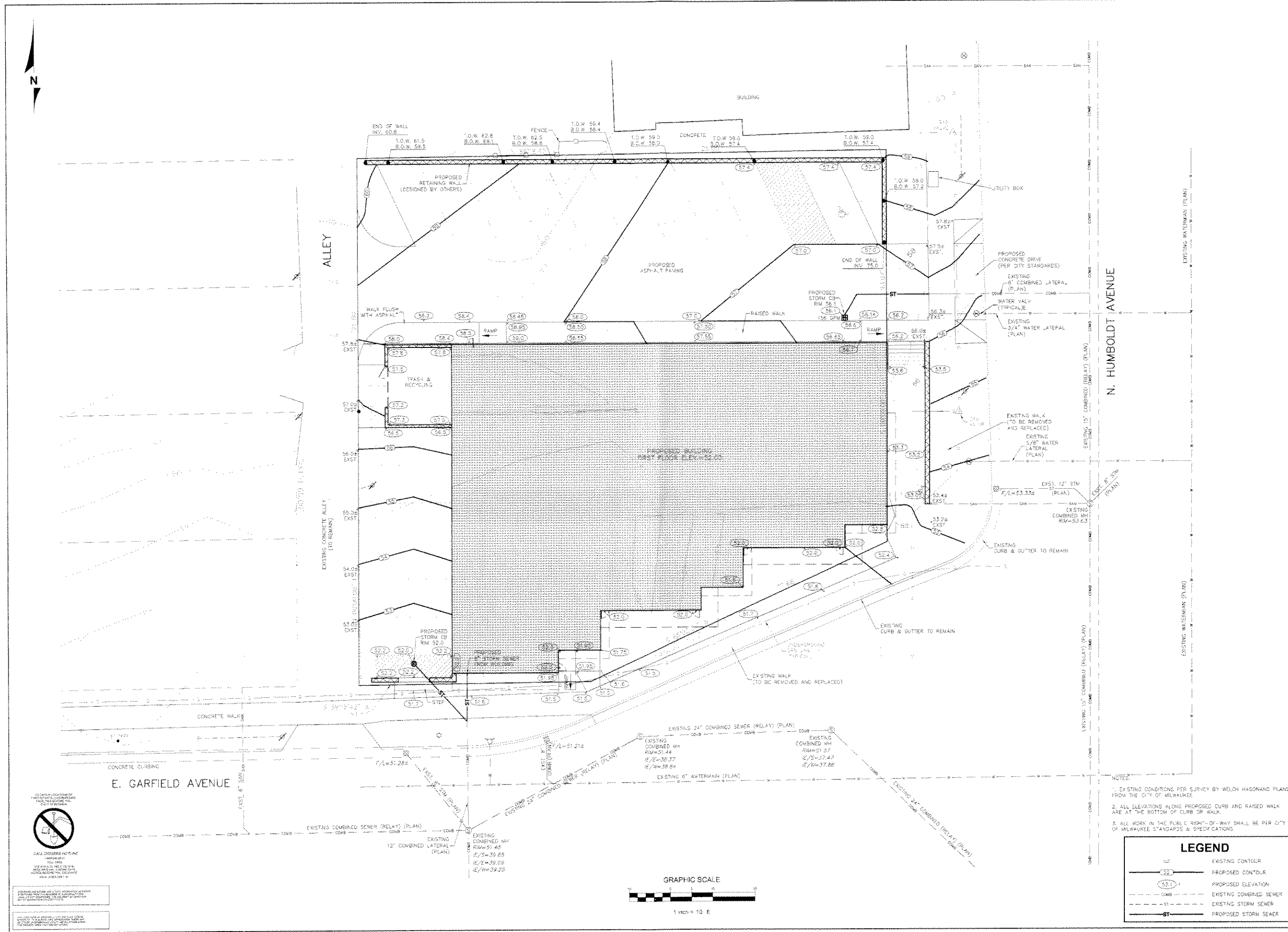
AREAS:

FIRST FLOOR (TOTAL)	6,380 S.F.
TOTAL (BUILDING):	6,380 S.F.

