THE BAY LOFTS

49 NORTH MADISON STREET
STURGEON BAY, WISCONSIN 54235

FINAL PUD SUBMITTAL

JLA architects

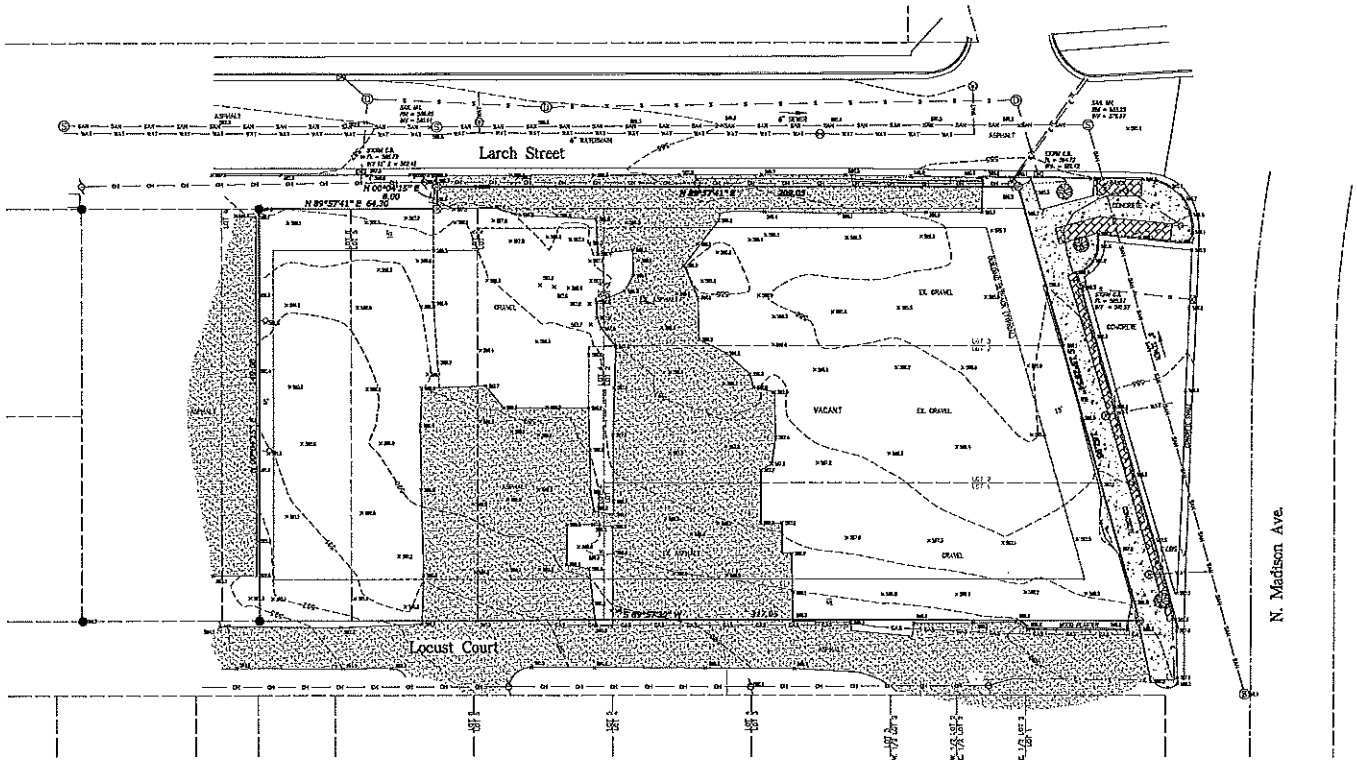
JLA PROJECT NUMBER: 15-1113

MARCH 11, 2016

Site Plan
Existing Conditions

DEING:
LOT 1 OF CERTIFIED SURVEY MAP 1142

LOCATED IN:
GOVERNMENT LOT 3 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY, DOOR COUNTY,
WISCONSIN.



NORTH
1" = 20'
0 10 20 40
FEET

PREPARED BY:
BAUDHUIN INCORPORATED
55 S. 3RD AVENUE
P.O. BOX 105
STURGEON BAY, WI 54235
DRAWN BY: MWC
MWCCARTY@BAUDHUIN.COM

PARCEL CONTAIN – 45,609 SQUARE FEET

BENCHMARK – PAD060 612.38 (NAVD88)

ZONING – CENTRAL BUSINESS DISTRICT (C-2)

NO PORTION OF THE PROPERTY IS BELOW THE BASE FLOOD ELEVATION OF STURGEON BAY

UNDERGROUND ELECTRICAL
OVERHEAD WIRE
STORM SEWER
GAS
SANITARY SEWER
WATER
UNDERGROUND TELECOMMUNICATION

GUY WIRE
POWER POLE
LIGHT POLE
GATE VALVE
CURB STOP
HYDRANT
SANITARY MANHOLE
STORM INLET
STORM MANHOLE
SET 5/8" REBAR
FOUND 5/8" REBAR

