

ISSUED
 Issued for Land Use - September 10, 2014
 Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
 CORNERS**

Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2
 PROJECT NO. **1421**
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| LIGHTING SCHEDULE | | | | | | |
|-------------------|-------|-----|---------------|----------------|--------------------------------------|--|
| Symbol | Label | Qty | Manufacturer | Catalog Number | Description | Mounting |
| □ | A | 1 | RUUD LIGHTING | E8407 | RECTANGULAR SECURITY / DEEP SHIELDED | 60 WATT MH E8507.IES 6'-0" ABOVE GRADE ON SIDE OF BUILDING |
| ○ | B | 2 | RUUD LIGHTING | MAC8155BL | 12" AREA CUTOFF W/ BACK LT. SHIELD | 100W MH MAC8155BL.jes 20'-0" POLE ON 2'-0" TALL CONC. BASE |
| ○ □ ○ | C | 14 | RUUD LIGHTING | (2) MAC8155BL | 12" AREA CUTOFF W/ BACK LT. SHIELD | 100W MH MAC8155BL.jes 20'-0" POLE ON 2'-0" TALL CONC. BASE |

| EXAMPLE LIGHT FIXTURE DISTRIBUTION | |
|------------------------------------|--|
| | |

1 SITE LIGHTING PLAN
 C-1.2 1" = 30'-0"

| LIGHTING STATISTICS | | | | | | |
|---------------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| PARKING / DRIVE | + | 1.4 fc | 4.3 fc | 0.4 fc | 10.8:1 | 3.5:1 |

KEY PLAN



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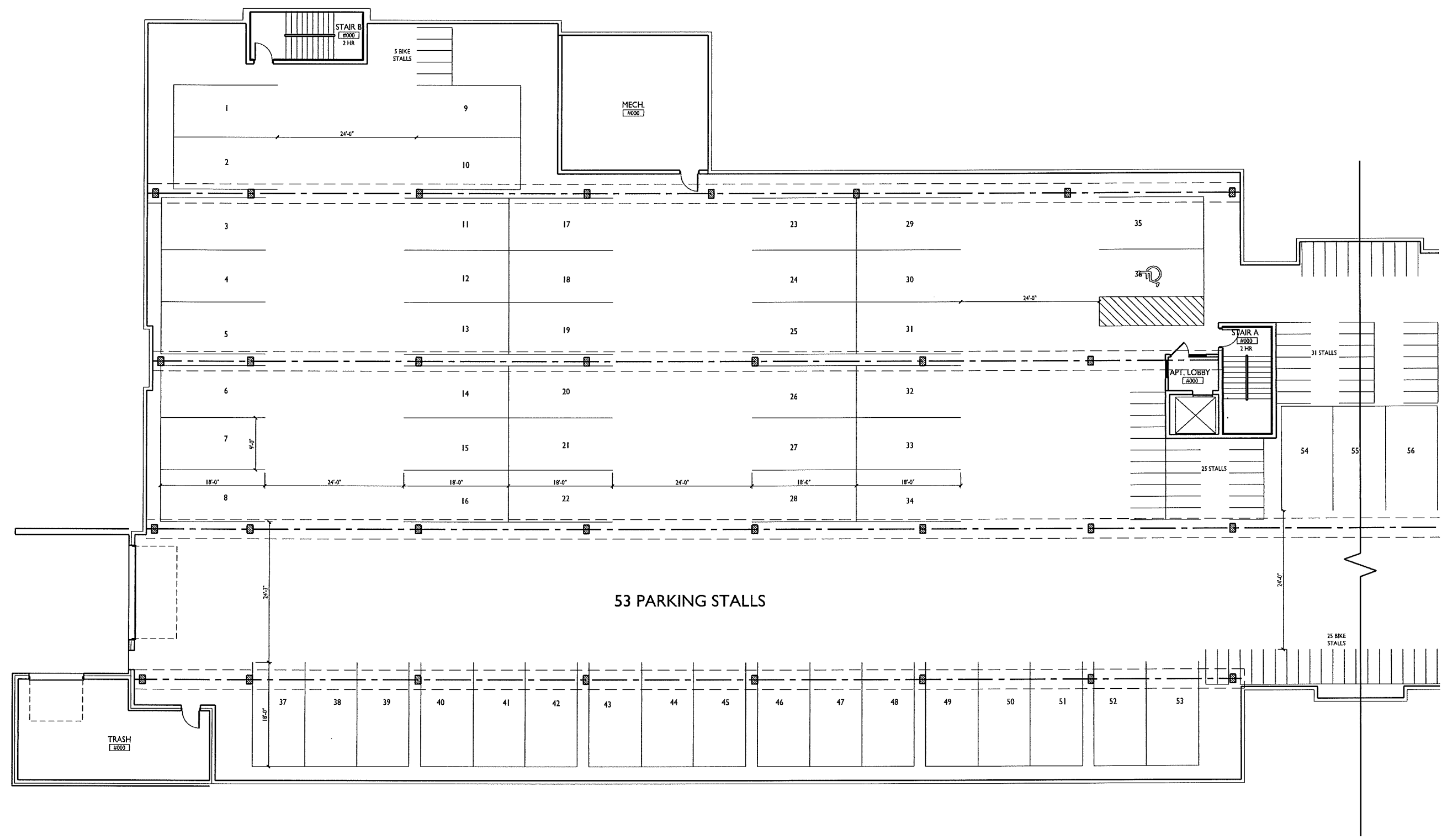
PROJECT TITLE
**ROYSTER
 CORNERS**

Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
**Basement
 Floor
 Plan**

SHEET NUMBER

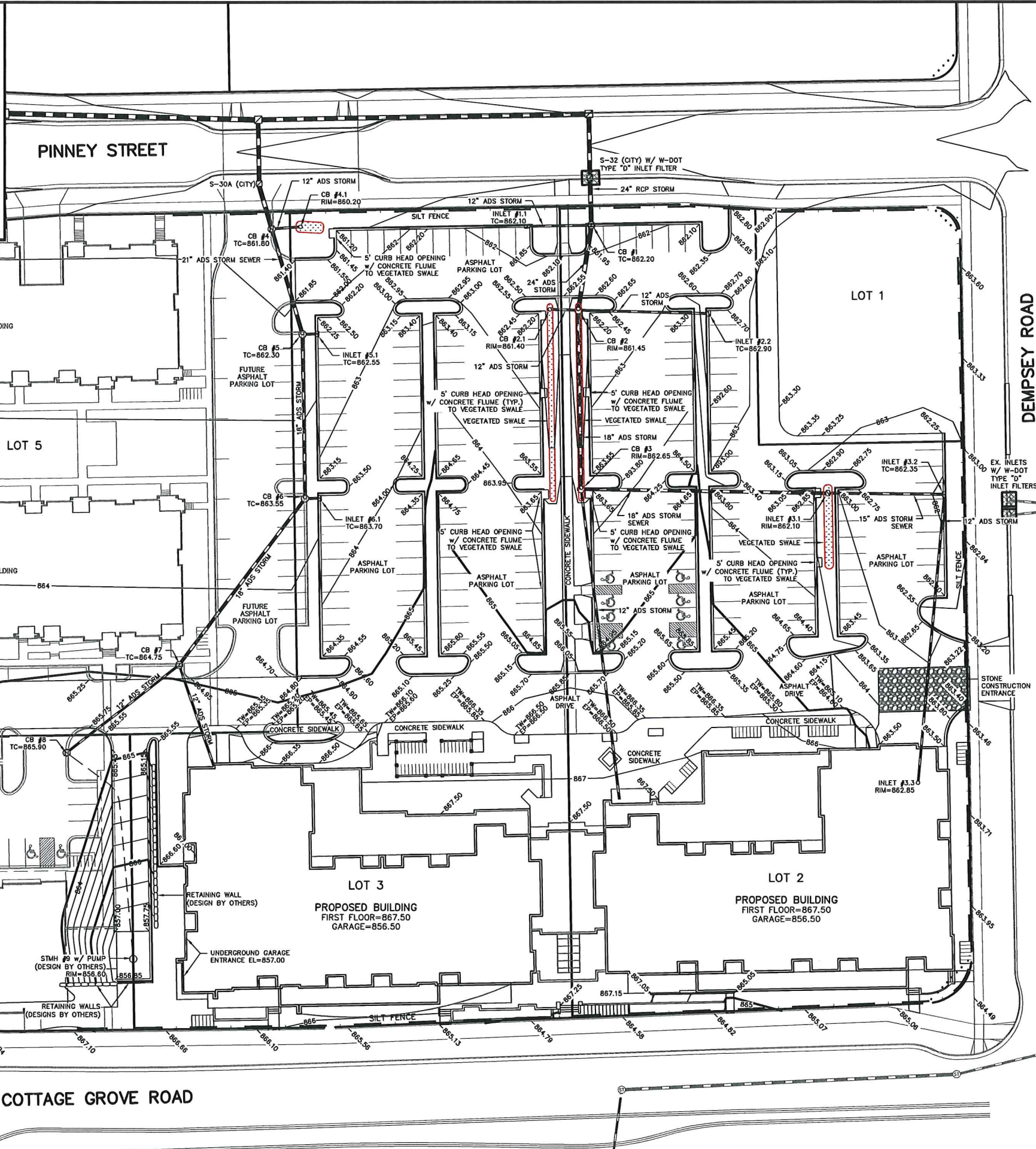
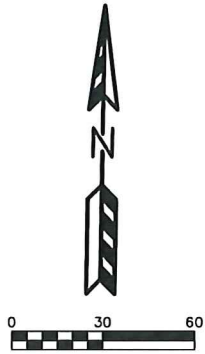
A-1.0A

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BASEMENT FLOOR PLAN WEST
 A-1.0 1/8"=1'-0"

- LEGEND:**
- 861 - EXISTING MINOR CONTOUR.
 - 860 - EXISTING MAJOR CONTOUR.
 - 861 - PROPOSED MAJOR CONTOUR.
 - 860 - PROPOSED MAJOR CONTOUR.
 - ☒ - INSTALL WDOT TYPE D INLET PROTECTION.
 - 860.00 - PROPOSED SPOT ELEVATION



ROYSTER CORNERS DEVELOPMENT - LOTS 2 & 3
GRADING AND EROSION CONTROL PLAN
 DATED: FEBRUARY 3, 2015 **C-2.0**

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

- EROSION NOTES:**
1. STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 3. INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE CITY HAS ACCEPTED THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
 4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
 5. THE EROSION CONTROL MEASURES, METHODS AND STRUCTURES SHOWN IN THE PLANS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. THE SITE WILL BE CONSIDERED STABLE WHEN NO SOIL LEAVES THE SITE AS A RESULT OF STORM EVENTS OR CONSTRUCTION DEWATERING ACTIVITIES. ADJUSTMENTS SHALL BE MADE TO THE EROSION CONTROL MEASURES AS REQUIRED. ANY COMMENTS OR CONDITIONS OF THE STATE HR 216 PERMIT, OR CITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER OF THIS PROJECT INCLUDING REQUIRED EROSION CONTROL INSPECTION LOGS.
 6. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER.

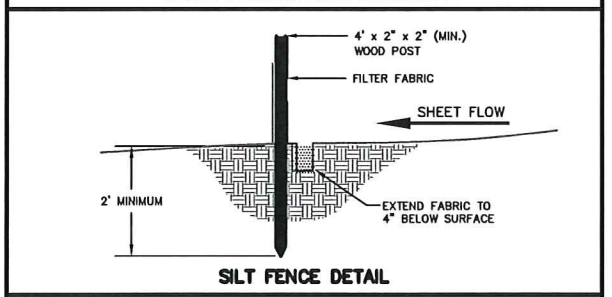
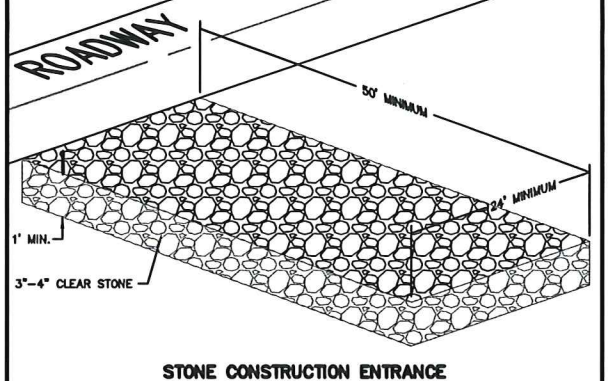
- TIME SCHEDULE:**
- | | |
|---------------------------------|---|
| APRIL 15, 2015 | INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE. |
| APRIL 15, 2015 - APRIL 15, 2016 | CONSTRUCT BUILDINGS AND PARKING LOT AND RESTORE ALL PVIOUSLY DISTURBED AREAS. |

RESTORATION NOTES:

ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 830 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER:
 RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