SITE GRADING PLAN
HUMBOLT RIDGE
 MILWAUKEE, WISCONSIN

DRAWN BY: V.L.G.
 CHECKED BY: C.A.J.
 DATE: 01/20/05
 JOB NUMBER: C05001RD

C1.0
 HUMBOLT RIDGE
 C05001
 SHEET 1 OF 3



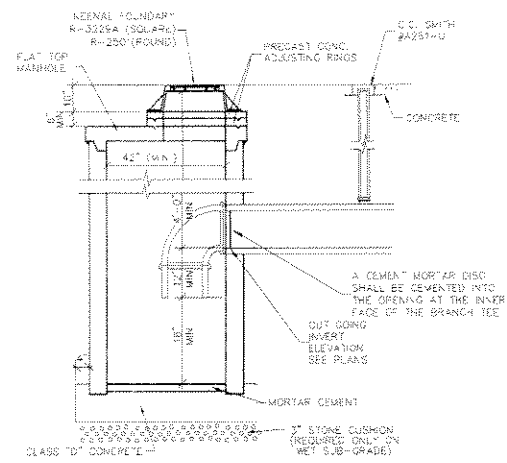
- NOTES:
1. EXISTING CONDITIONS PER SURVEY BY WELCH HANSON AND PLANS FROM THE CITY OF MILWAUKEE.
 2. ALL ELEVATIONS ALONG PROPOSED CURBS AND RAISED WALK ARE AT THE BOTTOM OF CURB OR WALK.
 3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY OF MILWAUKEE STANDARDS & SPECIFICATIONS.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	EXISTING COMBINED SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER



ALL WORK SHALL BE PER CITY OF MILWAUKEE STANDARDS & SPECIFICATIONS. ALL WORK SHALL BE PER CITY OF MILWAUKEE STANDARDS & SPECIFICATIONS. ALL WORK SHALL BE PER CITY OF MILWAUKEE STANDARDS & SPECIFICATIONS.

