
EXHIBIT A
File No. 041230
Humboldt Ridge

Project Description

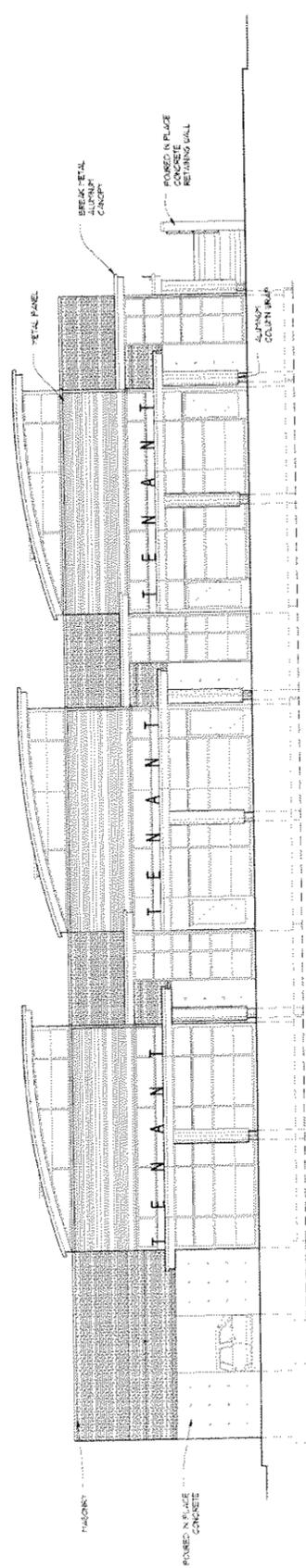
Humboldt Ridge is a retail development on the North West corner of Humboldt Ave. and Garfield Ave. The lot contains 14,500sq.ft.of space plus a 10 foot wide strip of land on the East side of the lot which we have applied for a vacation from the city. Parking for the project is provided by 11 surface 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.

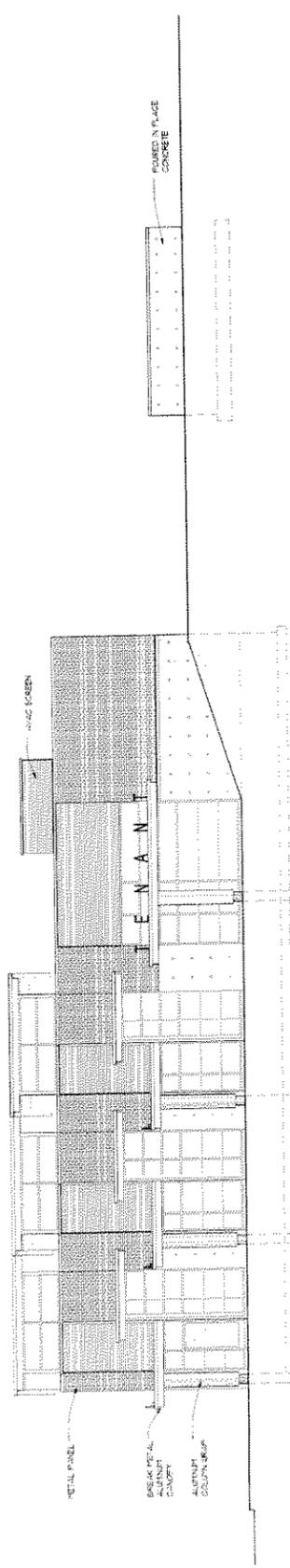
The use of the building may include the following uses that are defined under the city's zoning code:

