

December 3, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
313, 315 N. Frances St
PUD-SIP
Madison, WI 53703

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Scott Faust
Boardwalk Investments
210 N. Bassett Street
Madison, WI 53703

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue
Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
(608) 838-7750

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This project proposes the redevelopment of 313 and 315 North Frances Street. The total development site is approximately 4821 square feet in area and is in the Downtown Design Zone 2.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as C2 and are occupied by two residential buildings.

The redevelopment proposal envisions new higher density housing for university students and creates an interactive architecture and street presence that reflects its urban environment. The development consists of a 12-story building containing 31 units with ground floor commercial space. The building will house units ranging in size from two bedroom to 5 bedroom apartments. The entry for the building will be from North Frances Street. The project will provide individual underground bike parking accessed from Conklin Place with moped parking provided on.

Development Statistics:

Dwelling Unit Mix:

Two-Bedroom	9
Three-Bedroom	10
Four-Bedroom	10
Five Bedroom	2
<hr/>	
Total dwelling Units	31

Densities:

Lot Area	5,073 SF or .12 acres
Lot Area / D.U.	163 SF/unit
Density	260 units/acre

Building Height: 12 Stories

Total Floor Area (floors 1-12) 46,281 sf
Floor Area Ratio 9.1

Vehicular Parking: None are provided

Moped Parking: 12 Surface
Bicycle parking: (underground) 98 Stalls

Downtown Design Zone 2:

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

Building Height: The building height is 12 stories.

Floor Area Ratio: The floor area ratio of 9.1.

Yard Requirements: The building setbacks meet the requirements of the ordinance.

Exterior Building Design

Massing: The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 12 story building height is in keeping with the surrounding context.

Orientation: The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a public street-side terrace.

Building Components: The 12 story building will have a clear base, body and cap.

Articulation: The building will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the buildings will express a modern residential mid-rise architecture.

Materials: A variety of materials will be used to reinforce the building articulation and to provide visual interest..

Entry treatment: The building will have clearly defined entries which open to the public sidewalk and street.

Terminal Views and High Visibility Corners: The 12 story building on N. Frances Street and Conklin Place is on a minor corner. It is also important to note the upper portion of the north and west facades are also visible from University Avenue. The building facades addressing these streets will be appropriately articulated.

Site Design / Function

Semi-Public Spaces: The street side setbacks will be devoted to thoughtfully designed for semi-public seating as an extension of the interior use.

Landscaping: A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

Usable Open Space: Both private and public open spaces will be provided. Private balconies and patios will also be provided for most if not all of the apartments. A rooftop terrace shall be provided at the tenth floor.

Interior Building Design: Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the buildings from one to four bedroom apartments.

Trash Storage: Refuse will be located on the first floor, easily accessed from the overhead garage door.

Off-Street Loading: One from an alley off of Conklin Place.

Resident Parking for Vehicles, Bicycles and Mopeds: Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the parking garages.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Project Schedule:

It is anticipated that construction will start in Summer of 2013 and be completed in August of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from

existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

Legal Description:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

commencing at the North 1/4 corner of said Section 23; thence S 00°00'50" W, 829.51 feet; thence N 88°48'27" W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning. thence continue N 88°48'27" W, 99.86 feet; thence N 01°13'30" E, 50.85 feet; thence S 88°42'54" E, 99.97 feet; thence S 01°20'57" W, 50.69 feet to the point of beginning. This parcel contains 0.12 acres or 5,073 sq. ft.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a multifamily housing development containing up to 42 dwelling units.

B. ***Permitted Uses:***

2. Multifamily residential uses as shown in approved plans.
3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. ***Lot Area:*** As shown on the approved plans.

D. ***Height Regulations:*** As shown on the approved plans.

E. ***Yard Regulations:*** As shown on the approved plans.

F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.

G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.

H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.

I. ***Family Definition:*** A family shall be defined as in the R-5 zoning district.

J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and

Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



**PREVEGETATED
HYBRID
GREEN ROOF SYSTEM**

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- [Specifications](#)
- [For Owners](#)

LiveRoof Overview

System Options

LiveRoof Benefits

LiveRoof vs Other Systems

LiveRoof Delivery and Installation

LiveRoof Engineered Green Roof Soil

RoofEdge® by Permaloc®

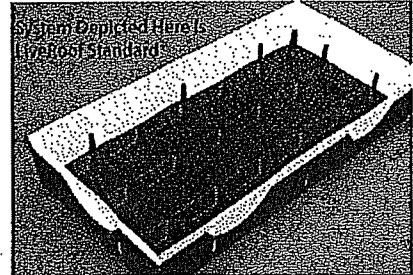
RoofStone® - LiveRoof® Integrated Paver

Development Team

Warranty and Disclaimer

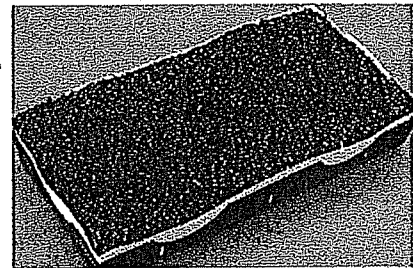
STEP 1

First; the grower inserts the LiveRoof® Soil Elevator™ into LiveRoof® module.



STEP 2

LiveRoof® module is filled to the top of Soil Elevator™ with LiveRoof® engineered growing medium.



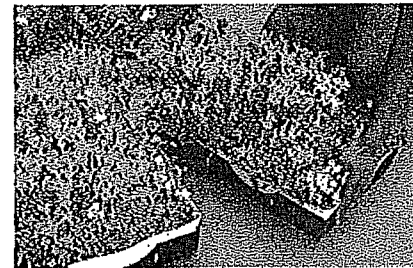
STEP 3

LiveRoof® Plants are grown to maturity approximately 1 inch above the LiveRoof® module.



STEP 4

Installer sets LiveRoof® modules tightly in place on the roof within LiveRoof® recommended edge treatments.



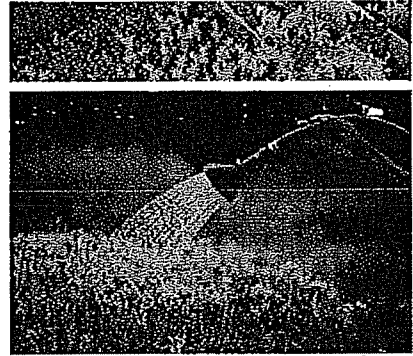
STEP 5

LiveRoof® Soil Elevator™ is removed for a beautiful, seamless instantly mature green roof.



STEP 6

Water thoroughly to settle any loose growing medium and to get your LiveRoof® off to a great start.



PLANT MATERIAL :

A DIVERSE ARRAY OF SEDUM WITH ONE ALLIUM PER TRAY FOR ADDITIONAL VARIETY.

Management Plan

**313-315 N. Frances Street
Development
Madison, WI 53703**

November 7, 2012

UPDATED DECEMBER 11, 2012

The proposed building located at 313-315 N. Frances Street is a very walking and bike friendly building with a Walk Score of 98/100. Daily errands do not require use of an automobile as the building is well supported by necessary community amenities like grocery, shopping, and restaurants all within one block of the building. Additionally, there are also 36 different bus routes with stops located at the corner of North Frances Street and West Johnson or the corner of University Avenue and North Frances. For residents with a need for private vehicle parking, there are a number of long term parking options at parking ramps within one block of the development and the Fluno Center.