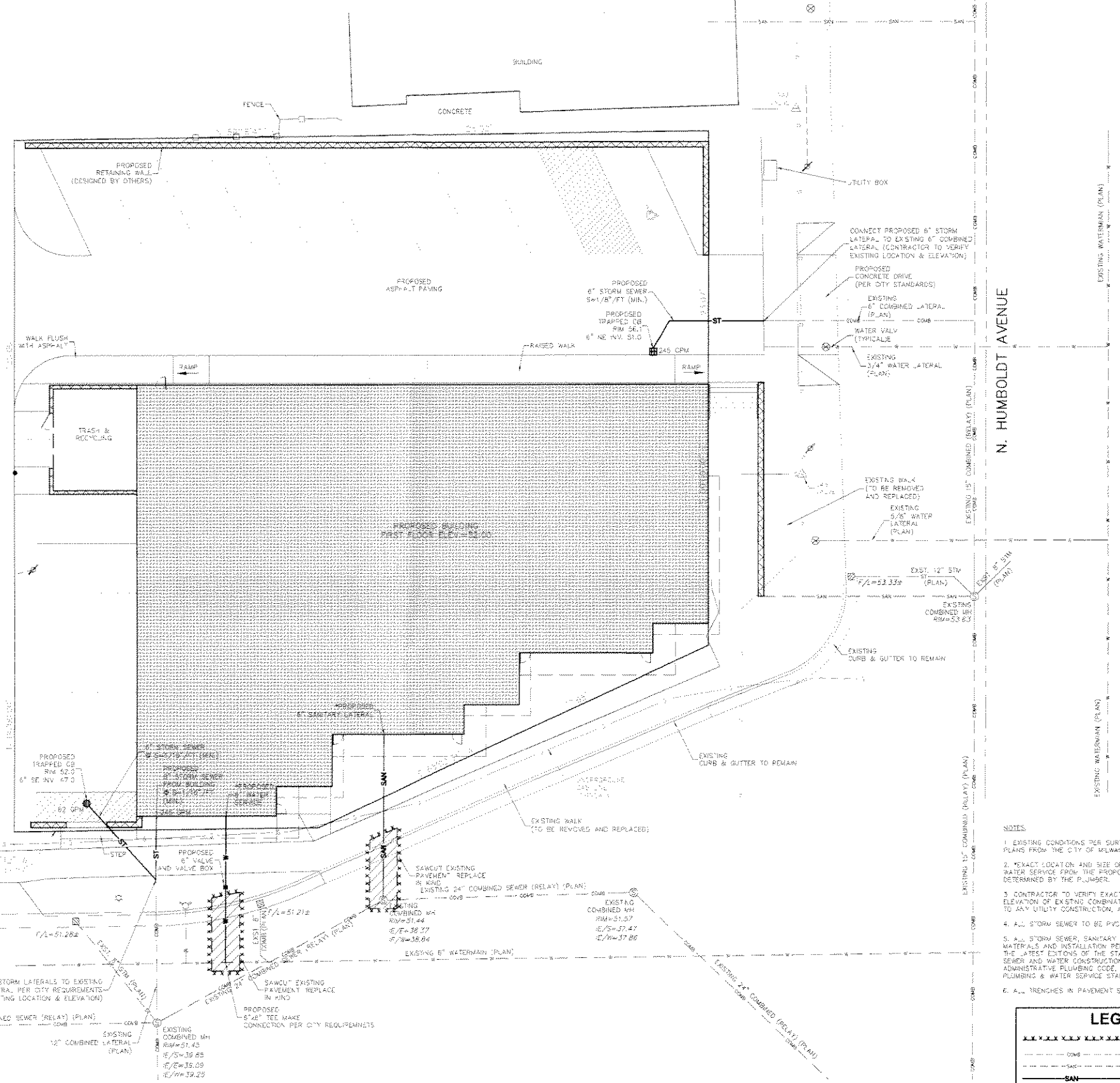


**TRAPPED CATCH BASIN
 FOR 10" OR SMALLER PIPING**
 NOT TO SCALE

ALLEY

N. HUMBOLDT AVENUE

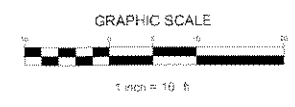
E. GARFIELD AVENUE



- NOTES**
- EXISTING CONDITIONS PER SURVEY BY WELCH HANSON AND PLANS FROM THE CITY OF MILWAUKEE.
 - EXACT LOCATION AND SIZE OF PROPOSED SANITARY AND WATER SERVICE FROM THE PROPOSED BUILDING TO BE DETERMINED BY THE PLUMBER.
 - CONTRACTOR TO VERIFY EXACT SIZE, LOCATION AND ELEVATION OF EXISTING COMBINATION SEWER LINES, PRIOR TO ANY UTILITY CONSTRUCTION, AND MAKE CONNECTION.
 - A.L. STORM SEWER TO BE PVC ASTM 3034.
 - A.L. STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE, AND CITY OF MILWAUKEE PLUMBING & WATER SERVICE STANDARDS AND SPECIFICATION.
 - A.L. TRENCHES IN PAVEMENT SHALL HAVE GRAVEL BACKFILL.

LEGEND

XXXXXX	SAWCUT LINE MATCH
----	EXISTING PAVEMENT
----	EXISTING COMBINED SEWER
----	EXISTING SANITARY SEWER
----	PROPOSED SANITARY SEWER
----	EXISTING STORM SEWER
----	PROPOSED STORM SEWER
----	EXISTING WATER MAIN
----	PROPOSED WATER MAIN