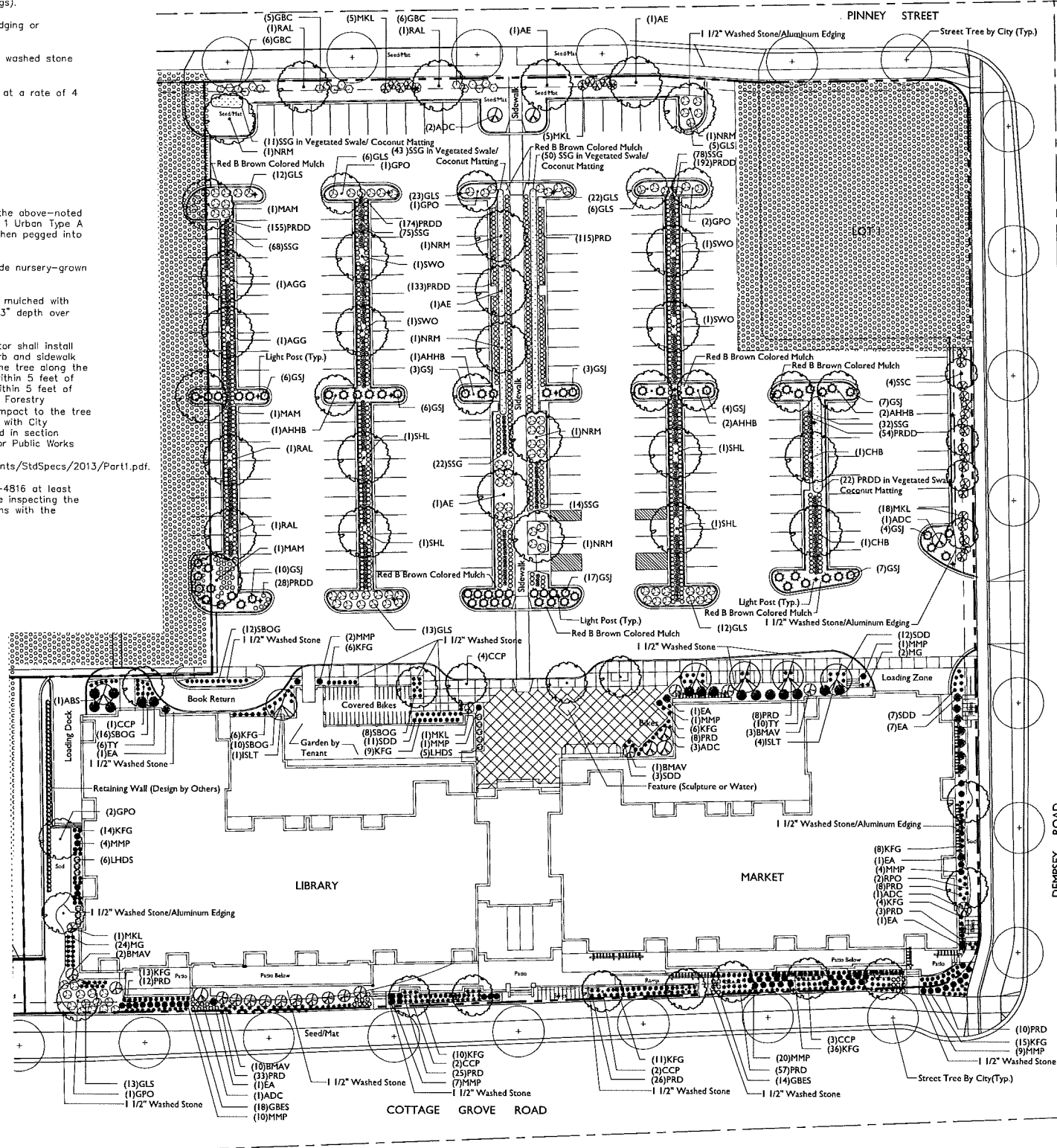
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Aluminum Edging" to be Curv Rite Aluminum Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class 1 Urban Type A Biodegradable straw erosion control netting that is then pegged into the soil with biodegradable staples.
- H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
- J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
- K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



Plant Material List

| Quantity | Code Name | Common Name | Scientific Name | Planting Size |
|----------|-----------|--------------------------------|--------------------------------------|---------------|
| 1 | ABS | Autumn Brill Serviceberry | Amelanchier X Grand 'autumn Brill' | 6' B&B |
| 2 | RPO | Regal Prince English Oak | Quercus Robur 'long' | 2 1/2" B&B |
| 3 | MAM | Marmo Maple | Acer X Freemanii 'marmo' | 2 1/2" B&B |
| 4 | RAL | Redmond Amer Linden | Tilia Americana 'redmond' | 2 1/2" B&B |
| 4 | SSC | Spring Snow Crabapple | Malus 'spring Snow' | 2" B&B |
| 6 | NRM | Northwood Red Maple | Acer Rubrum 'northwood' | 2 1/2" B&B |
| 7 | GPO | Green Pillar Pin Oak | Quercus Palustris 'pringreen' | 2" B&B |
| 12 | CCP | Chanticleer Callery Pear | Pyrus Calleryana 'chanticleer' | 2 1/2" B&B |
| 2 | CHB | Common Hackberry | Celtis Occidentalis | 2 1/2" B&B |
| 2 | AGG | Autumn Gold Ginkgo | Ginkgo Biloba 'autumn Gold' | 2 1/2" B&B |
| 4 | AE | Accolade Elm | Ulmus Japonica X Wilsoniana 'morton' | 2 1/2" B&B |
| 4 | SWO | Swamp White Oak | Quercus Bicolor | 2 1/2" B&B |
| 8 | ADC | Adirondack Crabapple | Malus 'adirondack' | 2" B&B |
| 6 | AH-HB | Amer Hophornbeam | Ostrya Virginiana | 2 1/2" B&B |
| 4 | SHL | Skyline Thins Honeylocust | Gleditsia Triacan Iner 'skycolor' | 2 1/2" B&B |
| 5 | ISLT | Ivory Silk Japanese Tree Lilac | Syringa Reticulata 'Ivory Silk' (tf) | 2" B&B |

| Quantity | Code Name | Common Name | Scientific Name | Planting Size |
|----------|-----------|-----------------------|--|---------------|
| 59 | MMP | Mops Mugo Pine | Pinus Mugo 'mops' | #3 CONT. |
| 16 | TY | Taunton Yew | Taxus X Media 'tauntonii' | 18" B&B |
| 67 | GSJ | Green Sargent Juniper | Juniperus Chinen Var Sargentii 'viridis' | #3 CONT. |
| 12 | EA | Emerald Arborvitae | Thuja Occidentalis 'smaragd' | 4' B&B |