The proposed building will be managed by Boardwalk Investments. Boardwalk's office will be located at 210 N. Bassett Street, less than 2 blocks from the proposed building.

Boardwalk Investments currently owns and manages a portfolio of real estate in the Madison area including apartment units, office buildings retail and warehouse space, and 650 acres of residential land in Dane and Iowa counties. Boardwalk has been involved in all aspects of commercial and residential real estate development and property management in Madison and the surrounding area for more than twenty years.

Security

The Frances Street Development entry doors and common areas will be automatically locking doors controlled by a key fob system. Individual apartment access will be by use of regular keys that will be stamped "Do Not Copy." Security cameras will monitor all interior and exterior common areas and entrances, as will the perimeter of the building to help improve any management issues and residence issues. Video from these cameras will be reviewed on a regular basis. This will further our ability to provide a safe and secure living environment for our residents.

Emergency Maintenance

After-hours Emergency Maintenance contact information is provided to all tenants to contact with maintenance problems, noise complaints, lockouts, emergencies, etc. If the after hours technician is unable to resolve a problem he/she will contact Boardwalk to remedy the problem. A listing of authorized maintenance personnel will also be provided to the tenants.

Weekly Maintenance

Boardwalk Investments staff will be responsible for the following on a weekly basis (more frequently if needed):

- Keep grounds picked up and free of debris
- Vacuum/sweep hallways
- Keep common areas free of trash and debris
- Maintain trash room
- Maintain laundry room: sweep floor, empty trash cans, wipe down laundry machines
- Changed burned out light bulbs in common areas
- Maintain lobby/entrance/terraces/moped & bike parking areas
- Inspect all common areas weekly.

Trash and Waste Management

The building will provide one trash chute for tenants' regular trash that will feed into a compactor to reduce the amount of trash pickups. Management plans to provide recycling containers, which will be picked up at their doorstep two times per week and placed in the trash room for normal pick up during the week. Building

occupants can also dispose of any additional refuse by way of the trash room. Signage will be located in the building directing all tenants on the proper use of the chutes for proper trash disposal. Estimated trash pickup would occur twice per week for a 2-yard container, per Veolia trash removal services.

Commercial tenant will have direct access to the trash room to combine their trash and recycling with that of the residential tenants.

Snow Removal

Snow will be removed from sidewalks, common patio area and loading zone area by noon the day after a snowfall. Excessive snowfall will be hauled away with each snowfall as necessary and will be cleared within the time allotted under city ordinances. Ice melt will be applied to walkway areas as needed.

Rules for Tenants (defined in the lease)

- No loitering/partying in common areas
- No hanging clothes, signs or banners from balconies
- No grilling on private balconies
- No bicycles on private balconies
- Rules and general announcements will be posted in the Main Lobby

Move-in and Move-Out

All move-ins and move-outs will be staggered during turnover periods on a per floor basis. The Frances Street development will have units furnished with beds, dressers, and living room furniture. This will help to limit the amount of time necessary for residents to move their personal belongings into the building and help avoid any congestion.

During the move-out period, a minimum of one staff member will be on site to facilitate proper vacating and trash removal, keeping hallways clear and exterior grounds free of trash and debris. At a scheduled time, office staff will begin the check out process unit by unit and will be immediately followed by maintenance, painting and cleaning.

During the move-in period a minimum of one staff member will be on site to facilitate incoming tenants. Move-in times will be staggered in order to minimize any congestion on Frances Street.

The site has a designated loading zone directly in front of the building and another to the rear of the building, on site. An additional alleyway behind the building could possibly be used as temporary loading and unloading.

Bike/Moped Parking Area

The ground level at the rear of the building will provide assigned moped parking that will be monitored by staff. There will also be dedicated bike parking stalls along the building exterior, which will be for visitors use only, and Tenant bike parking shall all be located within the building. Moped parking will be permitted only in the designated locations. Residents will be required to sign a contract and place a sticker on each moped indicating proper approval from management. All others will be ticketed and removed if necessary. We feel comfortable that this project has a sufficient number of bike and moped parking stalls to support the residents at this location. We have also identified that there is ample additional public bike parking available as needed within less than a block of the development with locations at Campus State Street Parking Ramp, Fluno Center, and on Frances Street at West Johnson.

Transportation

Additional means of transportation for residents is also available at three downtown locations via Community Car. Community Car access is located at the following locations: 525 W. Johnson Street, 1111 Regent Street, and 222 W. Washington Avenue.

Visitor automobile parking for tenants is well supported by three separate parking structures within one block of this development as well as longer term parking at Campus State Street Parking Ramp, Fluno Center, and Frances Street at West Johnson.

Landscaping

Boardwalk Investments Staff or additional contracted services will maintain any grounds and landscaping to provide an attractive streetscape as demanded by season.

Deconstruction, Reuse & Recycling Plan

Project Data

Client: Knothe & Bruce Architects
Project: 313 N. Frances Street
Location: 313 & 315 N. Frances Street, Madison, WI
Date: October 3, 2012
Contact: Jessica Thompson

Project Overview

The project at 313 N. Frances St includes the demolition of 313 & 315 N. Frances Street.

This plan is intended as a practical guide to the owner and contractors for the deconstruction of the buildings. The intent is to recycle and reuse materials in a pragmatic and realistic manner within the limitations of the reuse market within the community. It is acknowledged that actual conditions at time of deconstruction may be different than anticipated in this plan as concealed conditions or unanticipated obstacles to reuse/recycling are encountered. Both the owner and the contractor will have to adapt to these conditions and adjust or amend the plan.

Deconstruction Overview

Building materials reuse is one of the most sustainable activities associated with the built environment. In the context of physical construction, **deconstruction** is the selective dismantlement and harvesting of building components, specifically for re-use, recycling, and waste management.

Deconstruction focuses on giving the materials within a building a new life once the building as a whole can no longer continue. This increases opportunities for the recovery and reuse of building materials in an environmentally sound and financially sustainable way. This also reduces the need for new virgin materials.

Deconstruction is commonly separated into two categories; structural and non-structural. Non-structural deconstruction, also known as "soft-stripping", consists of reclaiming non-structural components, appliances, doors, windows, and finish materials. The reuse of these types of materials is commonplace and considered to be a mature market in many locales.

This report is prepared in compliance with the requirements of Demolition Recycling and Reuse as prescribed by the City of Madison and should serve as a guide for the deconstruction contractors.

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The Plan

Deconstruction

Deconstruction is the practice of selectively disassembling a building in such a way that the materials can be reused for new construction, recycled or to effectively manage waste.

Reuse

To **reuse** is to use an item more than once. This includes conventional reuse where the item is used again for the same function, and new-life reuse where it is used for a different function.

Recycling

Recycling is the breaking down of the used item into raw materials which are used to make new items.

Hazardous Materials

Hazardous materials are being removed from the property in advance of deconstruction activities by separate contract and are not included within this scope of work.

Survey & Documentation

The goal of the Deconstruction Plan is to provide information to the contractors and salvage entities related to the materials and components available for reuse and recycling and to define some parameters for deconstruction waste management.

Existing Buildings

The Deconstruction Plan involves the complete demolition of the existing buildings at 313 & 315 N. Frances Street

Madison Stuff Exchange

The Madison Stuff Exchange may be a sensible option for some items related to reuse. The Exchange lets you sell, give away or trade things you don't want with people who do, like an online garage sale. You can post listings of items and materials you wish to get rid of.