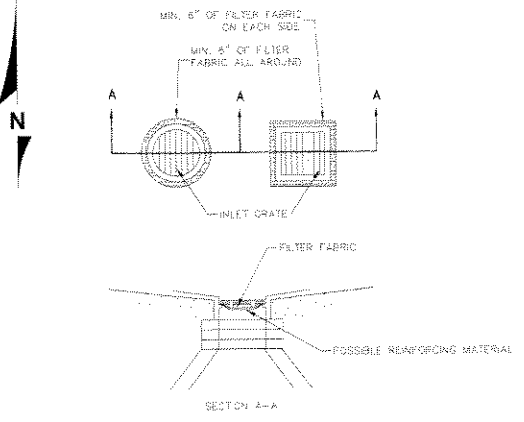
SITE UTILITIES PLAN
HUMBOLT RIDGE
 MILWAUKEE, WISCONSIN

DRAWN BY: V.L.G.
 CHECKED BY: C.A.J.
 DATE: 01/20/05
 JOB NUMBER: C06001RD

SITE EROSION PLAN
HUMBOLT RIDGE
 MILWAUKEE, WISCONSIN

DRAWN BY: V.L.G.
 CHECKED BY: C.A.J.
 DATE: 01/20/06
 JOB NUMBER: C05001R0

C3.0
 HUMBOLT RIDGE
 C05001
 SHEET 1 OF 3



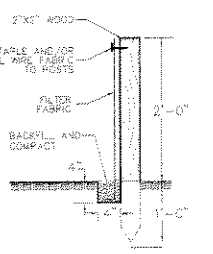
3 INLET GRATE SCREEN
 NOT TO SCALE

INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS

- REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 8" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1" EXCEPT CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO ALLEY. WHEN CLEANING OR REPLACING FILTER FABRIC.
- FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - GRAB STRENGTH: 100 LBS. (ASTM D-3786)
 - MULLEN BURST: 200 PSI (ASTM D-3786)
 - EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 10 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE, BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 10 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
 - WATER FLOW RATE OF 10 GAL./MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-449)
 - ULTRA VIOLET RADIATION STABILITY OF 93% IF SUPPORT NETTING IS REQUIRED. NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4" INCH SPACING OR EQUIVALENT

SILT FENCE CONSTRUCTION SPECIFICATIONS

- CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN. TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM.
- LOCATE POSTS DOWN-SLOPE OF FABRIC TO HELP SUPPORT FENCE.
- WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVER LAP TO THE NEXT POST.
- FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE TARN WITH EXTRA STRENGTH - 100 LB/LIN. IN SPREAD - AND WITH A 2" OR GREATER OF 10 GAL./SQ. FT. FLOW FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS REACHING A STABILITY OF 90 PERCENT 1500 TEST METHOD ASTM D-449.
- THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 6" WIDTH OF FABRIC IN A 4" X 4" TRENCH.
- THE FILTER FABRIC SHALL BE STAPLED AND/OR WAGED TO THE UPHOLE SIDE OF THE POSTS USING AT LEAST 3/8" HIGH STAPLES.
- POST TO BE 2X4" PINE, 2 FEET LONG THE MAXIMUM SPACING OF POSTS FOR NON-WOODEN SILT FENCE SHALL BE 5 FEET. 100 SUPPORT VICES IS REQUIRED FOR THE 3" DIA. POST SPACING. THE MAXIMUM POST SPACING FOR NONWOODEN FABRIC WITH SUPPORT NET AND TOP SUPPORTS CONS. OF 1/2" WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FEET.