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

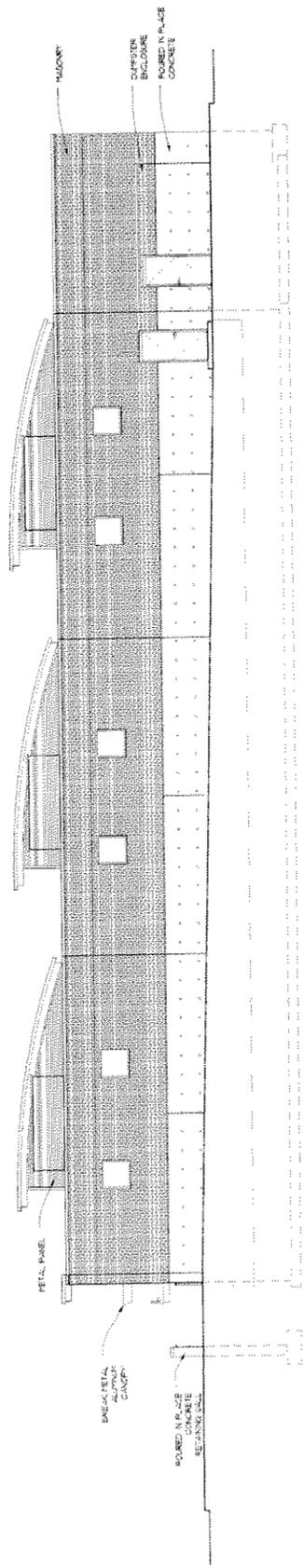
1/4" = 1'-0"

3/16" = 1'-0"