SHEET 1 OF 1

BAY LOFTS

PROJECT DATA
March 2, 2016

BUILDING DATA

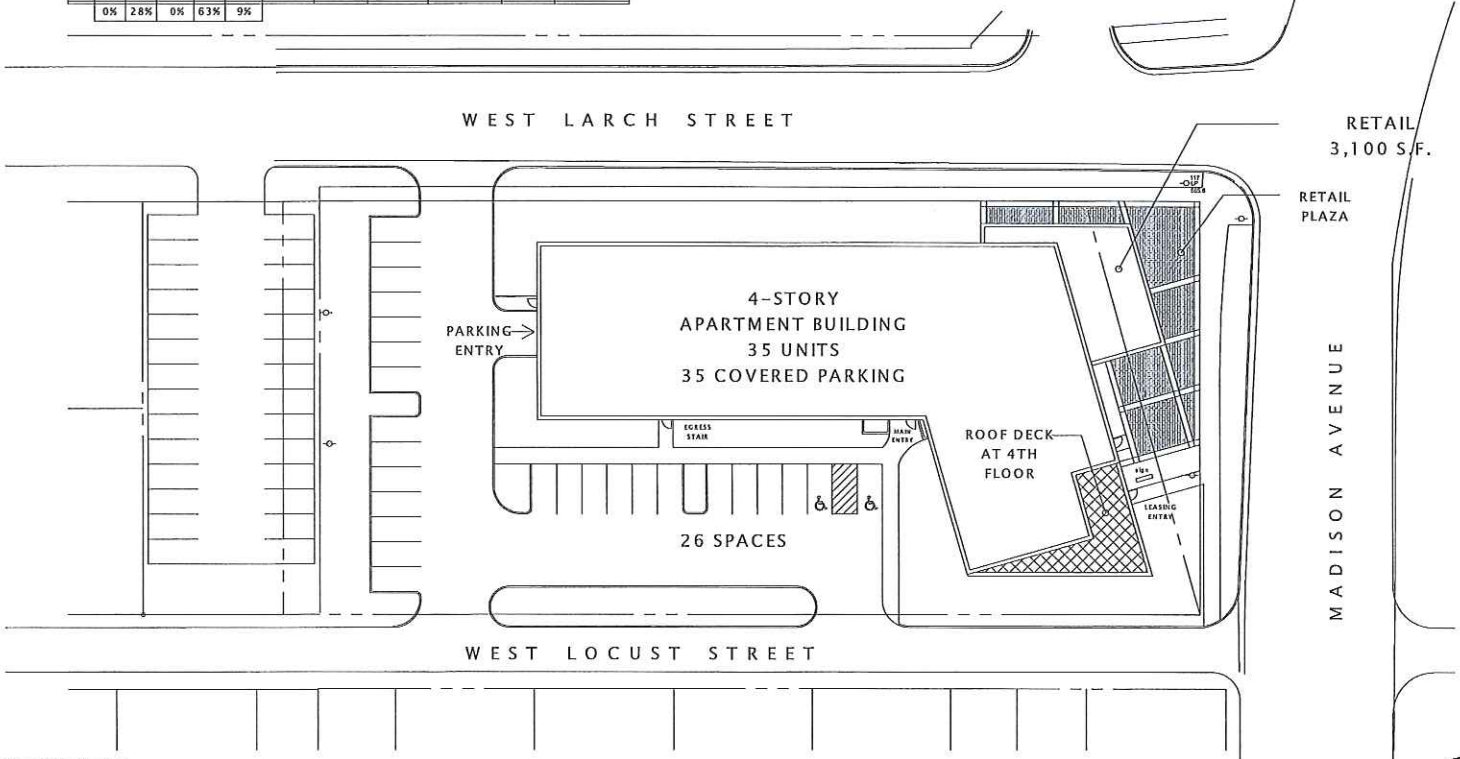
	RETAIL	1-BEDROOM UNITS									
		Unit B1 - 1BR		Unit B2 - 1BR		Unit B3 - 1BR		Unit B4 - 1BR		Unit B5 - 1BR	
		625 S.F.		700 S.F.		715 S.F.		760 S.F.		0 S.F.	
		Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
Floor 5	-	-	-	-	-	-	-	-	-	-	-
Floor 4	-	-	-	2	1,400	1	715	-	-	-	-
Floor 3	-	-	-	2	1,400	-	-	1	760	-	-
Floor 2	760	1	625	2	1,400	-	-	1	760	-	-
Floor 1	2,350	-	-	-	-	-	-	-	-	-	-
Totals	3,110	1	625	6	4,200	1	715	2	1,520	-	-
Unit Breakdown		2.9%		17.1%		2.9%		5.7%		0.0%	
		Total 1BRs:		10	28.6%	Average 1BR Size (sf):		706			

	2-BEDROOM UNITS											
	Unit D1 - 2BR		Unit D2 - 2BR		Unit D3 - 2BR		Unit D4 - 2BR		Unit D5 - 2BR		Unit D6 - 2BR	
	990 S.F.		1000 S.F.		1050 S.F.		1085 S.F.		1135 S.F.		1150 S.F.	
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area
Floor 5	-	-	-	-	-	-	-	-	-	-	-	-
Floor 4	3	2,970	1	1,000	1	1,050	-	-	1	1,135	1	1,130
Floor 3	4	3,960	1	1,000	1	1,050	1	1,085	1	1,135	1	1,130
Floor 2	3	2,970	1	1,000	-	-	1	1,085	1	1,135	-	-
Floor 1	-	-	-	-	-	-	-	-	-	-	-	-
Totals	10	9,900	3	3,000	2	2,100	2	2,170	3	3,405	2	2,260
Unit Breakdown	28.6%		8.6%		5.7%		5.7%		8.6%		5.7%	
	Total 2BRs:		22	62.9%	Average 2BR Size (sf):		1038					

	3-BEDROOM UNITS								TOTALS				
	Unit E1 - 3BR		Unit E2 - 3BR		Unit E3 - 3BR		Unit E4 - 3BR		Total Units/Retail		Common Space	Building Totals	
	1400 S.F.		0 S.F.		0 S.F.		0 S.F.		974 A.S.F. (Units)				
	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area	Qty.	Area		Area	Efficiency
Floor 5	-	-	-	-	-	-	-	-	-	-	-		#DIV/0!
Floor 4	1	1,400	-	-	-	-	-	-	11	10,800	3,670	14,470	74.6%
Floor 3	1	1,400	-	-	-	-	-	-	13	12,920	2,510	15,430	83.7%
Floor 2	1	1,400	-	-	-	-	-	-	11	11,135	3,695	14,830	75.1%
Floor 1	-	-	-	-	-	-	-	-	-	2,350	1,250	3,600	65.3%
Totals	3	4,200	-	-	-	-	-	-	35	37,205	11,125	48,330	77.0%
Unit Breakdown	8.6%		0.0%		0.0%		0.0%		100%				
	Total 3BRs:		3	8.6%	Average 3BR Size (sf):		1400						