Reuse

Reuse

Selective removal, disassembly and packaging of components and materials are essential parts of the reuse efforts. Multiple contractors and salvage entities may be involved with this effort. The owner will also be removing items for reuse and salvage in advance of contractor activity. Below is a partial list of items for reuse.

Owner List

- Wood panel doors and hardware
- Kitchen cabinets (upper and lower)
- Stainless steel sink
- Counter tops
- Ceiling and wall mounted light fixtures
- Coat racks
- Dimensional lumber
- Exit signs/egress lights
- Toilets
- Mirrors
- Toilet room towel bars and grab bars
- Toilet room vanity base cabinets
- Misc. wood shelving
- Aluminum HVAC grilles
- Wood fascia
- Storm windows and screens
- Wood windows
- Exterior brick
- Exterior wood siding
- Metal access doors
- hollow metal doors
- Fire detection and alarm system components
- Gutter and downspouts
- Wood fascia
- Flashing
- Misc. grilles and louvers
- Wood handrails

Restore List

Because the Owner's core business involves the management and maintenance of several different types of rental properties, all salvaged materials will be retained by the owner. If materials are later identified as not needed, the Habitat Restore will be contacted prior to disposal.

8-9
~~1-12~~

Recycling

Appliance Recycling

The Owner intends to keep possession of all working appliances in the existing buildings. If any appliance is identified as no longer in good working order, the unit will be disposed of in the appropriate manner. Appliances that are expected to be collected and stored include:

- Kitchen appliances
- Laundry appliances
- Water Heaters
- Water Softeners
- Air Conditioning Units
- Furnaces
- All other HVAC equipment

Primary building equipment such as water heaters, boilers, furnaces, condensing units and related components should be recycled. Moor's Salvage is a local recycler.

Refrigerants must be disposed of per state regulations. All CFC refrigerant containing equipment is to be disconnected and contained by a licensed contractor.

Mercury Recovery / Recycling

Thermostats containing mercury should be recycled. Madison Gas and Electric is an area recycler.

In general, all fluorescent lamps containing mercury must be recycled. Ballasts containing PCBs must be recycled. Midwest Lamp Recycling and PKK Lighting are area recyclers.

Mixed Loads of Construction and Demolition Debris

Local waste disposal companies such as waste management will collect comingled debris and separate the recyclable materials.

Drywall: At this time only clean new drywall is recyclable. Existing drywall is not recyclable.

Carpet and padding should be recycled. Sergenian's is a local recycler.

Household materials, chemical and paints should be disposed of or recycled properly. Dane County Clean Sweep is an area recycler.

Asphalt, Brick and Concrete

Clean concrete block and concrete walks, floor and walls should be recycled. All interior coated surfaces should be tested for hazardous materials. Wingra Stone is a local recycler.

Metal Recycling

Miscellaneous metals including; ductwork gutters/downspouts, railings, supports, brackets, etc. should be recycled. Alter Metals and All Metals are local recyclers.

The demolition contractor may consider separate collection bins for copper piping and metal conduit.

Shingle Recycling

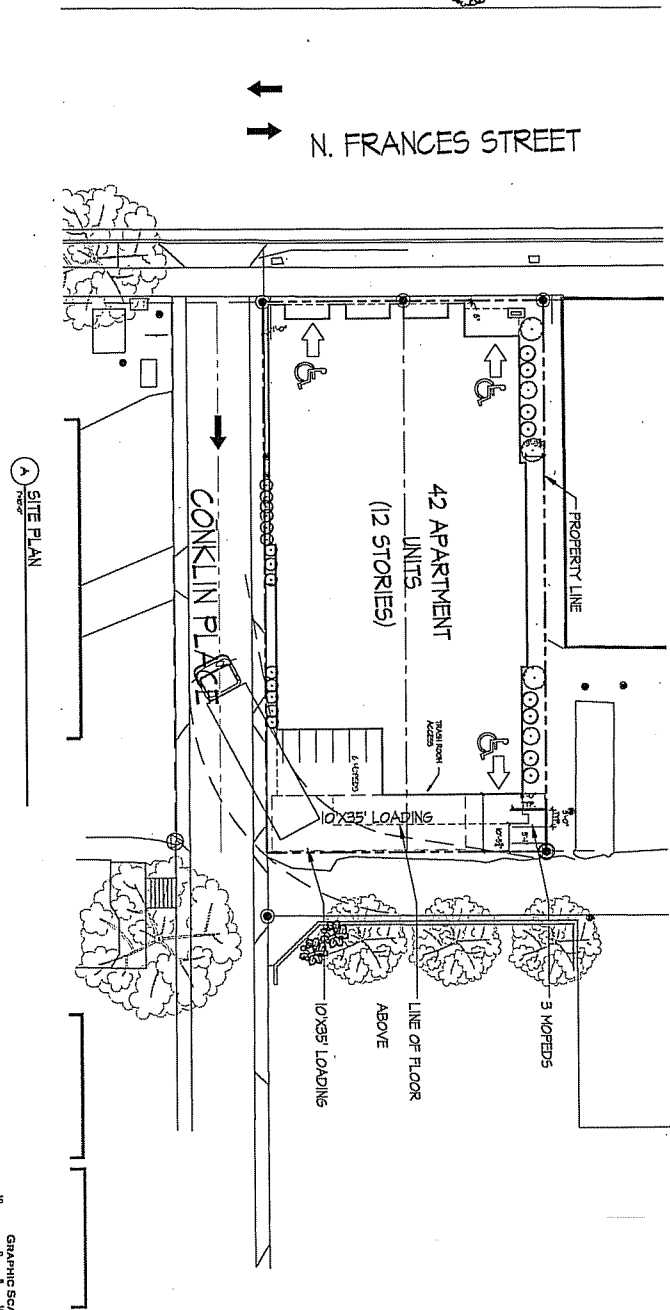
The asphalt shingles may contain asbestos material and will require examination, potential removal and disposal by a licensed abatement contractor.

Clean Wood

Miscellaneous wood and wood components that are unfinished may be recycled. The Bruce Company is a local recycler.



10/3/12 SUBMITTAL - FOR REFERENCE
 UPDATED PLANS IN BACK OF PACKET



KNOTHE & BRUCE ARCHITECT
 7101 University Avenue, Suite 201
 Madison, Wisconsin 53722
 608.263.1190 Fax 608.263.1174