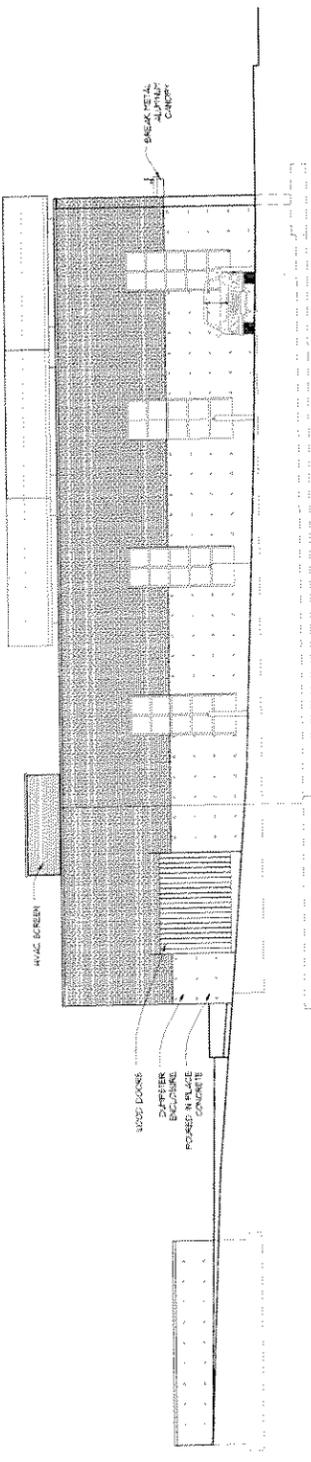
H U M B O L D T R I D G E



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

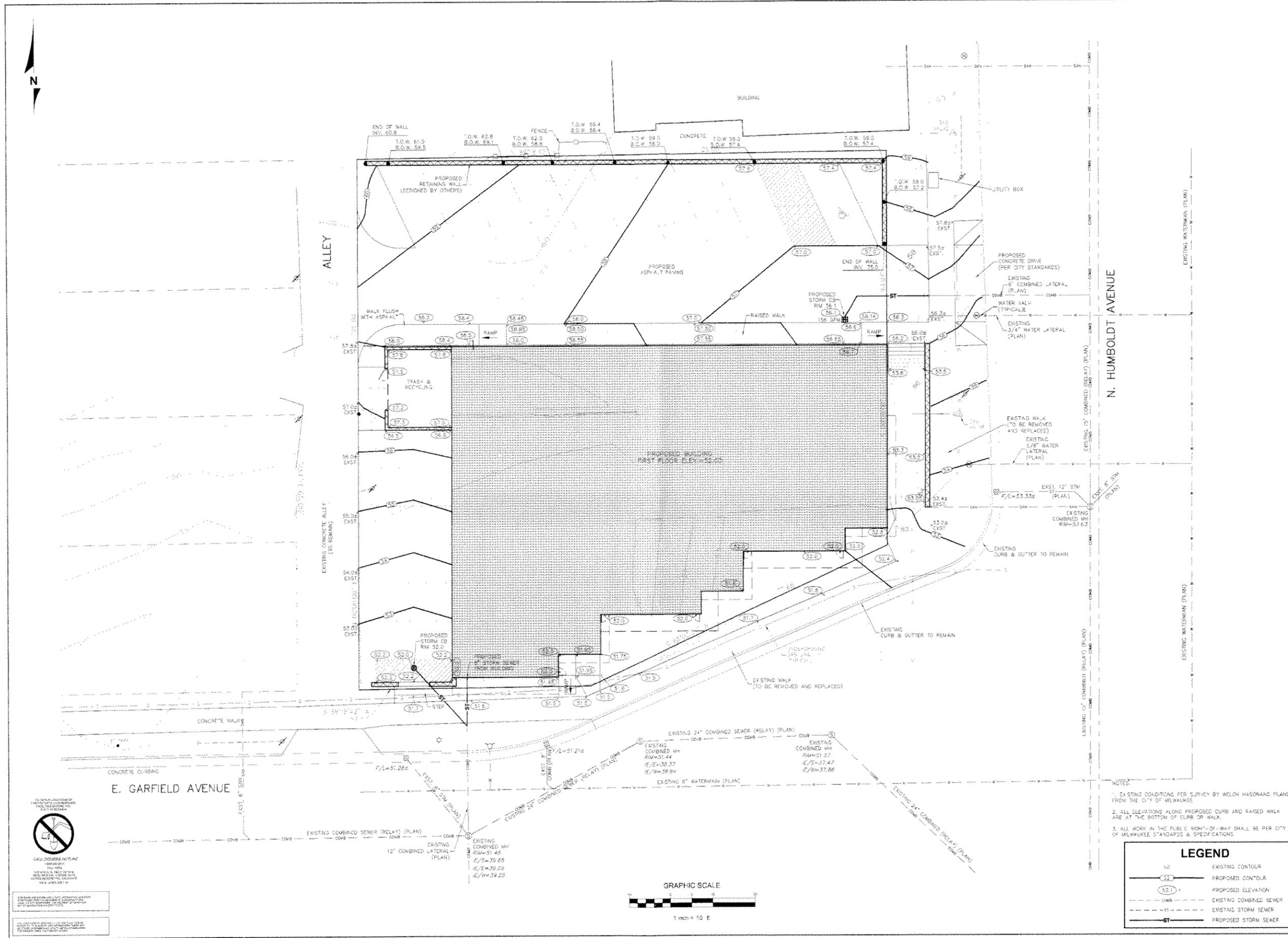


J. J. & J. J. ARCHITECTS
 1000 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1111

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



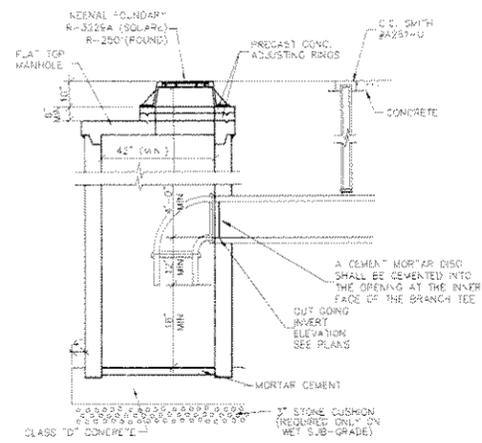
- NOTES:
- EXISTING CONDITIONS PER SURVEY BY WELCH HANSON AND PLANS FROM THE CITY OF MILWAUKEE.
 - ALL ELEVATIONS ALONG PROPOSED CURBS AND RAISED WALK ARE AT THE BOTTOM OF CURB OR WALK.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY OF MILWAUKEE STANDARDS & SPECIFICATIONS.