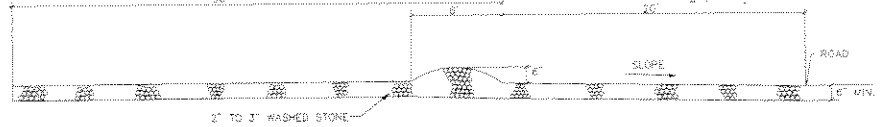
1 SILT FENCE
 NOT TO SCALE

EROSION CONTROL PRACTICES SCHEDULE

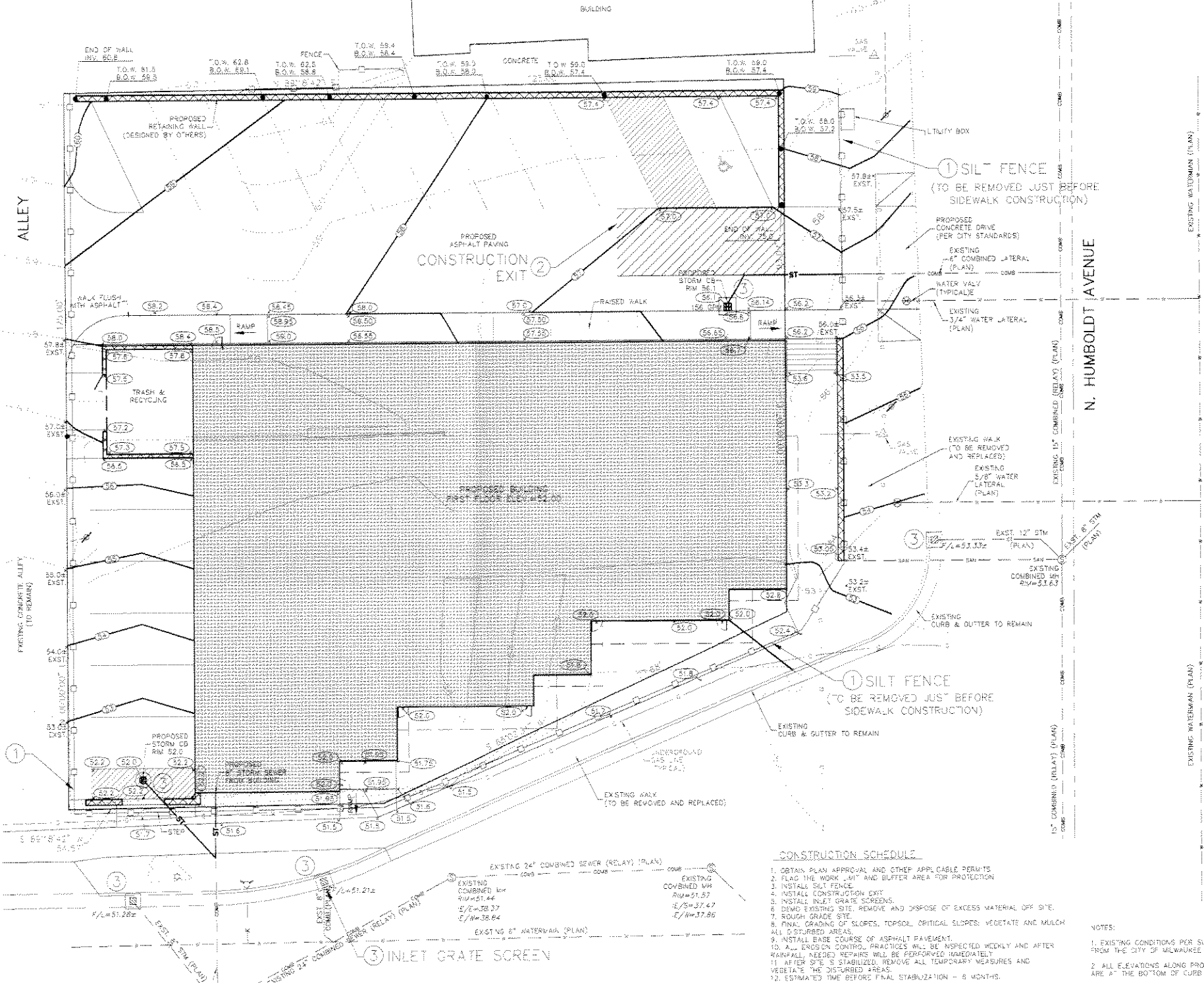
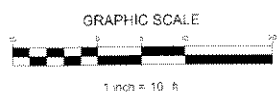
- SILT FENCE
- CONSTRUCTION EXIT
- INLET GRATE SCREEN



CALL OPENED HOLES
 480-800-0111
 480-800-0111
 480-800-0111
 480-800-0111



2 CONSTRUCTION EXIT
 NOT TO SCALE



CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS
- FLAG THE WORK "M" AND BUFFER AREA FOR PROTECTION
- INSTALL SILT FENCE
- INSTALL CONSTRUCTION EXIT
- INSTALL INLET GRATE SCREENS
- DEMOLISH EXISTING SITE. REMOVE AND DISPOSE OF EXCESS MATERIAL OFF SITE.
- SOFTEN GRADE SITE
- FINAL GRADING OF SLOPES, TOPSOIL, CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
- INSTALL BASE COURSE OF ASPHALT PAVEMENT.
- EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