5.8

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ORDINANCES AND THE CITY OF MADISON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
2. ALL PERMITS, CITY ORDINANCES, AND CITY OF MADISON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS SHALL BE OBTAINED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
3. ALL PERMITS, CITY ORDINANCES, AND CITY OF MADISON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS SHALL BE OBTAINED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, CITY ORDINANCES, AND CITY OF MADISON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
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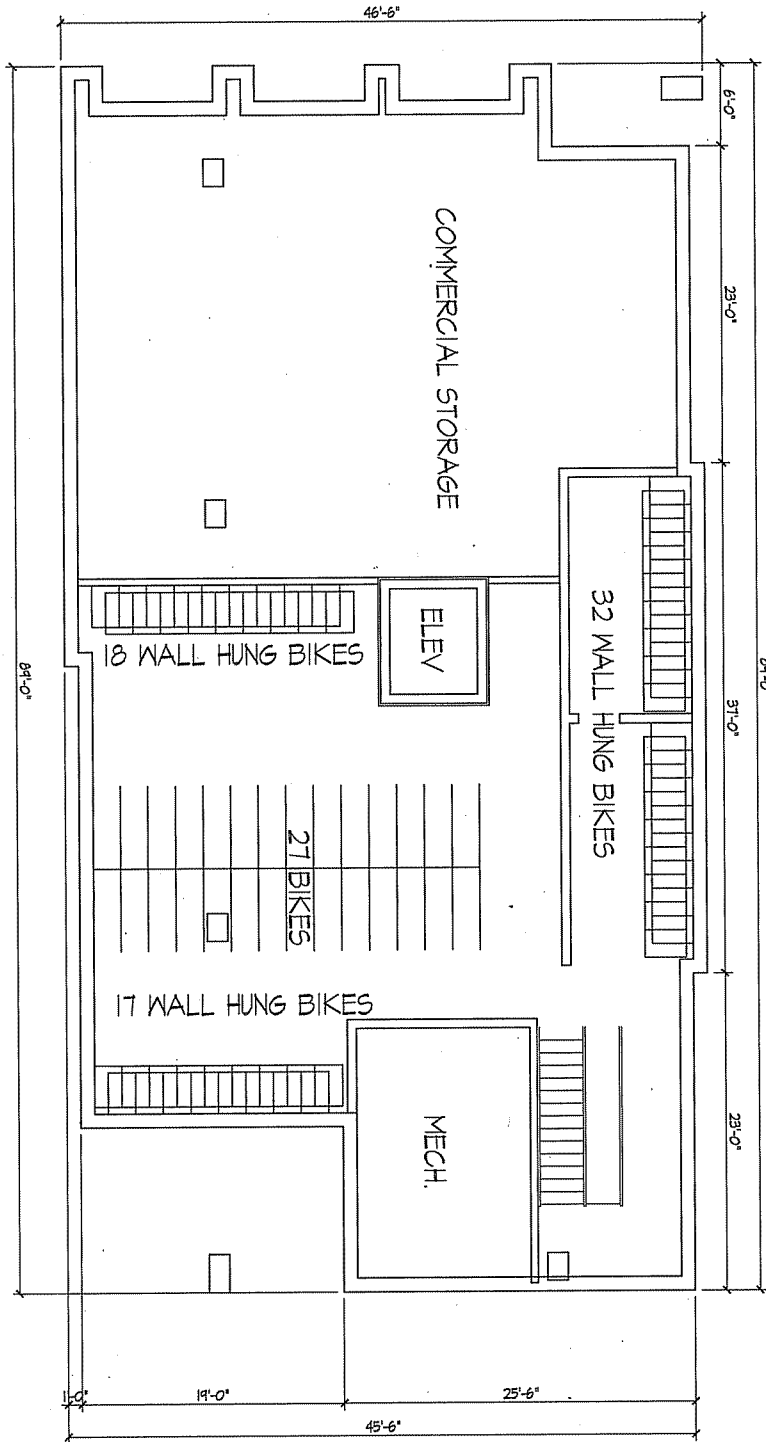
Project Title
 315 N. FRANCES STREET
 315 N. FRANCES STREET
 Madison, WI

Project No.
 1222

Site Plan

Drawing No.
 C-11

10/3/12 SUBMITTAL



○ Basement Floor Plan

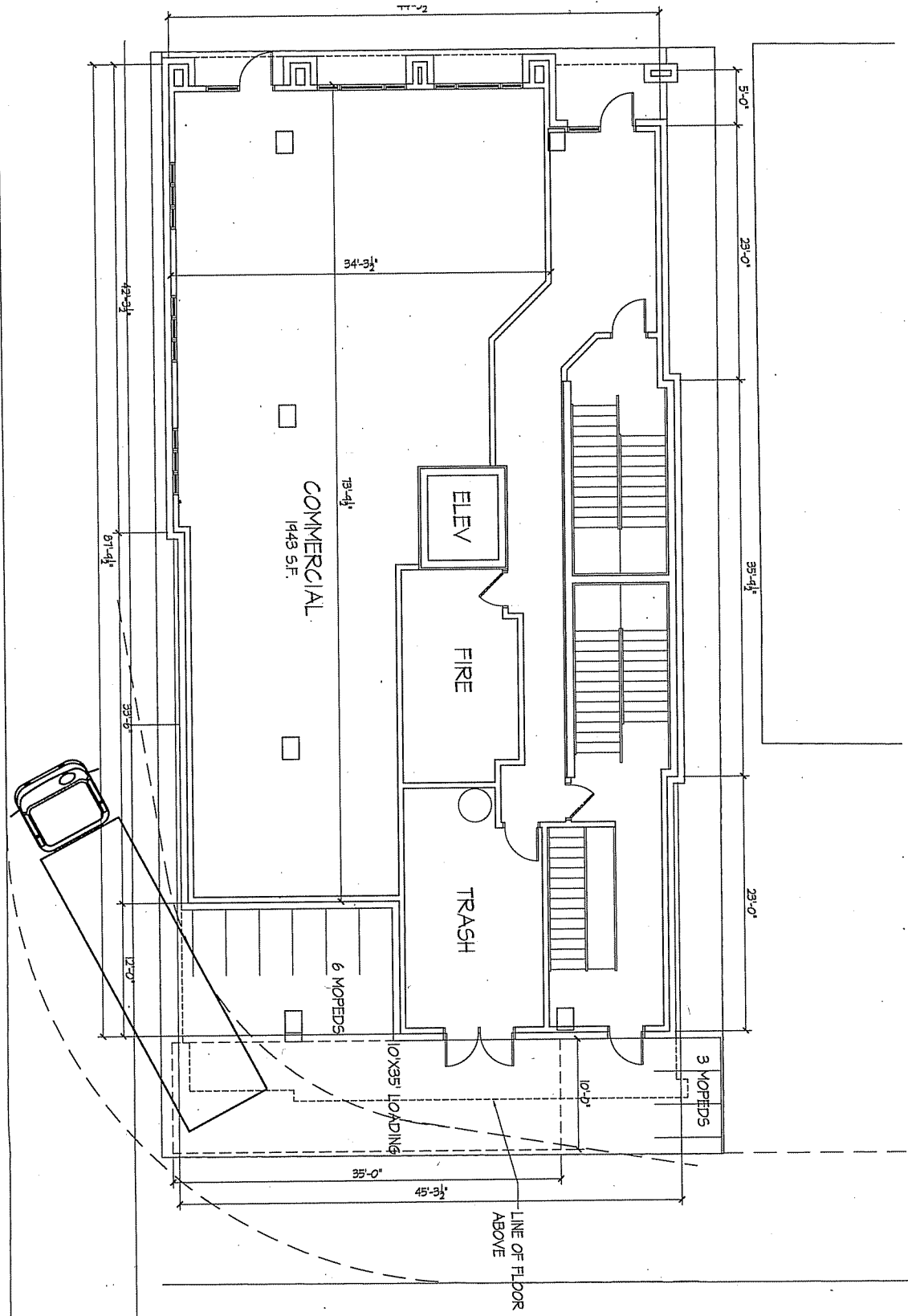
Drawing Title: Basement Floor Plan
 Project No.: 1222
 Drawing No.: A-1.0
 Date: 10/3/12