LEGEND

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



CALL CHANGES HOTLINE
 414-251-1111
 24 HOURS A DAY
 24 HOURS A DAY
 24 HOURS A DAY
 24 HOURS A DAY

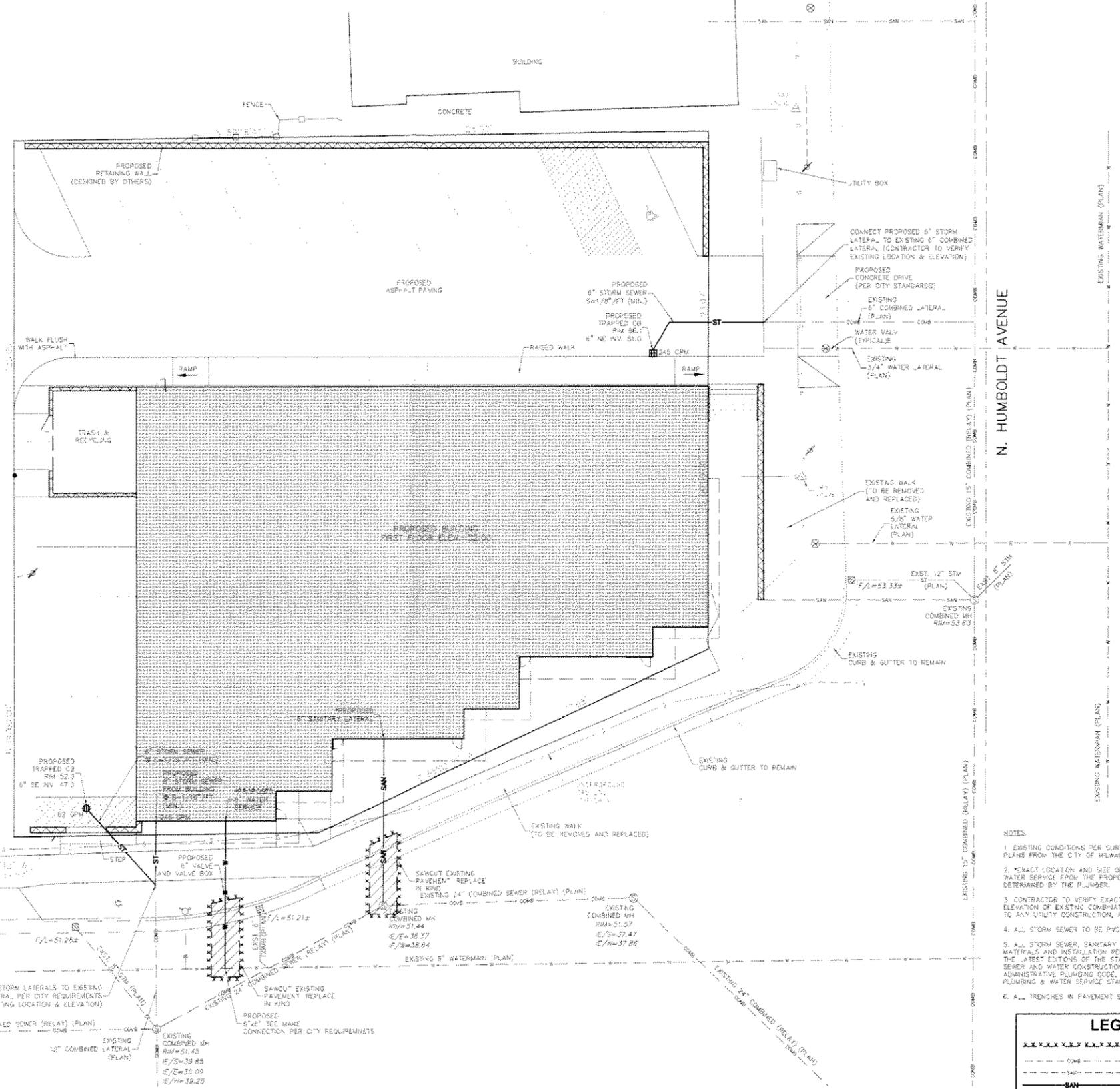


TRAPPED CATCH BASIN FOR 10" OR SMALLER PIPING
 NOT TO SCALE

ALLEY

N. HUMBOLDT AVENUE

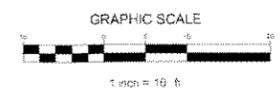
E. GARFIELD AVENUE



- 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



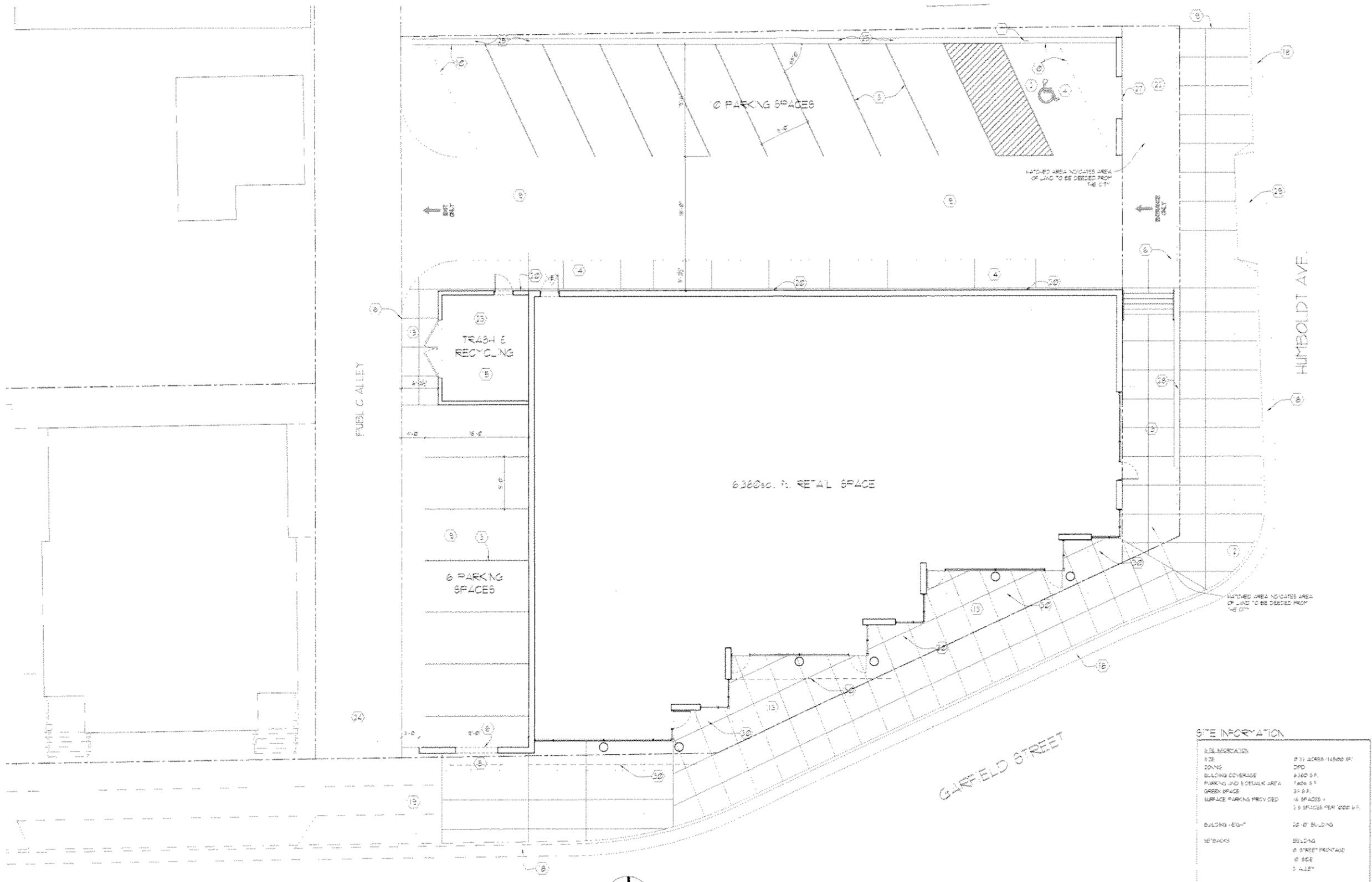
SITE UTILITIES PLAN
HUMBOLT RIDGE
 MILWAUKEE, WISCONSIN

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

TO CONTRACTOR:
 CALL DIMENSIONS NOTED
 THROUGHOUT THIS PLAN.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

ADVISE THE OWNER AND CITY ENGINEER OF ANY CHANGES TO THIS PLAN.
 ALL CHANGES MUST BE APPROVED BY THE CITY ENGINEER AND THE OWNER.
 ALL CHANGES MUST BE APPROVED BY THE CITY ENGINEER AND THE OWNER.

THE CITY ENGINEER AND THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