CONCEPT DATA — 1.05 ACRES (+/-) = 33.3 U/A

FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	SURFACE	COVERED	TOTAL	RATIO
4	0	3	0	7	1	11	20				
3	0	3	0	9	1	13	24				
2	0	4	0	6	1	11	19				
1	3,100 S.F. COMMERCIAL / RETAIL								35		
T.	0	10	0	22	3	35	63	26	35	61	1.74/UNIT
	0%	28%	0%	63%	9%						



(16) ARCHITECTURAL SITE PLAN
1" = 20'-0"

JLA

JOSEPH LEE + ASSOCIATES
1001 CONNECTICUT AVENUE, SUITE 2300
WASHINGTON, DISTRICT OF COLUMBIA
202 293 8100

JLA PROJECT NUMBER: 15-3113

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

These documents reflect progress and information may be subject to change, including additional detail. These are not for construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

Preliminary Grading & Drainage Plan

BEING:
LOT 1 OF CERTIFIED SURVEY MAP 1142

LOCATED IN:
GOVERNMENT LOT 3 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
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1" = 20'
0 10 20 40
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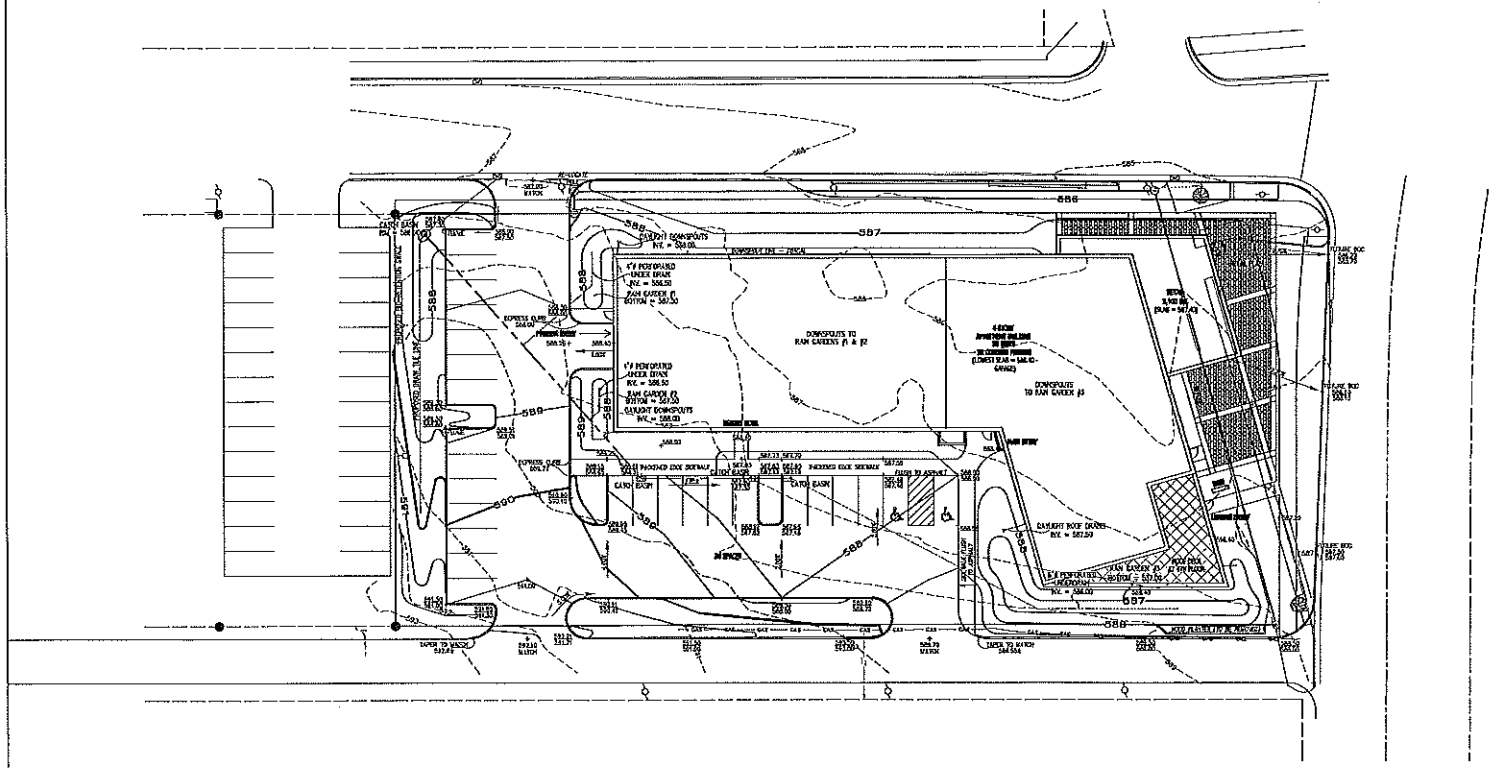

CONCEPT DATA											1.05 ACRES (+/-) = 33.3 U/A
FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	SURFACE	COVERED	TOTAL	RATIO
4	0	3	0	7	1	11	20				
3	0	3	0	9	1	13	24				
2	0	4	0	6	1	11	19				
1	3,100 S.F. COMMERCIAL / RETAIL								35		
T.	0	10	0	22	3	35	63	26	35	61	1.74/UNIT
	0%	28%	0%	63%	9%						