513 N. Frances Street
 315 N. Frances Street
 Madison, WI

Revision:
 01/10/12 - October 3, 2012

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue Suite 201
 Madison, WI 53706
 Tel: 608.263.2100
 Fax: 608.263.2101

10/3/12 SUBMITTAL



○ First Floor Plan



Drawing Title: First Floor Plan
 Project No: 1222
 Drawing No: A-11
 Date: 10/3/12

Project Title:
 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

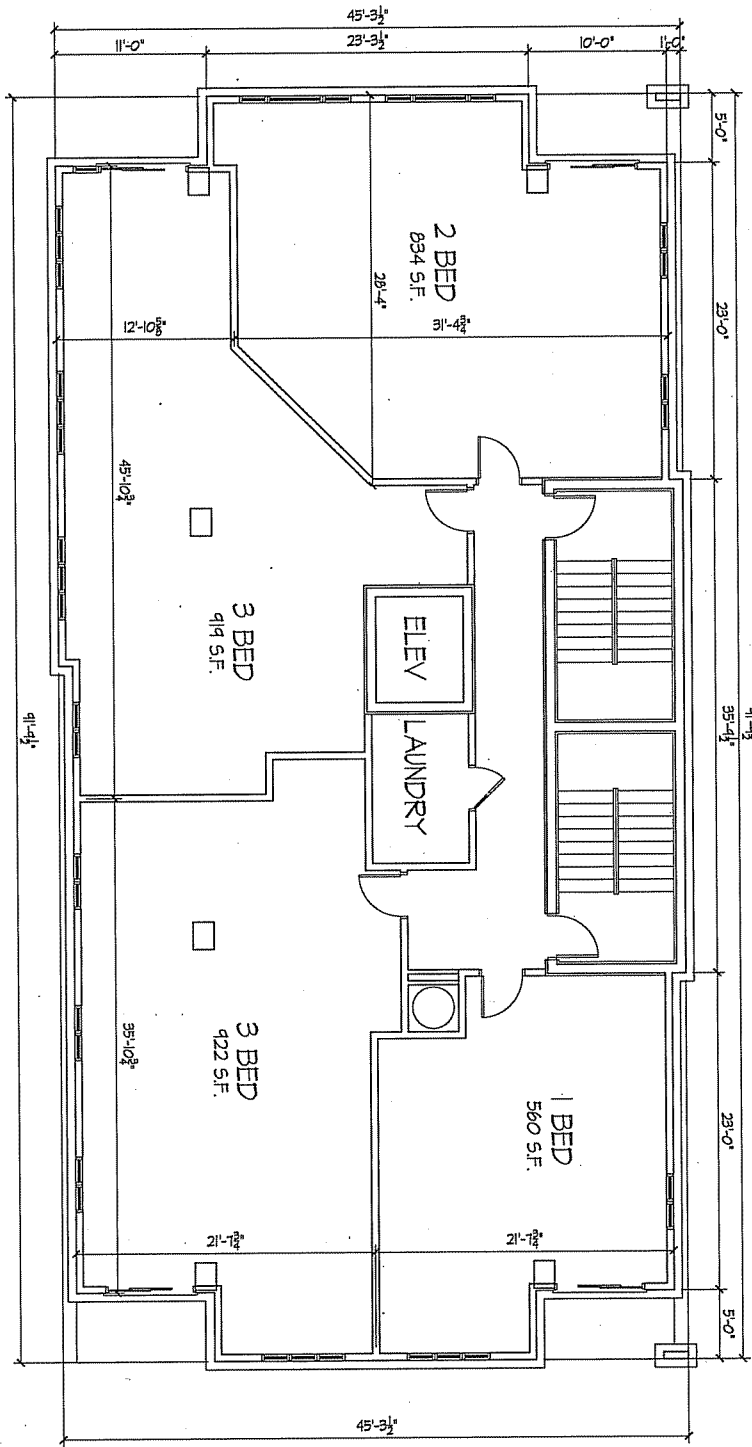
Revision:
 07/2012 - October 3, 2012

Notes

Contact:
 7101 University Avenue Suite 201
 Middleton, Wisconsin 53521
 608-831-3180 Fax 608-831-9391

**KNOTT
 & BRUCE
 ARCHITECTS**

10/13/12 SUBMITTAL



○ Second and Third Floor Plan



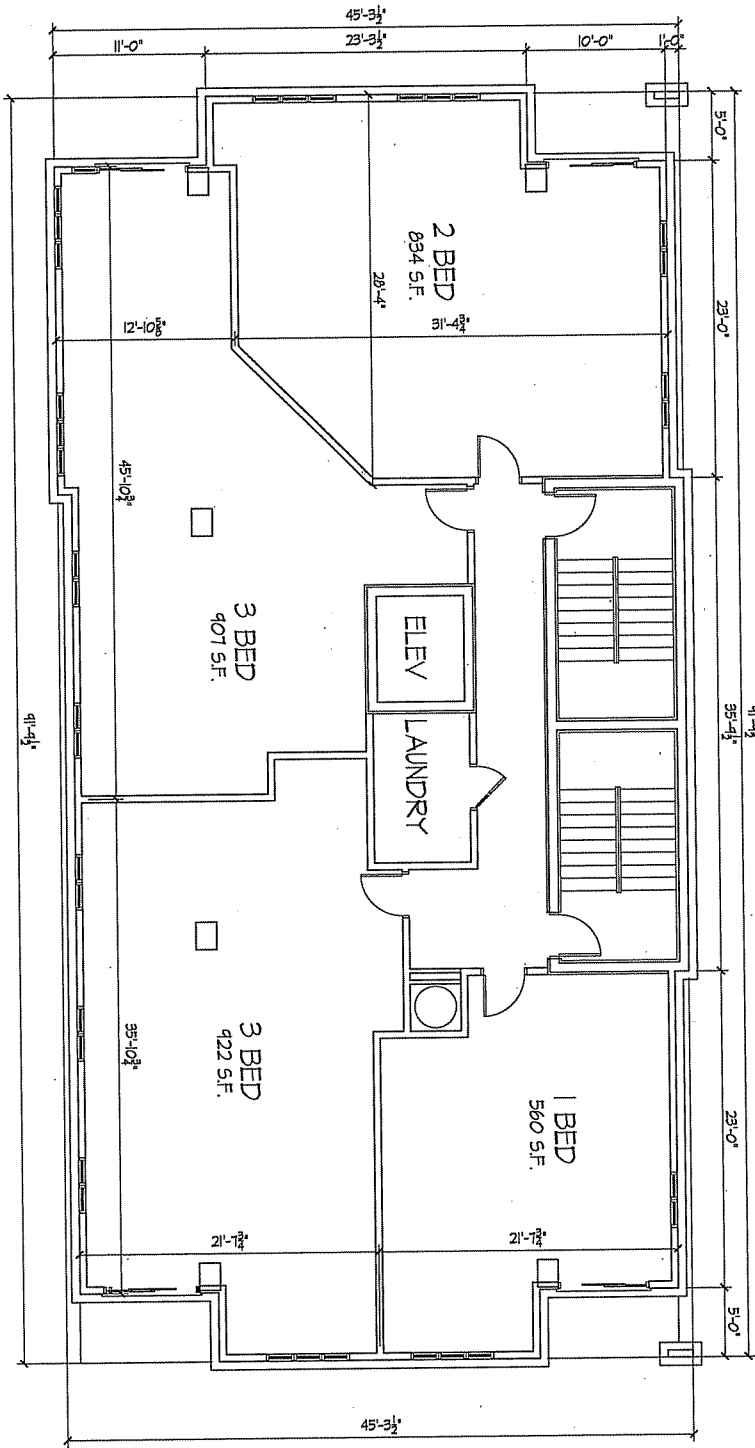
Project No. 1222
 Second and Third Floor Plan
 Drawing No. A-12