| Quantity | Code Name | Common Name | Scientific Name | Planting Size |
|----------|-----------|------------------------------------|---|---------------|
| 851 | PRDD | Prairie Dropseed | Sporobolus Heterolepis | 4 1/2" POT |
| 32 | GBES | Goldsturm Black-Eyed Susan | Rudbeckia Ful Var Sullivan 'goldsturm' | #1 CONT. |
| 26 | MG | Maiden Grass | Miscanthus Sinensis 'gracillimus' | #1 CONT. |
| 190 | PRD | Prairie Dropseed | Sporobolus Heterolepis | #1 CONT. |
| 289 | SSG | Shenandoah Switch Grass | Panicum Virgatum 'shenandoah' | 4 1/2" POT |
| 138 | KFG | Karl Foerster's Feather Reed Grass | Calamagrostis Acutiflora 'karl Foerster' | #1 CONT. |
| 33 | SDD | Stella De Oro Daylily | Hemerocallis 'stella De Oro' | #1 CONT. |
| 46 | SBOG | Sapphire Blue Oat Grass | Helictotrichon Sempervirens 'saphirsprudel' | #1 CONT. |

| Quantity | Code Name | Common Name | Scientific Name | Planting Size |
|----------|-----------|------------------------------|--|---------------|
| 11 | LHDS | Little Henry Dwarf Sweetpire | Itea Virginica 'sprich' | #2 CONT. |
| 99 | GLS | Gro-Low Fragrant Sumac | Rhus Aromatica 'gro-Low' | #3 CONT. |
| 17 | GBC | Glossy Black Chokeberry | Aronia Melanocarpa Var Elata | #5 CONT. |
| 16 | BMAV | Blue Muffin Arwd Viburnum | Viburnum Dentatum 'christom' | #5 CONT. |
| 30 | MKL | Miss Kim Lilac | Syringa Pubescens Subsp. Patula 'miss Kim' | 3' B&B |

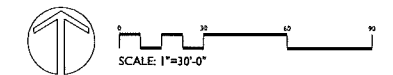
LANDSCAPE WORKSHEET

Zoning district is TE
 Total square footage of developed area (Lots 2 and 3) 115,847 SF
 Total square footage of first 5 acres of developed area + 300 square feet = 386 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 335 Landscape Units x 5 landscape points for first 5 acres 1,930 points
 0 Landscape Units x 1 landscape point for additional 0 acres 0 points
TOTAL LANDSCAPE POINTS REQUIRED 1,930 points

| PLANT TYPE or ELEMENT | Point Value | NEW | | EXISTING | |
|--|-----------------|--------------|-----------------|----------|-----------------|
| | | Qty. | Points Achieved | Qty. | Points Achieved |
| Overstory Deciduous Tree : 2-1/2" (dbh) | 35 | 44 | 1,540 | | |
| Tall Evergreen Tree : 5-6 feet tall | 35 | -- | -- | | |
| Ornamental Tree : 1-1/2" Caliper (dbh) | 15 | 30 | 450 | | |
| Upright Evergreen Shrub : 3-4 feet tall | 10 | 12 | 120 | | |
| Shrub, deciduous : 3 gallon / 12"-24" | 3 | 173 | 519 | | |
| Shrub, evergreen : 3 gallon / 12"-24" | 4 | 142 | 568 | | |
| Ornamental grass/perennial : 1gallon / 8"-18" | 2 | 465 | 930 | | |
| Ornamental / Decorative fencing or wall | 4 per 10 l.f. | -- | -- | | |
| Existing significant specimen tree | 14 per Cal. In. | -- | -- | | |
| Landscape furniture for public seating and /or transit connections | 5 per 'seat' | -- | -- | | |
| Sub Totals | | 4,007 | + | 0 | = 4,007 |

LANDSCAPE PLAN Lots 2 and 3



ROYSTER CROSSINGS
 LOTS 2 AND 3 ROYSTER PLAT
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 9/09/14 RS

Revised:
 Revised:
 Revised:
 Revised: 10/29/14 RS
 Revised: 12/11/14 RS
 Revised: 2/03/15 RS
 Revised:
 Revised:
 Revised:

L-1.1
 LANDSCAPE PLAN
 Lots 2 and 3

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132815 CAUSTIVE SHORTWOYSTER CROSSINGS PHASE I (ROYSTER CROSSINGS) LICENSED: Cause: 10/20/15, Date: 2/20/15, Permit: 202015



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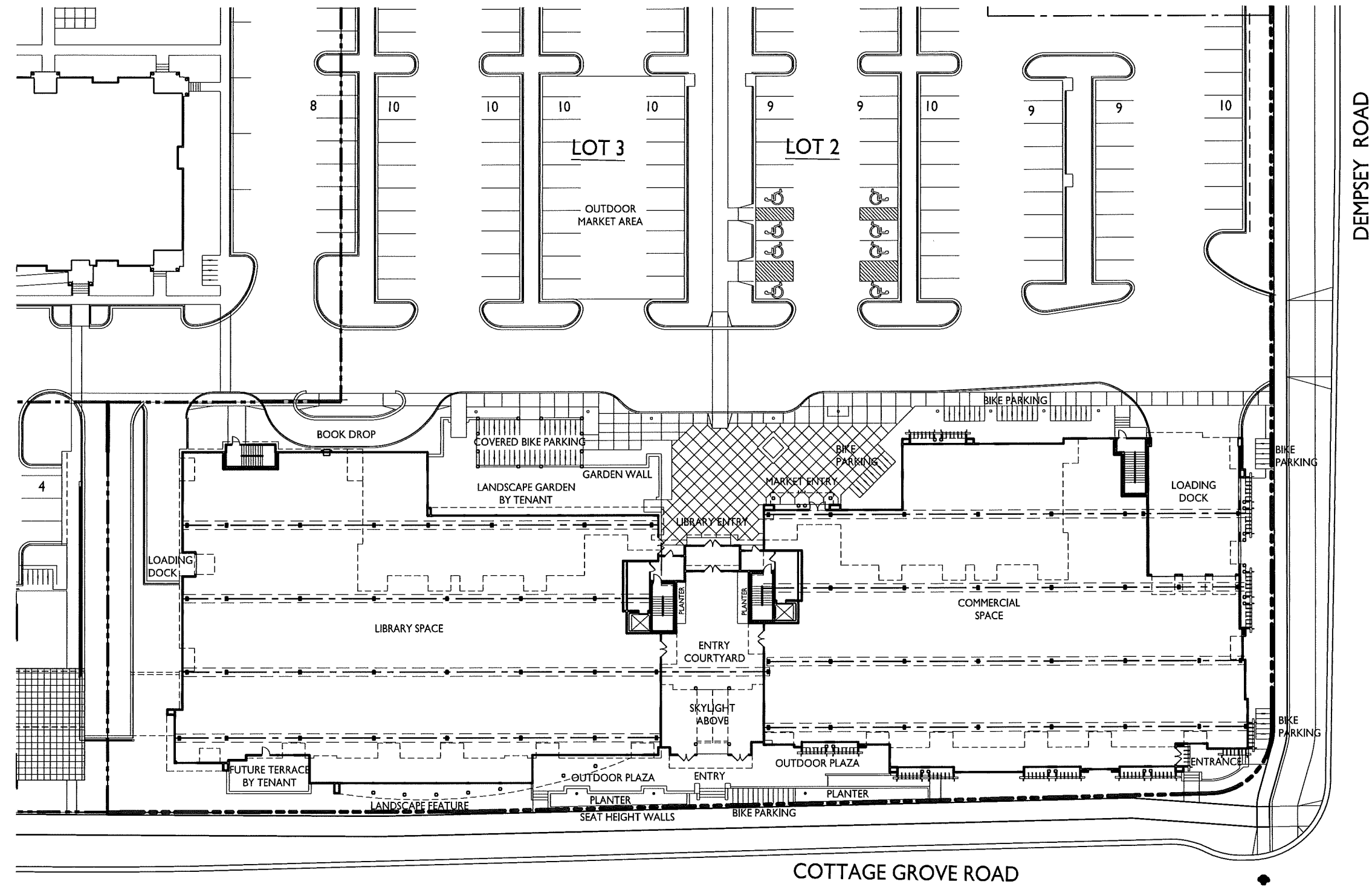
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Lot 2 & 3 of Royster
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 SHEET TITLE
Site Plan