Preliminary Utility Plan

BEING:
LOT 1 OF CERTIFIED SURVEY MAP 1142

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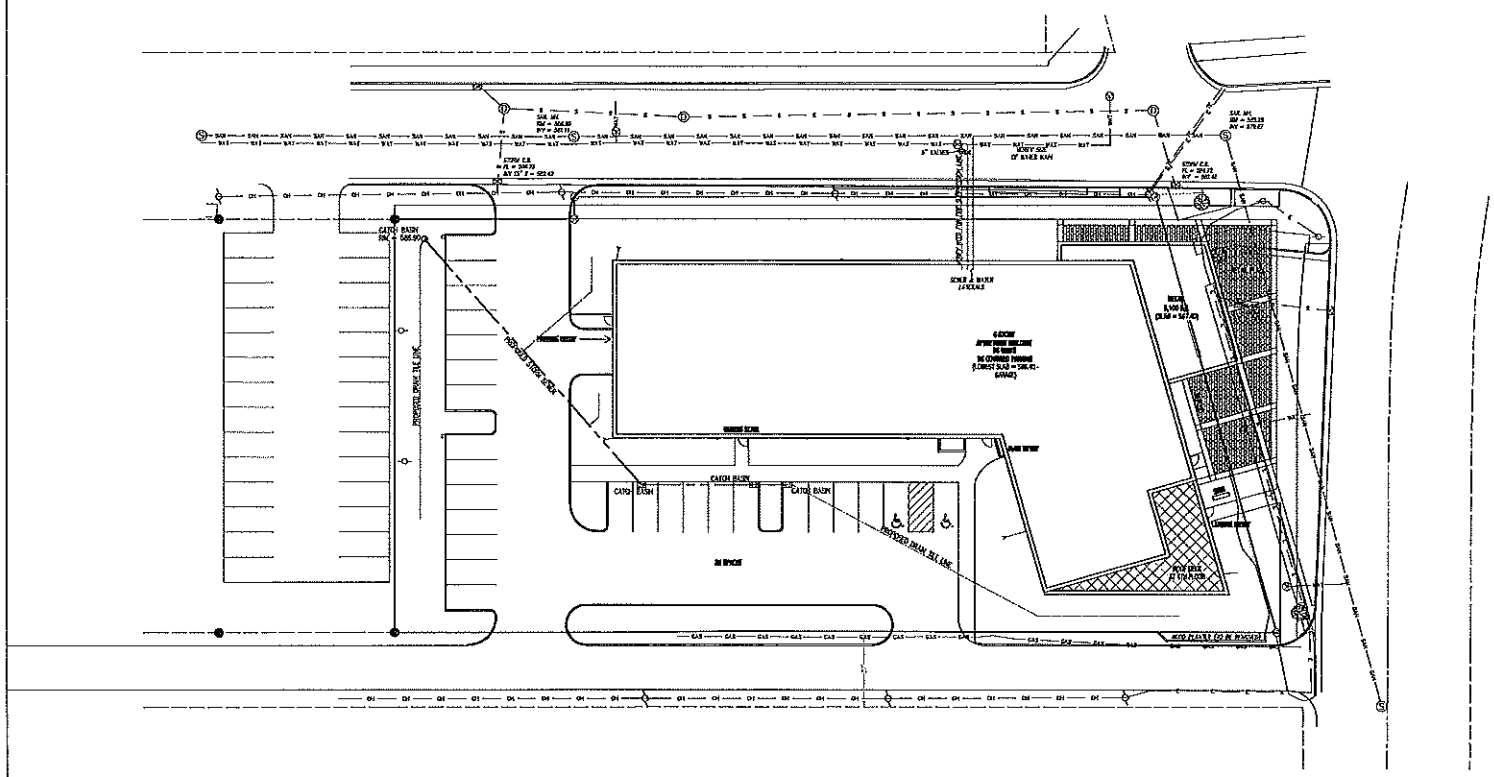
STURGEON BAY, WI 54235
DRAWN BY: MGMO
MMCCARTY@BAUDHUIN.COM

PARCEL CONTAIN – 45,820 SQUARE FEET

BENCHMARK – PMCOSO 622.59 (NAVD88)

ZONING – CENTRAL BUSINESS DISTRICT (C-2)