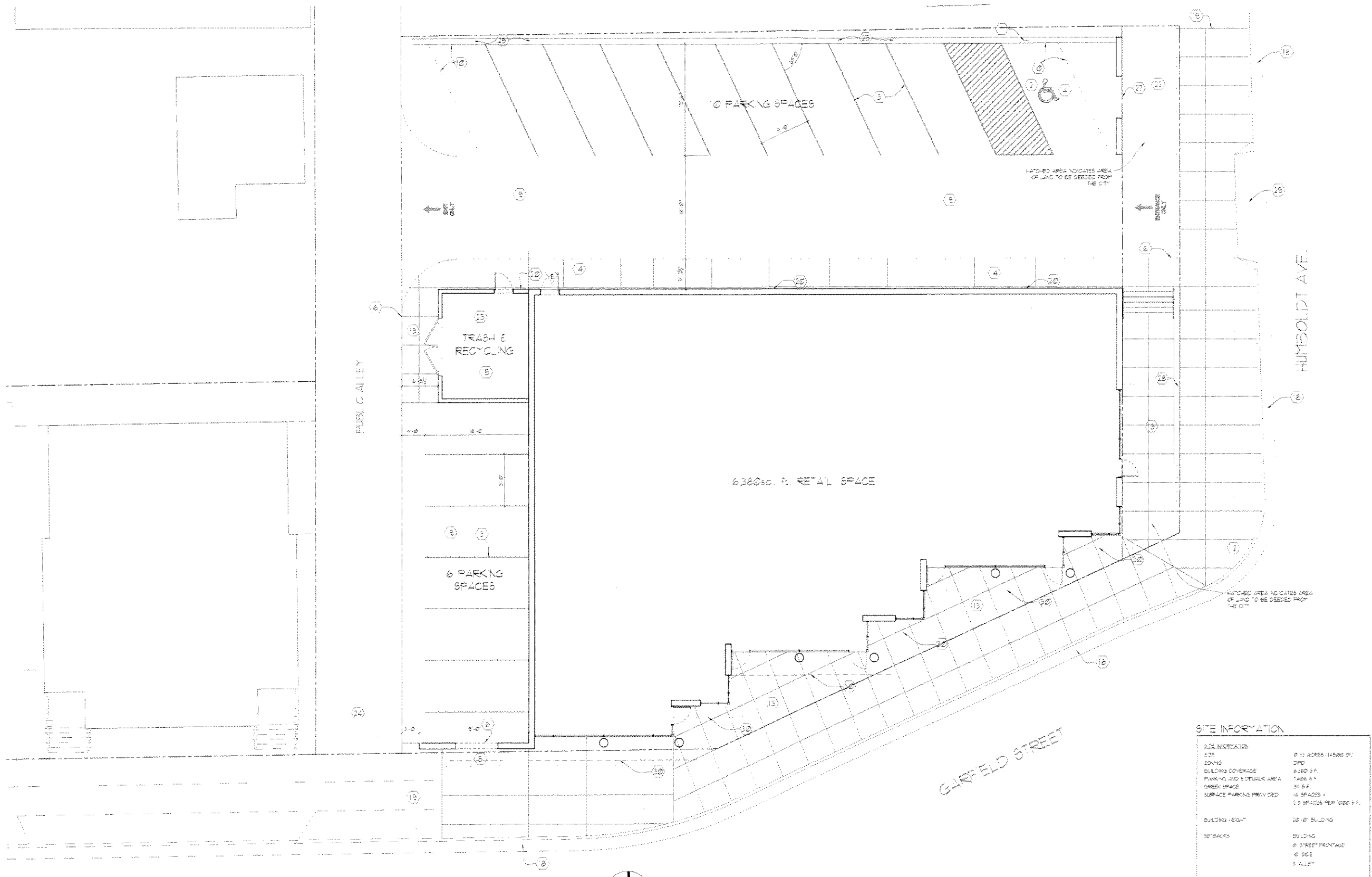
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY PUNCT-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

NOTES:

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LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	EXISTING COMBINED SEWER
	PROPOSED STORM SEWER



- GENERAL NOTES:**
1. ALL FINISHES AND RADI SHALL BE 4" UNLESS NOTED OTHERWISE.
 2. PROVIDE CONCRETE SIDEWALKS AS INDICATED ON PLANS.
 3. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH CHAPTER 11, ACCESSIBILITY, OF THE USCGEN ENROLLED COMMERCIAL BUILDING CODE, CHAPTER 11, 61 DESIGN GUIDELINES.
 4. FINISHED FLOOR ELEVATION + 99.4' ON ARCHITECTURAL DRAWINGS. VERIFY ACTUAL ELEVATION WITH CIVIL DRAWINGS.
 5. REFER TO SURVEY FOR ALL PROPERTY LINE BEARINGS AND LENGTHS.
 6. REFER TO CIVIL DRAWINGS FOR SITE ENGINEERING & DETAILS: GRADING, PAVING UTILITIES, STORMWATER EROSION CONTROL, ETC. (1)
 7. REFER TO CIVIL DRAWINGS FOR EXACT BUILDING PLACEMENT.
 8. REFER TO CIVIL AND/OR SITE PLANS FOR DEPOSITION INFORMATION.
 9. UTILITY DEGRADATION WITHIN 5' OF EXTERIOR OF BUILDINGS AND ADJACENT BUILDINGS TO BE BY DESIGN / BUILD CONTRACTOR(S).
 10. ALL CONSTRUCTION, CONSTRUCTION "WARRANTY" DEVIATES STORAGE OF MATERIALS, VEHICLES, EQUIPMENT, AND OTHER CONSTRUCTION RELATED ITEMS ARE TO BE LOCATED IN PROJECT AREA ONLY. PROTECT AND SURROUND AREA AS NECESSARY.
 11. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL EMPLOY METHODS AS SHOWN AND SPECIFIED IN THE USCGEN DEPARTMENT OF NATURAL RESOURCES "CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK" REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
 12. EIT