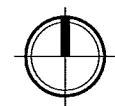
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A-1.0

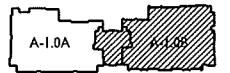
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SITE / FIRST FLOOR PLAN
 A-1.0 1" = 20'



KEY PLAN



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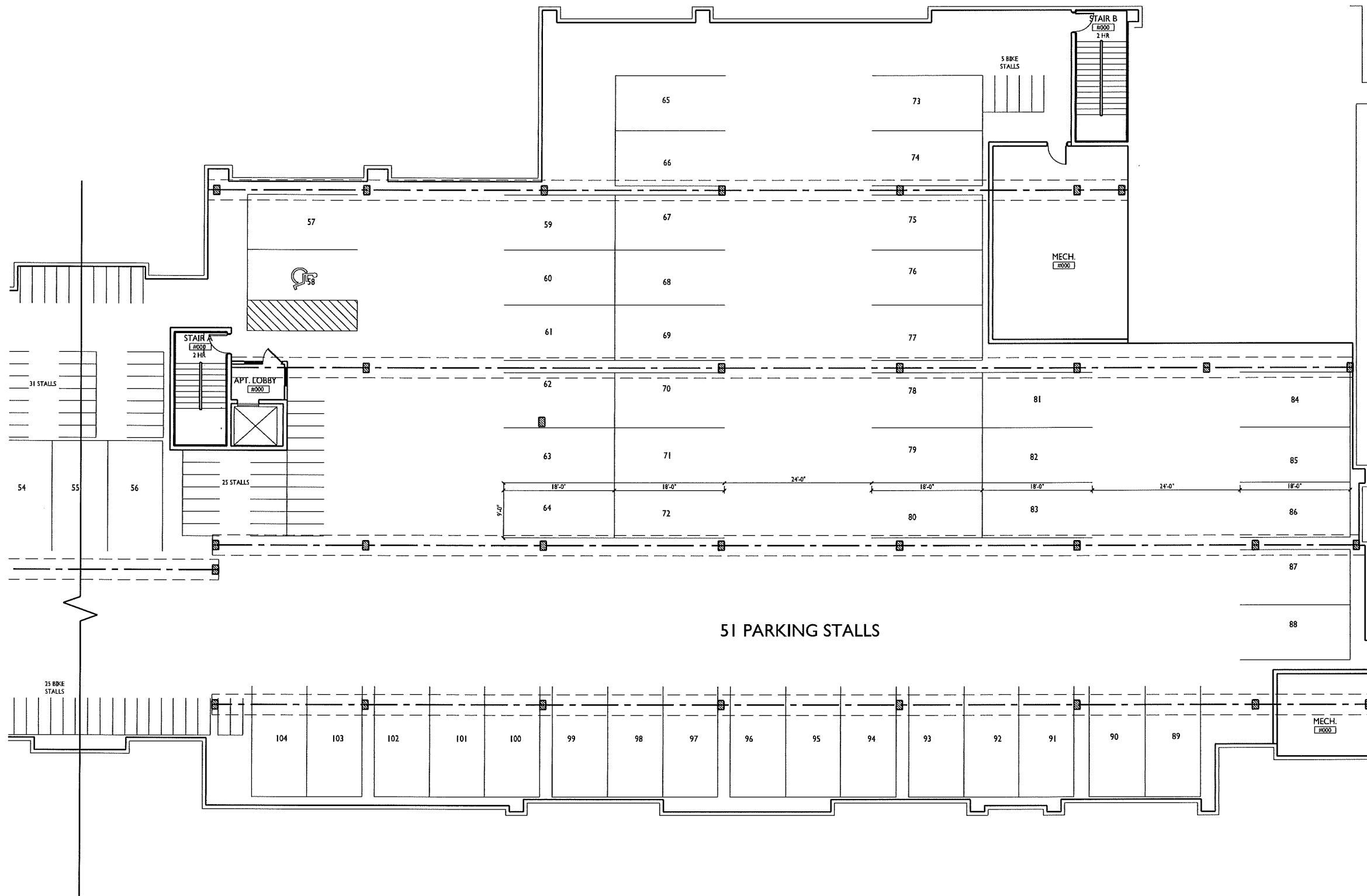
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 SHEET TITLE
**Basement
 Floor
 Plan**

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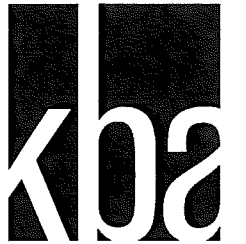
A-1.0B

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BASEMENT FLOOR PLAN EAST
 A-1.0 1/8"=1'-0"