NO PORTION OF THE PROPERTY IS BELOW THE BASE FLOOD ELEVATION OF STURGEON BAY



UNDERGROUND ELECTRICAL
OVERHEAD WIRE
STORM SEWER
GAS
SANITARY SEWER
WATER
UNDERGROUND TELECOMMUNICATION

GUY WIRE
POWER POLE
LIGHT POLE
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SET 5/8" REBAR
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FL	UNITS							PARKING			
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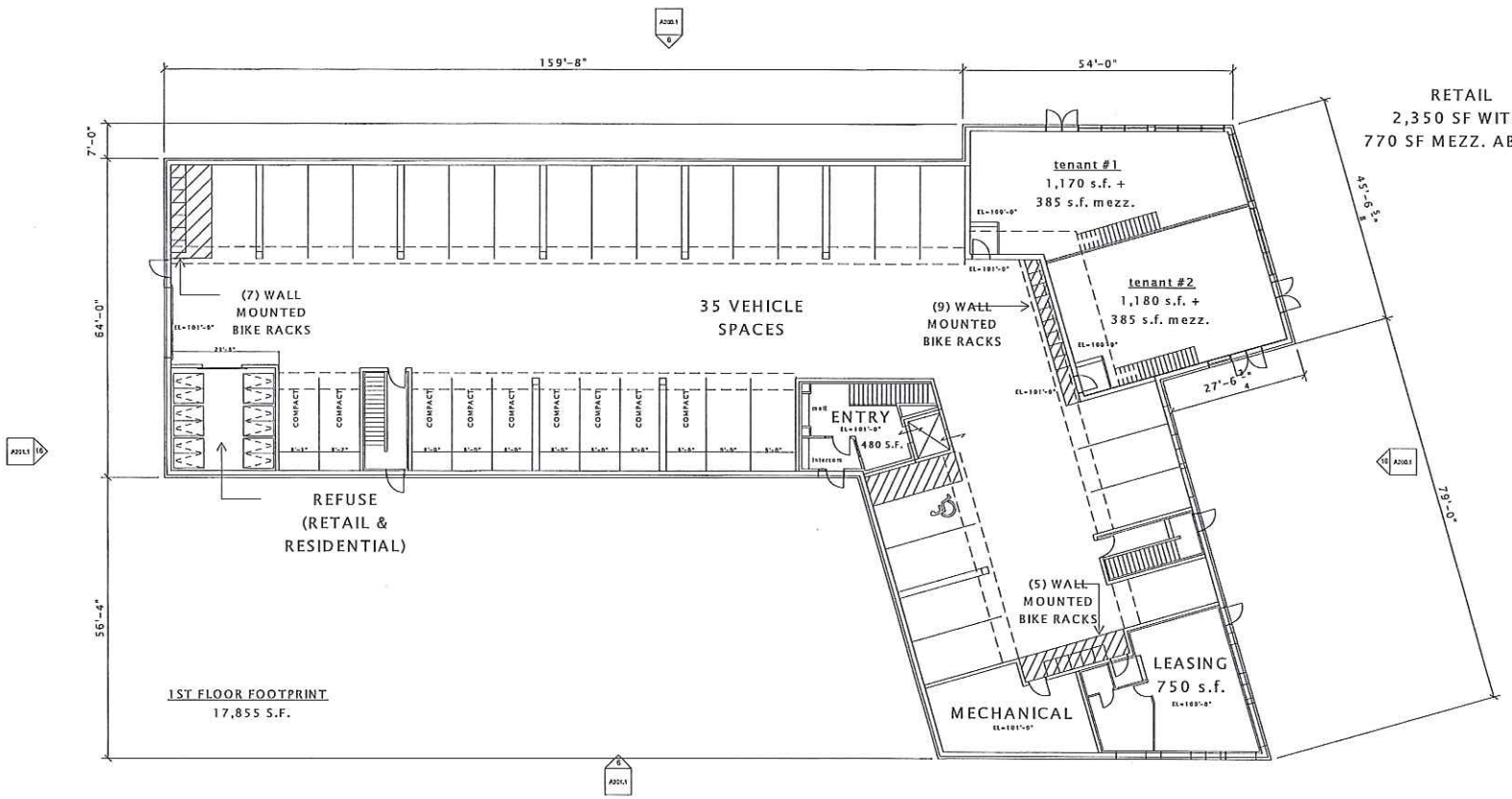
4	0	3	0	7	1	11	20				
3	0	3	0	9	1	13	24				
2	0	4	0	6	1	11	19				
1	3,100 S.F. COMMERCIAL / RETAIL								35		
T.	0	10	0	22	3	35	63	26	35	61	1.74/UNIT
	0%	28%	0%	63%	9%						

SHEET 1 OF 1

JOB NO. 22519
3-8-16

WINDOW SCHEDULE									
Type Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U-FACTOR	SHGC	Type Comments



10 GROUND FLOOR PLAN
3/32" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JA PROJECT NUMBER:

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE		
Mark	Description	Date

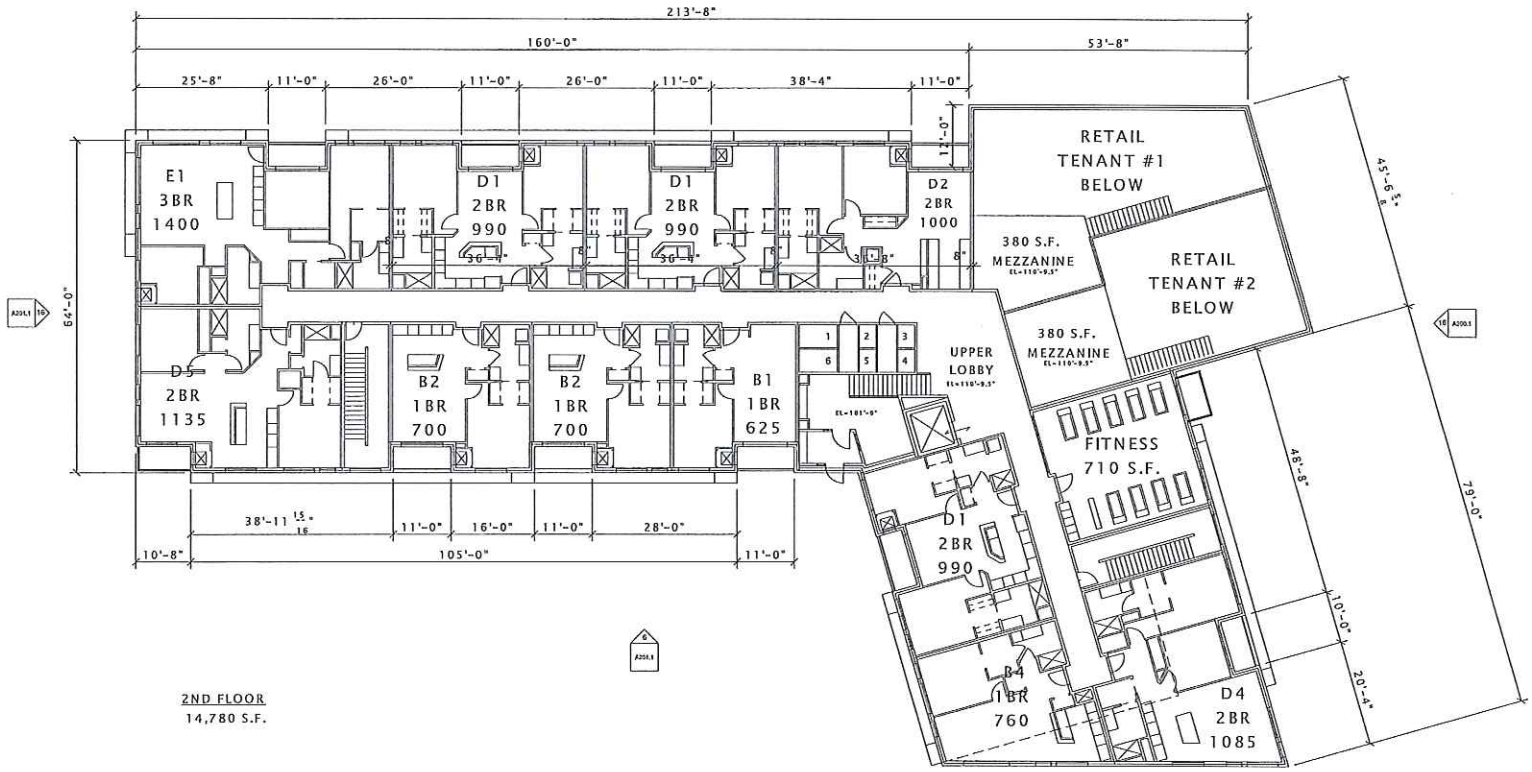
SHEET TITLE

GROUND FLOOR PLAN

SHEET NUMBER

A101

WINDOW SCHEDULE										
Type Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U-FACTOR	ENERGY ANALYSIS SHGC	Type Comments



2ND FLOOR
14,780 S.F.