- 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 USCGON 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 USCGON 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 501.6 OF THE LOCAL ORDINANCE 11.1999 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 501.8 OF THE LOCAL ORDINANCE 11.1999 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 ASPHALT 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" PRECAST CONCRETE (SEE DET. 11.1) SEE PAVING PLANS FOR ADDITIONAL INTERIOR LOCATIONS.
 10. 2" THICK 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. 4" THICK CONCRETE SIDEWALK ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
 14. 4" THICK CONCRETE CURB - 6" SIDEWALK ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE (SEE CIVIL DRAWINGS).
 15. 6" THICK REINFORCED CONCRETE SLAB ON GRADE WITH 4" #4 JOBS #4 S LIP ON 1" LAYER OF FREELY DRAINING COMPACTED GRANULAR BASE COURSE. FIT TO DOORS OF ENCLOSURE (SEE CIVIL DRAWINGS).
 16. 6" HIGH CONCRETE CURB (SEE CIVIL DRAWINGS).
 17. CONCRETE CURB & GUTTER TO MATCH EXISTING (SEE CIVIL DRAWINGS).
 18. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
 19. EXISTING CONCRETE SIDEWALK TO REMAIN.
 20. SURFACE MOUNTED LIGHT FIXTURE.
 21. SURFACE MOUNTED SIGN.
 22. LANDSCAPE BUFFER (SEE SHEET 101).
 23. MASONRY CYPRESS ENCLOSURE. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 24. CATCH BASIN REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
 25. ANCHOR WALL SYSTEM INTERLOCKING PAVEMENT RETAINING WALL. REFER TO 11.40.1 AND STRUCTURALS FOR FURTHER DETAIL.
 26. ANCHOR WALL SYSTEM INTERLOCKING PAVEMENT RETAINING WALL AND STEPS. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 27. MASONRY PARKING SCREENING WALL. REFER TO XXXX AND STRUCTURALS FOR FURTHER DETAIL.
 28. ENGINEERED CONCRETE RETAINING WALL BY GUARDRAIL. REFER TO SHEET 101 AND STRUCTURALS FOR FURTHER DETAIL.
 29. NEW CONCRETE CURB CUT.
 30. 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' FREE FRONTAGE 6' SIDE 3' ALLEY