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ARCHITECTS

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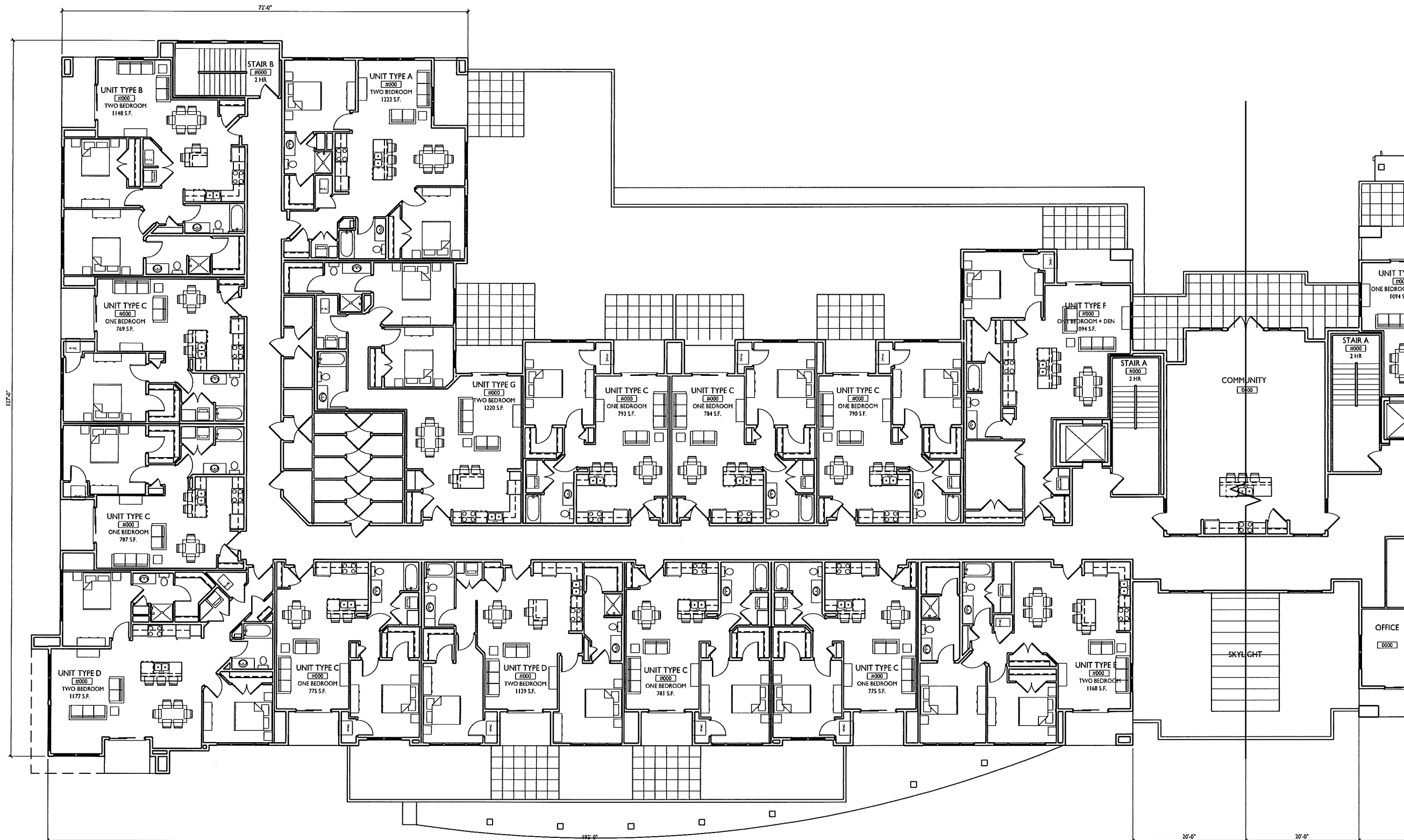
PROJECT TITLE
**ROYSTER
CORNERS**

Lot 2 & 3 of Royster
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SHEET TITLE
**Second Floor
Plan**

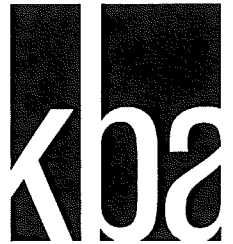
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SECOND FLOOR PLAN WEST
A-1.2 1/8"=1'-0"



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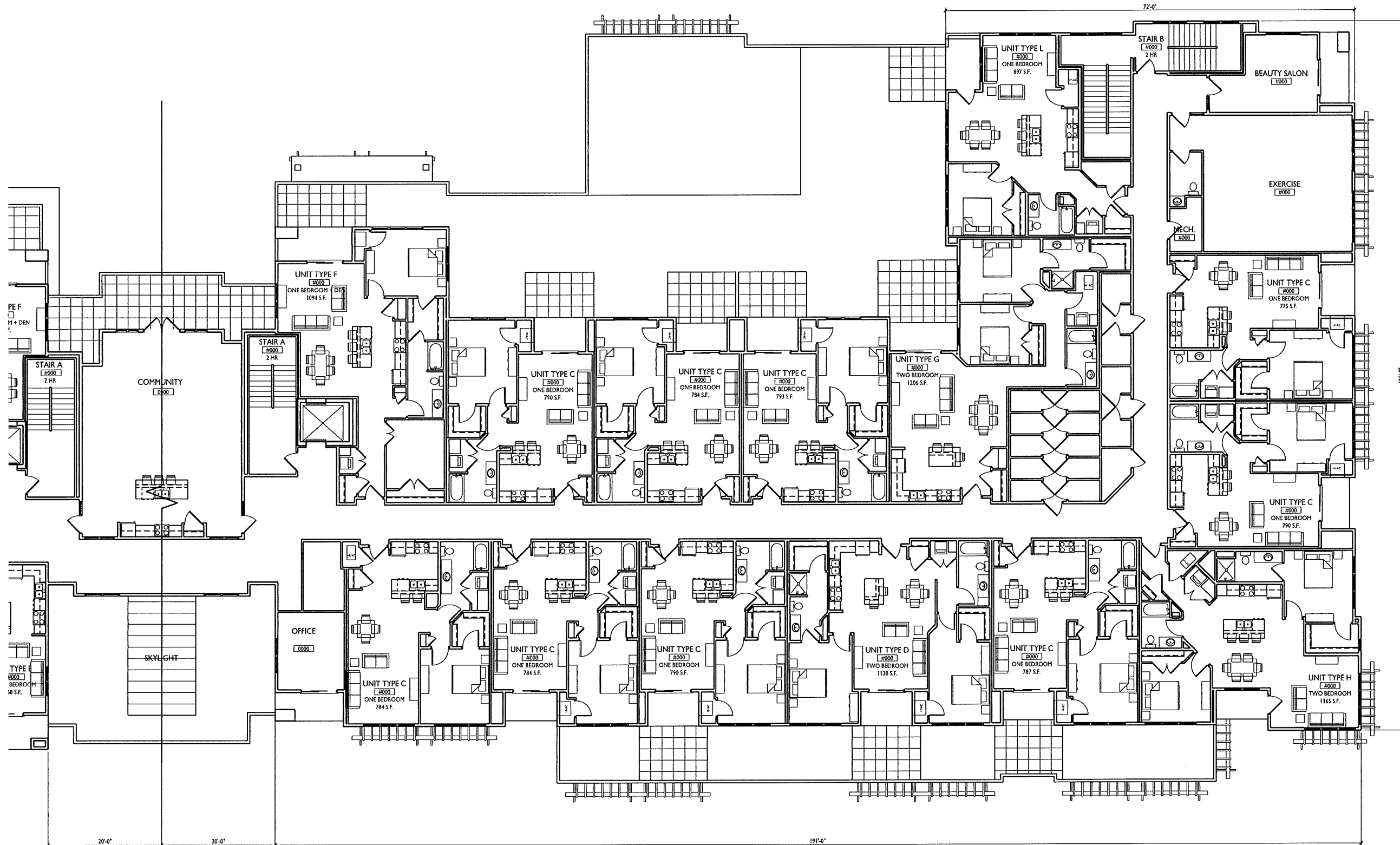
Lot 2 & 3 of Royster
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SHEET TITLE
**Second Floor
Plan**