16 SECOND FLOOR PLAN
3/32" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1213

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

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REVISION SCHEDULE		
Mark	Description	Date

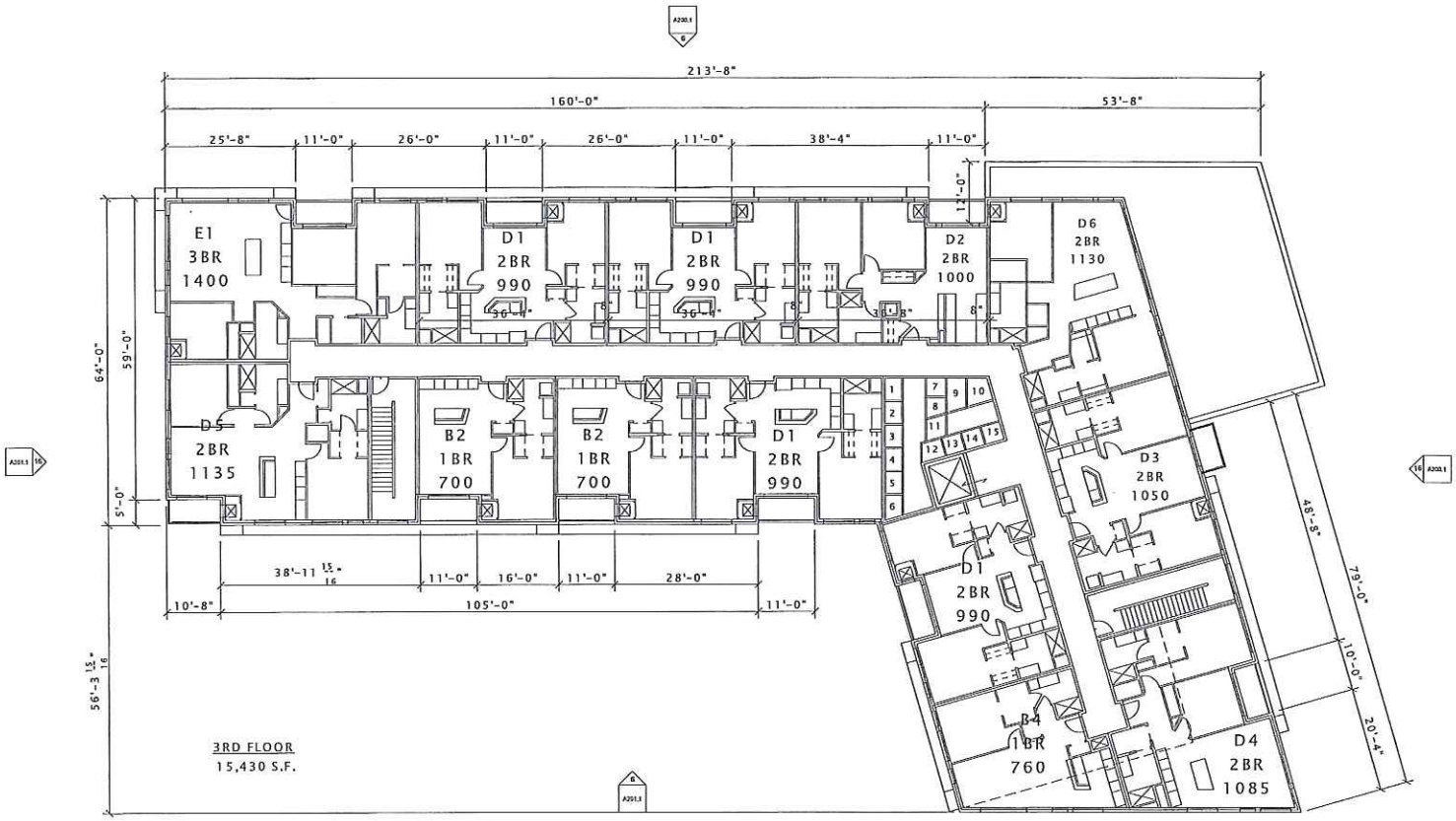
SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102

WINDOW SCHEDULE									
Type Mark	Width	Height	Description	Manufacturer	Model	Window Frame Color	ENERGY ANALYSIS U FACTOR	ENERGY ANALYSIS SHGC	Type Comments