Project No. 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Project No. 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

KNOTHE & BRUCE ARCHITECTS
 101 University Avenue # 200
 Madison, WI 53706
 608-531-3100 Fax 608-531-3134

10/3/12 SUBMITTAL



FOURTH - TENTH FLOOR

Project Title
 Fourth - Tenth Floor
 Plan
 Project No.
 1222
 Drawing No.
 A-13

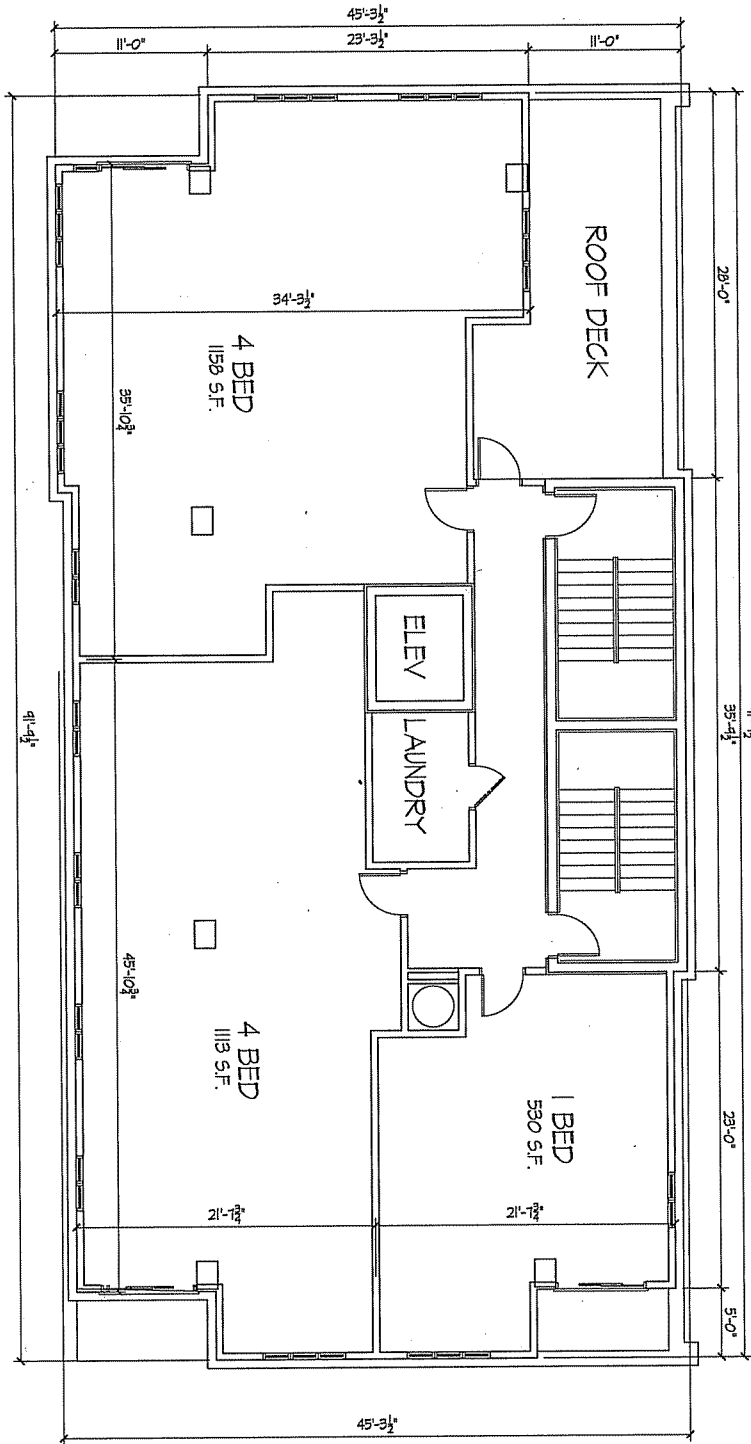
Project Title
 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Revision
 07/2012 - October 1, 2012

Scale
 Noted

KNOTHE & BRUCE ARCHITECTS
 7101 Liberty Avenue Suite 201
 Middleton, Wisconsin 53122
 608-831-3190 Fax 608-831-4934

10/13/12 SUBMITTAL



Eleventh Floor Plan



KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Madison, WI 53706
 608.261.3100 Fax: 608.439.9194

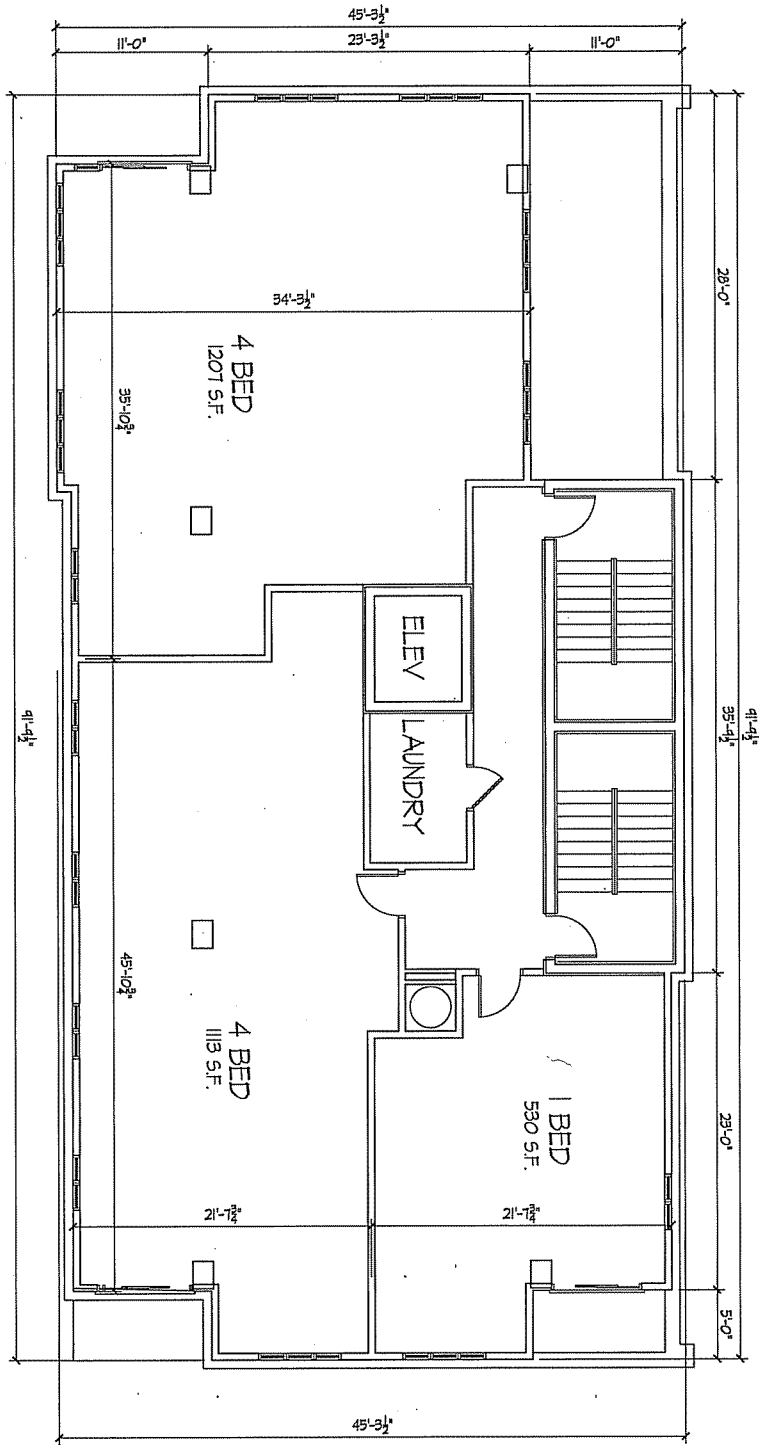
Project Title
 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Project Title
 Eleventh Floor Plan