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A-1.2B

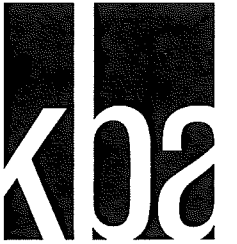
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SECOND FLOOR PLAN EAST
A-1.2 1/8"=1'-0"

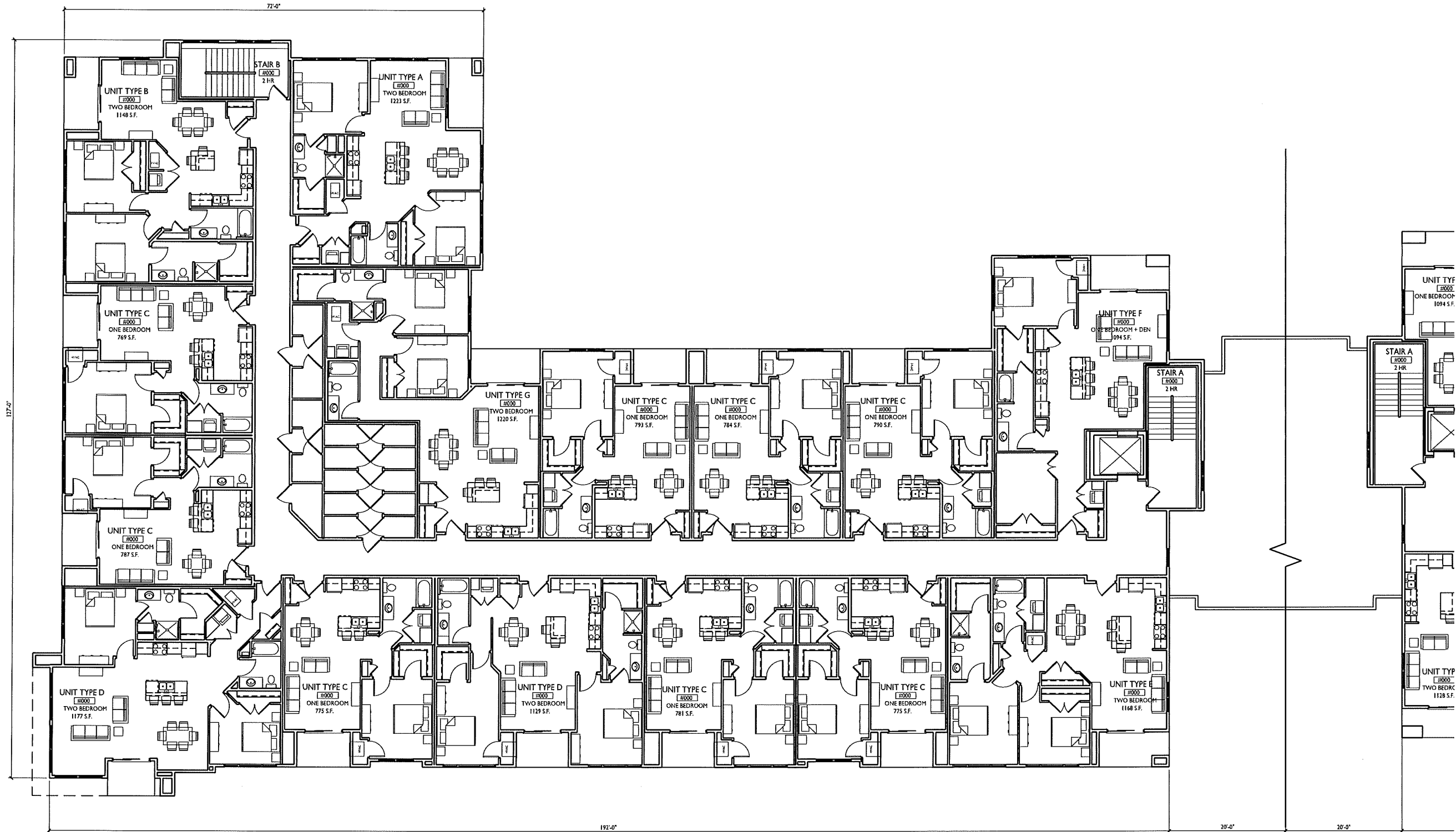




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**ROYSTER
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Lot 2 & 3 of Royster
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SHEET TITLE
**Third Floor
Plan**

SHEET NUMBER

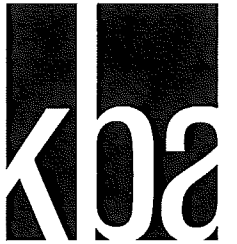
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THIRD FLOOR PLAN WEST
A-1.3 1/8"=1'-0"