- CODED NOTES:**
1. PROVIDE REFERRED PARKING PLACARD SIGN IN ACCORDANCE WITH CH. 9, SECTION 801.6 OF THE LOCALITY ACT (1998) AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (SEE 6140.1).
 2. PROVIDE REFERRED VAN ACCESSIBLE PLACARD SIGN IN ACCORDANCE WITH CH. 9, SECTION 801.6 OF THE LOCALITY ACT (1998) AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (SEE 6140.1).
 3. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ADAAG 4.32.7(1). (SEE 11.40.1)
 4. PROVIDE 4" HIGH PAINTED STOPPING AS NOTED ON PLAN. PAINT SHALL BE "TRUCK" YELLOW.
 5. ACCESSIBLE PARKING SPACES TO HAVE A SLOPE NO GREATER THAN 1:50 IN ANY DIRECTION AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS.
 6. ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH CHAPTER 11, 61.104.
 7. SIDEWALK TO BE PAVED WITH PARKING LOT PAVING THIS AREA.
 8. PRECAST CONCRETE WHEEL STOP ANCHOR THROUGH PAVING INTO SUBGRADE WITH 1/2" LONG #6 S-TYPICAL AT ALL ACCESSIBLE PARKING SPACES AT EDGE OF ASPHALT CONDITION.
 9. 6" PRE BOLLARD (SEE DET., PAGE 1). SEE PAVING PLANS FOR ADDITIONAL INTERIOR LOCATIONS.
 10. BURNISHED ROADWAY PAVING (SEE CIVIL DRAWINGS).
 11. EDGE OF ASPHALT PAVING - NO CURB (SEE CIVIL DRAWINGS).
 12. EDGE OF ASPHALT PAVING - CONCRETE CURB (SEE CIVIL DRAWINGS).
 13. ANTI-SLIP, ANT ACCESSIBLE CURB RAMP WITH NON-SLIP TEXTURE IN CONC. WALK (SEE CIVIL DRAWINGS).
 14. 4" THICK CONCRETE SIDEWALK ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
 15. 4" THICK CONCRETE CURB - 6" SIDEWALK ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
 16. 6" THICK REINFORCED CONCRETE SLAB ON GRADE WITH #4 #4 @ 9" HIG @ 18" ON 18" LAYER OF FREELY DRAINING COMPACTED GRANULAR BASE COURSE. FIT TO DOORS OF ENCLOSURE (SEE CIVIL DRAWINGS).
 17. 6" HIGH CONCRETE CURB (SEE CIVIL DRAWINGS).
 18. CONCRETE CURB & GUTTER TO MATCH EXISTING (SEE CIVIL DRAWINGS).
 19. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
 20. EXISTING CONCRETE SIDEWALK TO REMAIN.
 21. SURFACE MOUNTED LIGHT FIXTURE.
 22. SURFACE MOUNTED SIGN.
 23. LANDSCAPE BUFFER (SEE SHEET 101).
 24. MASONRY CYPRESS ENCLOSURE. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 25. CATCH BASIN. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
 26. ANCHOR WALL SYSTEM INTERLOCKING PAVED RETAINING WALL. REFER TO 11.40.1 AND STRUCTURALS FOR FURTHER DETAIL.
 27. ANCHOR WALL SYSTEM INTERLOCKING PAVED RETAINING WALL AND STEPS. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 28. MASONRY PARKING SCREENING WALL. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 29. ENGINEERED CONCRETE RETAINING WALL BY GUARDRAIL. REFER TO SHEET 101 AND STRUCTURALS FOR FURTHER DETAIL.
 30. NEW CONCRETE CURB CUT.
 31. LINE OF GANTRY.