Project Title
 1222 A-14

Revision
 07/26/2012 - October 1, 2012

10/3/12 SUBMITTAL



Twelfth Floor Plan

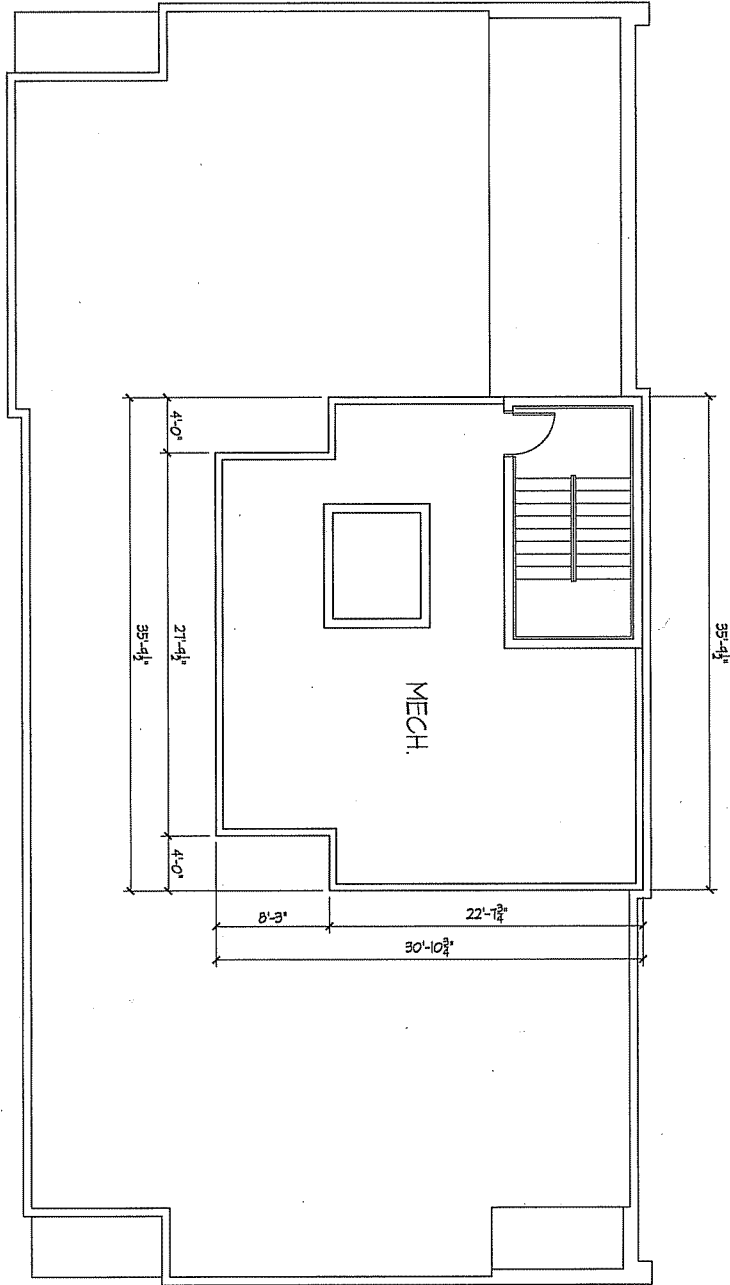
Project No. 1222
 Date: 10/3/12
 Drawing: A-15

Project:
 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

As shown
 per Schedule - October 3, 2012

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608.835.5300 Fax 608.835.9394

10/3/12 SUBMITTAL



○ Root Plan
 N

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Madison, Wisconsin 53712
 608.263.3100 fax 608.263.3111

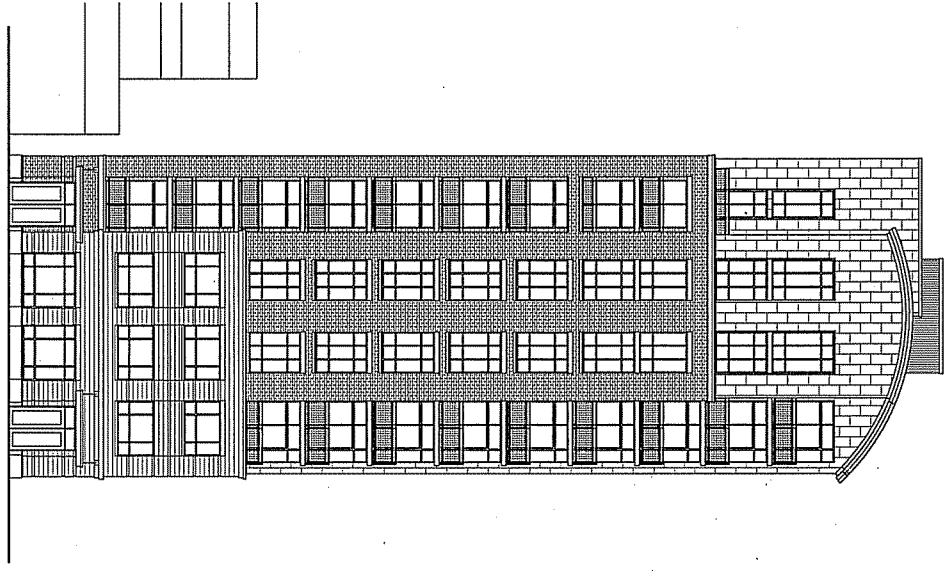
Project: 313 N. Frances Street
 315 N. Frances Street
 Madison, WI