16 THIRD FLOOR PLAN
3/32" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1113

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

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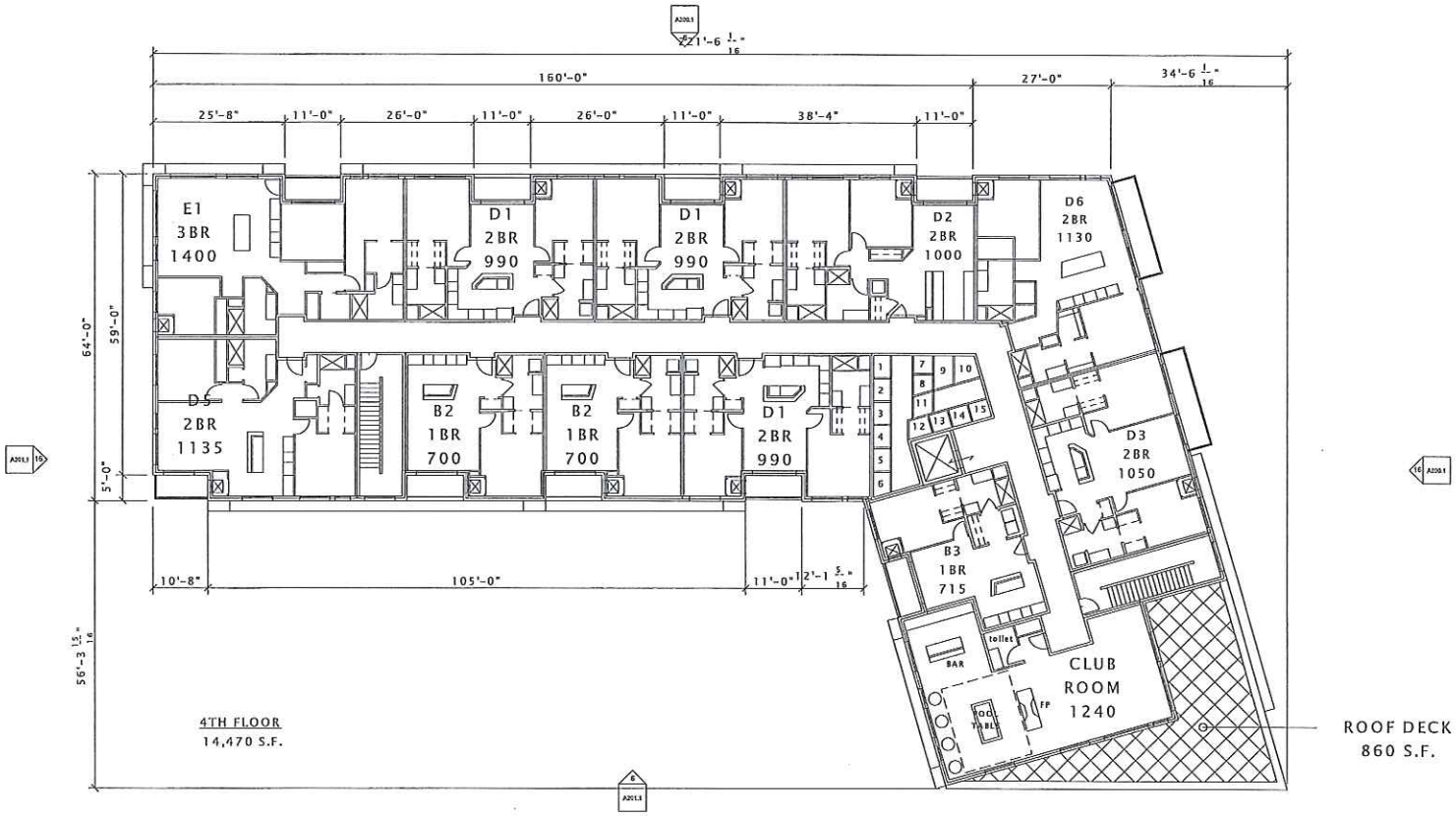
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103



16 FOURTH FLOOR PLAN
3/32" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1111

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104

EXTERIOR IMAGERY
CORNER OF MADISON & LARCH

EXTERIOR IMAGERY
MADISON AVENUE - LOOKING WEST

EXTERIOR IMAGERY
MADISON AVENUE - LOOKING NORTHWEST

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 11-1118

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR IMAGERY

SHEET NUMBER

A200

EXTERIOR IMAGERY
LARCH STREET – LOOKING EAST

EXTERIOR IMAGERY
REAR PARKING LOT – LOOKING EAST

EXTERIOR IMAGERY
PARKING LOT ENTRY

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1111

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR IMAGERY

SHEET NUMBER

A201

6 NORTH ELEVATION (LARCH STREET)
1" = 10'-0"

16 EAST ELEVATION (MADISON AVENUE)
1/8" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1119

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202

6 SOUTH ELEVATION (LOCUST STREET)
1" = 10'-0"

16 WEST ELEVATION
1/8" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES
2414 CROSSROADS DRIVE SUITE 2450
Madison, Wisconsin 53718
(608) 244-9590

JLA PROJECT NUMBER: 11-0333

NEW URBAN FOCUS, INC.

FINAL PUD SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 11, 2016

REVISION SCHEDULE

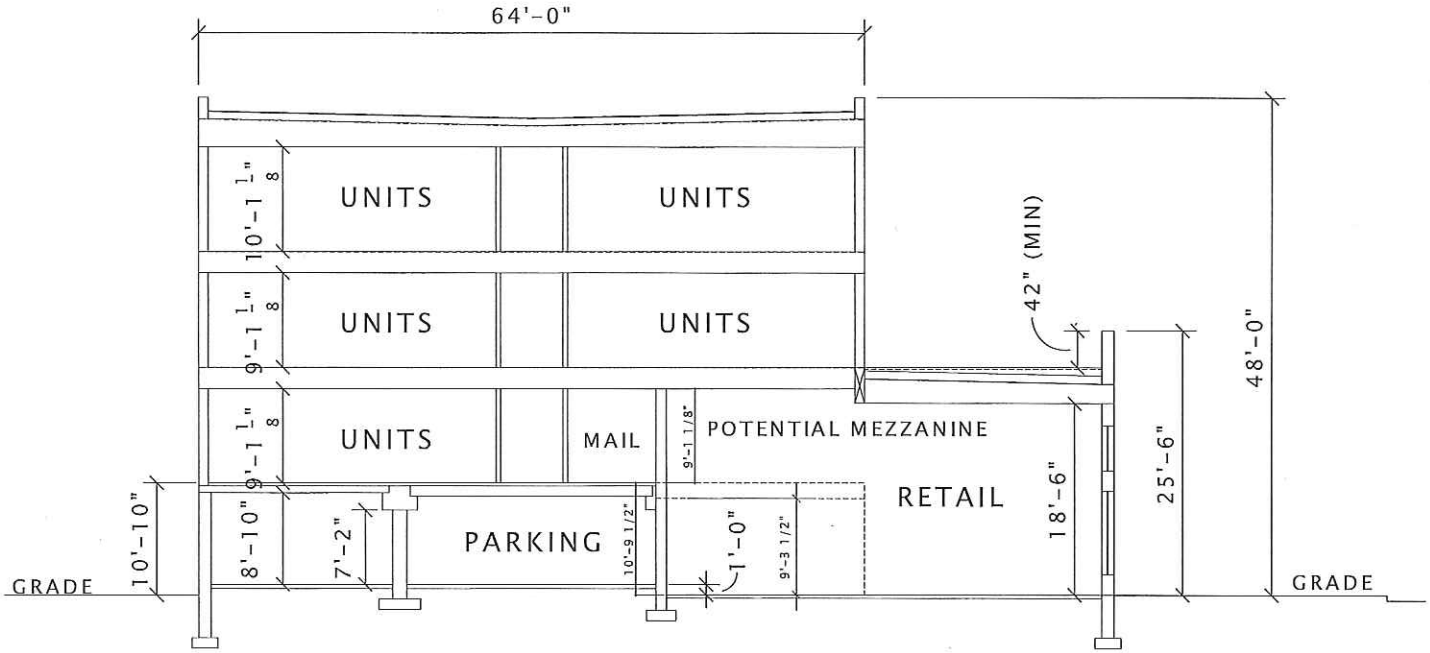
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A203