SITE INFORMATION

SITE INFORMATION	
SITE	0 21 ACCESS 114500 SF
ZONING	DPD
BUILDING COVERAGE	6380 SF
PARKING AND SIDEWALK AREA	1400 SF
GREEN SPACE	31 SF
SURFACE PARKING PROVIDED	16 SPACES + 2 SPACES PER 1000 SF
BUILDING HEIGHT	22' 10" BUILDING
REARBACKS	BUILDING 6' 3" REAR FRONTAGE 6' SIDE 3' ALLEY

GARFIELD STREET



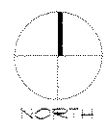
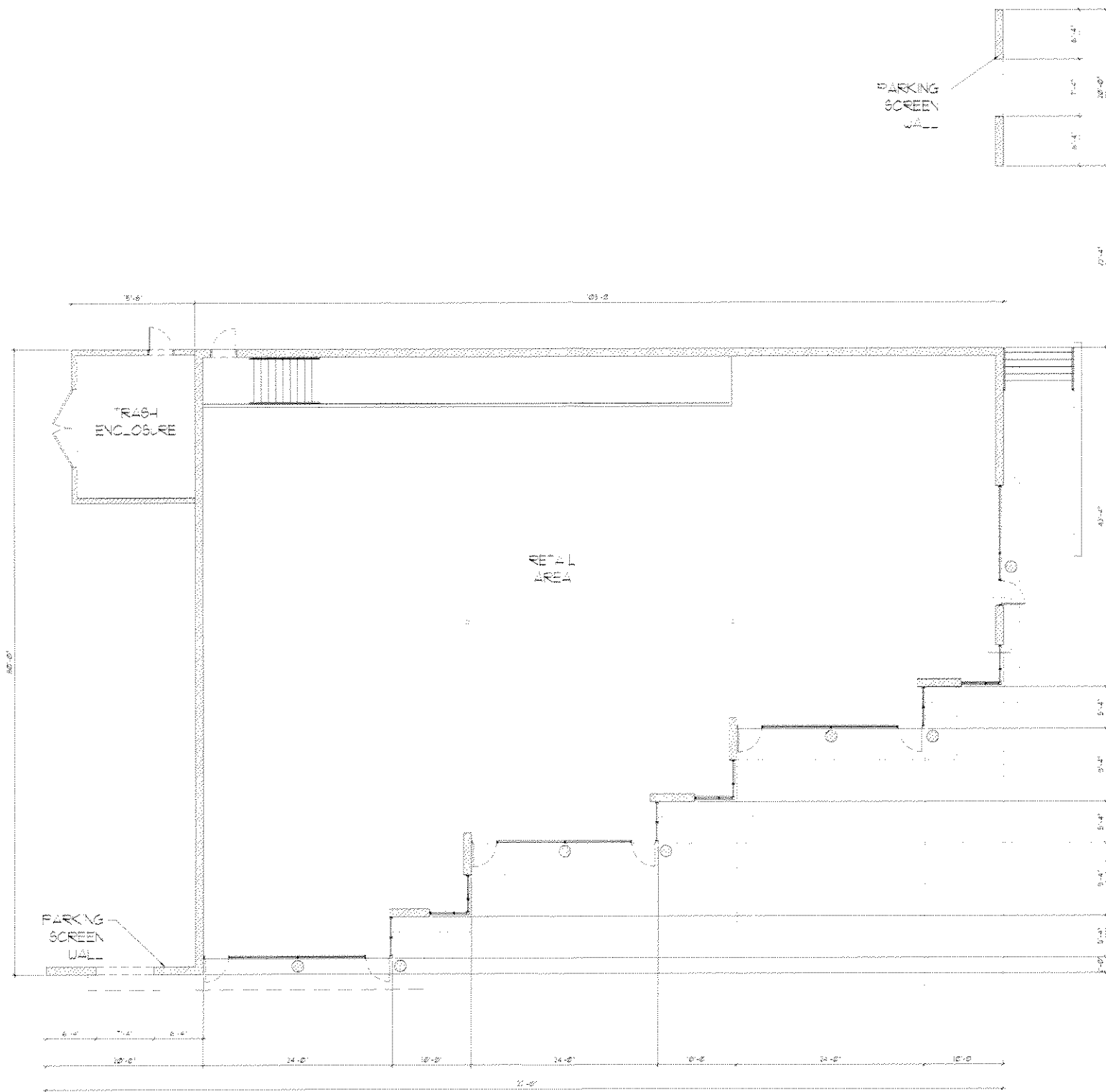
S I T E P L A N

0 12 4 8
1/8" = 1'-0"

H U M B O L D T R I D G E



DATE: 01-10-05
JOB #: 34023



FLOOR PLAN

0 1 2 4 8
1/8" = 1'-0"

H U M B O L D T R I D G E



DATE: 01-10-00
JOB#: 24023