Drawing Title: Root Plan

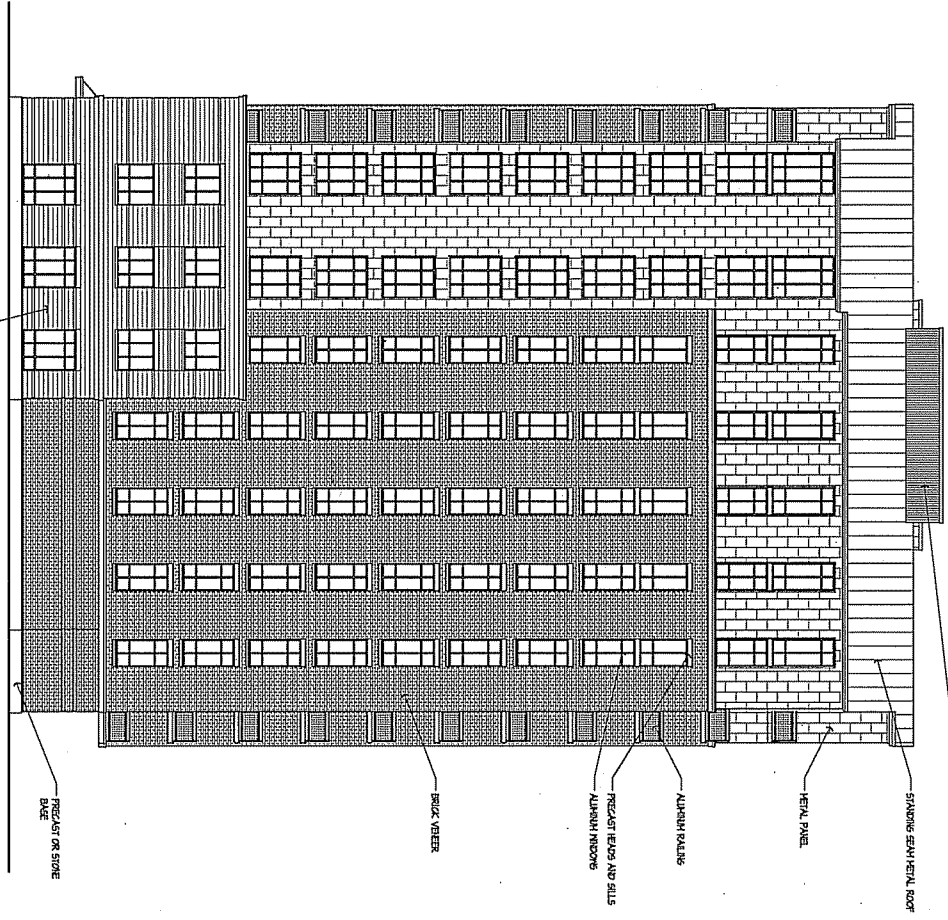
Project No: 1222
 Drawing No: A-116

10/3/12 SUBMITTAL

○ Most Elevation



○ South Elevation



1/4" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Milwaukee, Wisconsin 53222
 414.382.2800 Fax 414.382.2811

Project
 315 N. Frances Street
 Madison, WI

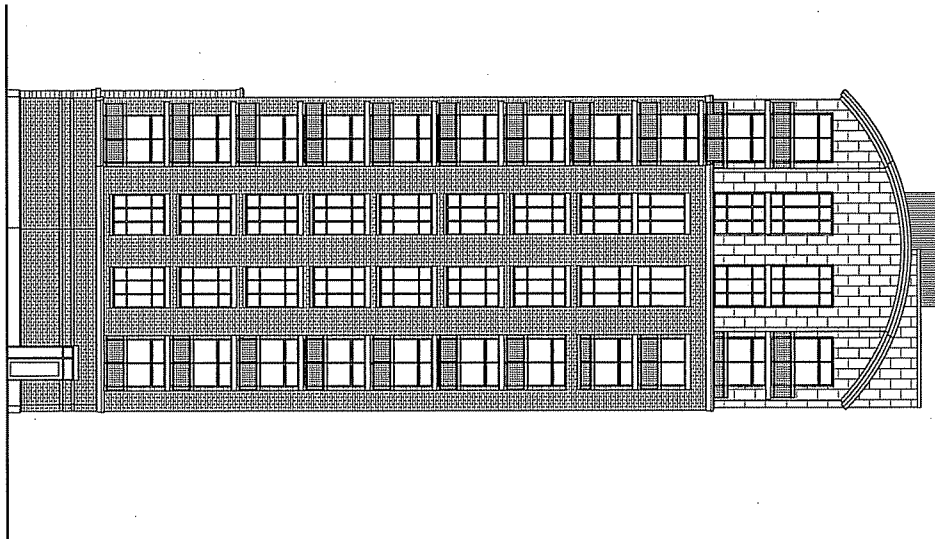
Report Title
 315 N. Frances Street
 315 N. Frances Street
 Madison, WI

Project No.
 1222

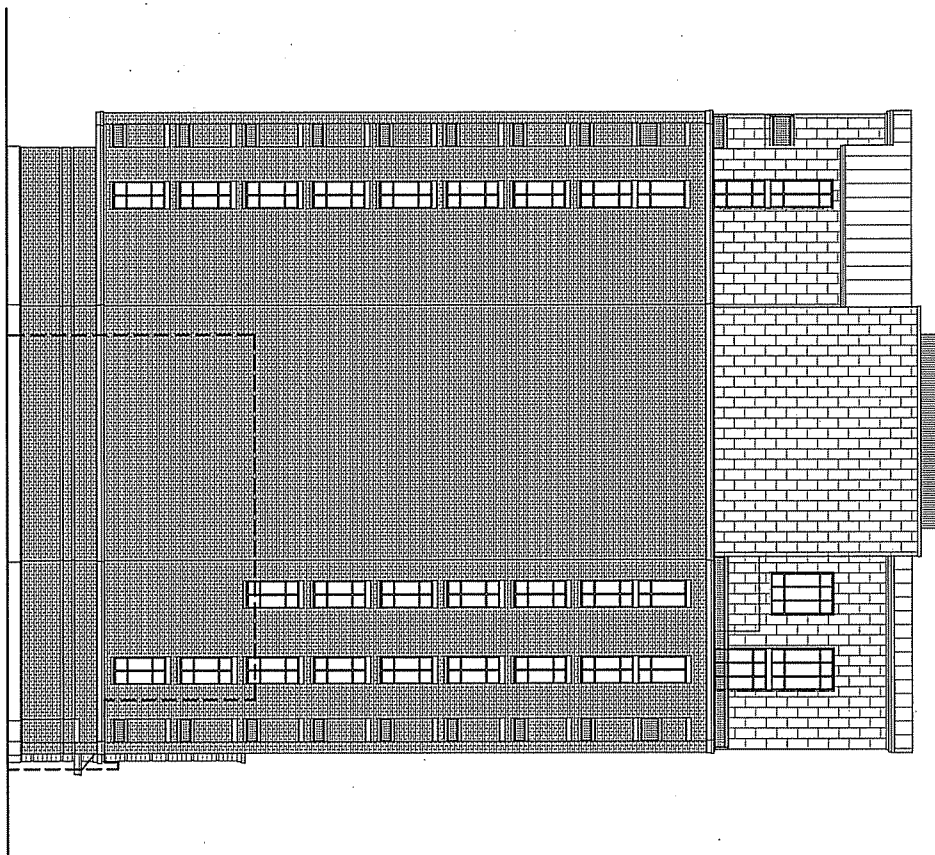
Drawing No.
 A-21

10/3/12 SUBMITTAL

East Elevation



North Elevation



**KNOTHE
& BRUCE
ARCHITECTS**
7401 University Avenue Suite 200
Madison, Wisconsin 53706
608.263.2010 Fax 608.263.4174

Drawn by _____

Revised
09/24/2012 - October 3, 2012

Project No.
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Elevations

Project No.
1222
Drawing No.
A-22

Scale: _____