1 GROUND FLOOR PLAN
3/16" = 1'-0"

JLA

JOSEPH LEE + ASSOCIATES

JLA PROJECT NUMBER: 15-1113

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REVISION SCHEDULE

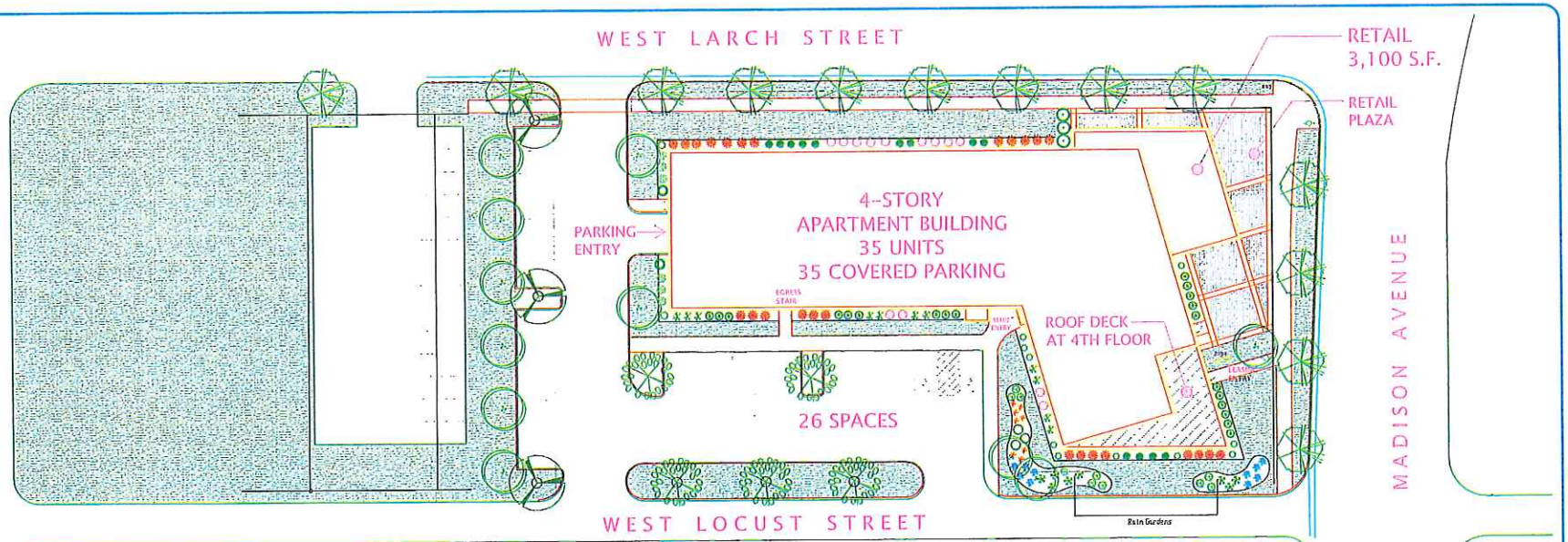
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING SECTION

SHEET NUMBER

A300



PLANTING PALLETTE KEY:

TREES

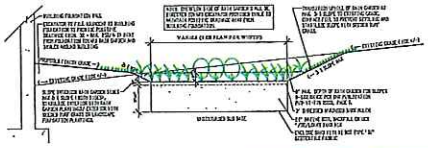
	QUANTITY	COMMON NAME	SIZE
	3	Japanese Tree Lilac	2" Caliper
	5	Red Jewell Crabapple	2" Caliper
	3	Dark Green Arborvitae	6' BB
	2	Medora Juniper	6' BB

SHRUBS

	QUANTITY	COMMON NAME	SIZE
	26	Dbl. Knockout Rose, Radtko	#3 cont.
	19	Green Velvet Boxwood	#5 cont.
	17	Goldmound Spirea	#3 cont.
	13	Miss Kim Lilac	#5 cont.
	13	Yew Densiformis	#5 cont.
	6	Ivory Halo Dogwood	#5 cont.
	3	Red-twigged Dogwood	#5 cont.

PERENNIALS

	QUANTITY	COMMON NAME	SIZE
	10	Kobold Blue Liatris	#1 cont.
	8	False Sunflower	#1 cont.
	9	Switchgrass	#1 cont.
	8	Purple Coneflower	#1 cont.
	11	Reed Grass	#1 cont.



Bay Lofts	Date:	Revisions:	North
49 Madison Ave.	01/05/2015	01/25/2015	
Sturgeon Bay, WI	Scale	02/29/2016	
Drawn By: P. Raine	1" =20'	03/02/2016	

BAYLAKE Landscape