GARFIELD STREET



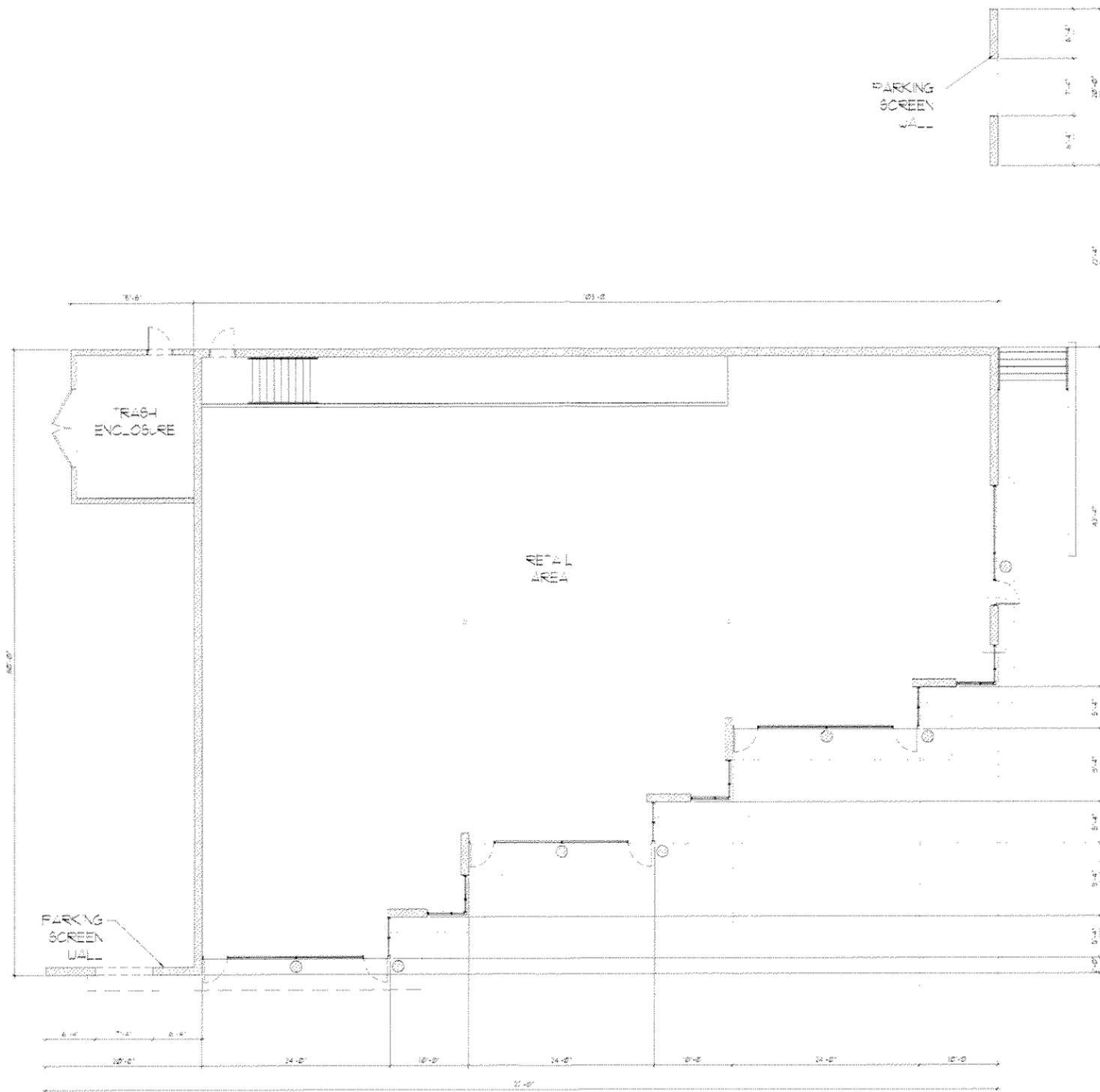
S I T E P L A N

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

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



DATE: 01-10-09
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