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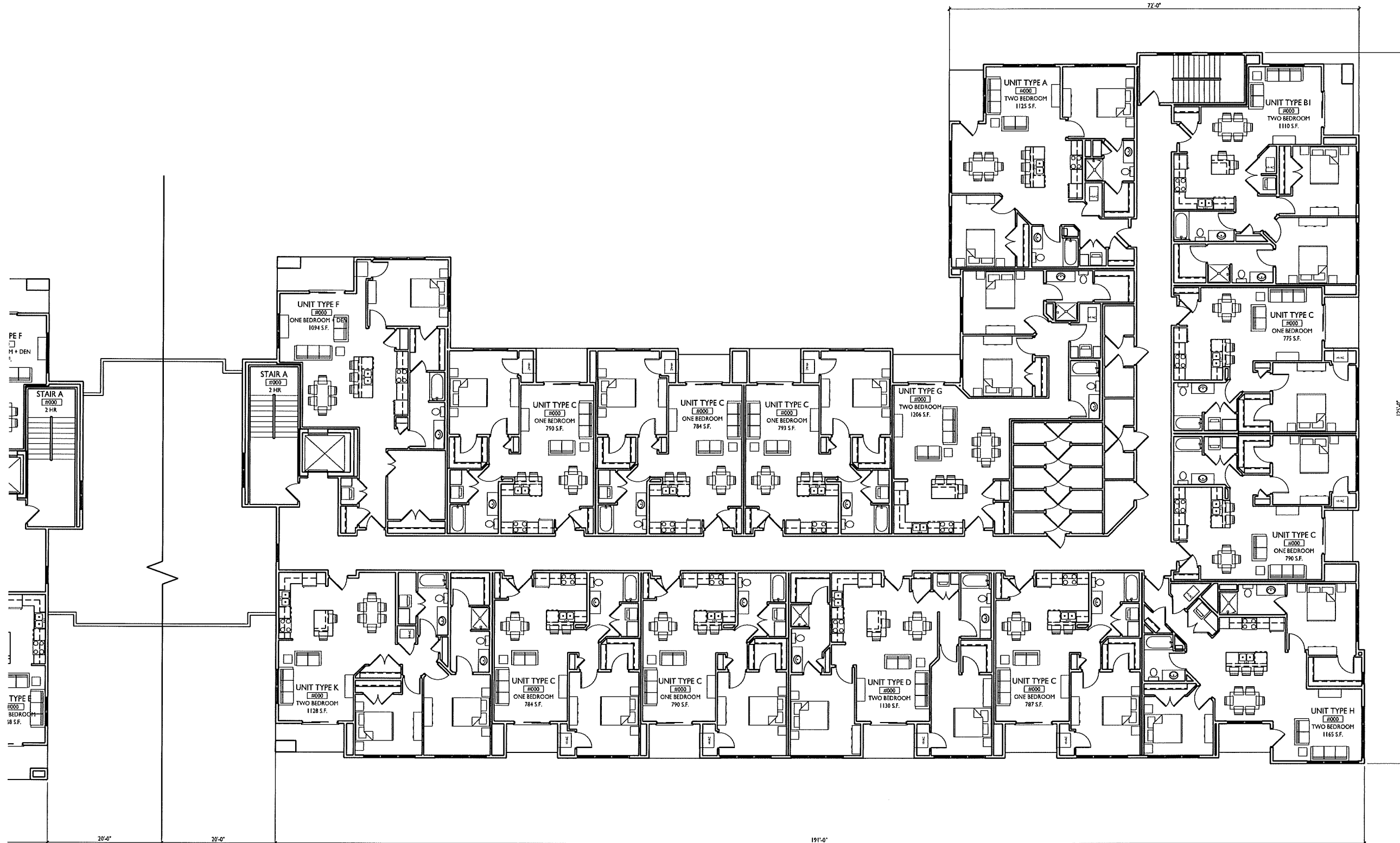
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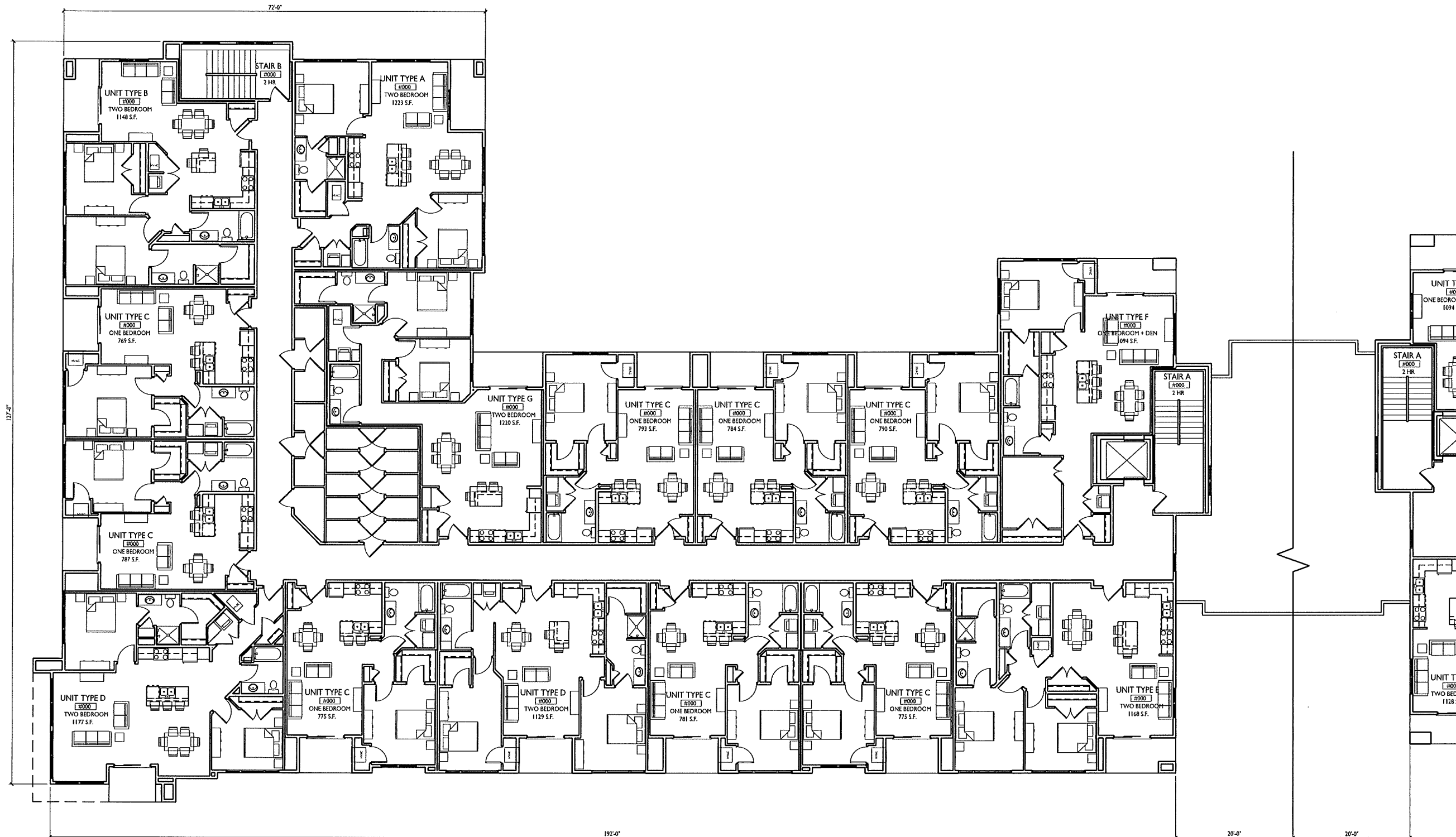
THIRD FLOOR PLAN EAST
A-1.3 1/8"=1'-0"



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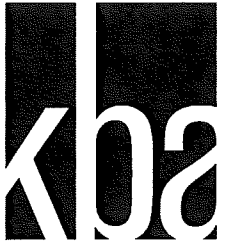
Lot 2 & 3 of Royster
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SHEET TITLE
**Fourth Floor
Plan**

SHEET NUMBER

A-1.4A

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1 FOURTH FLOOR PLAN WEST
A-1.4 1/8"=1'-0"



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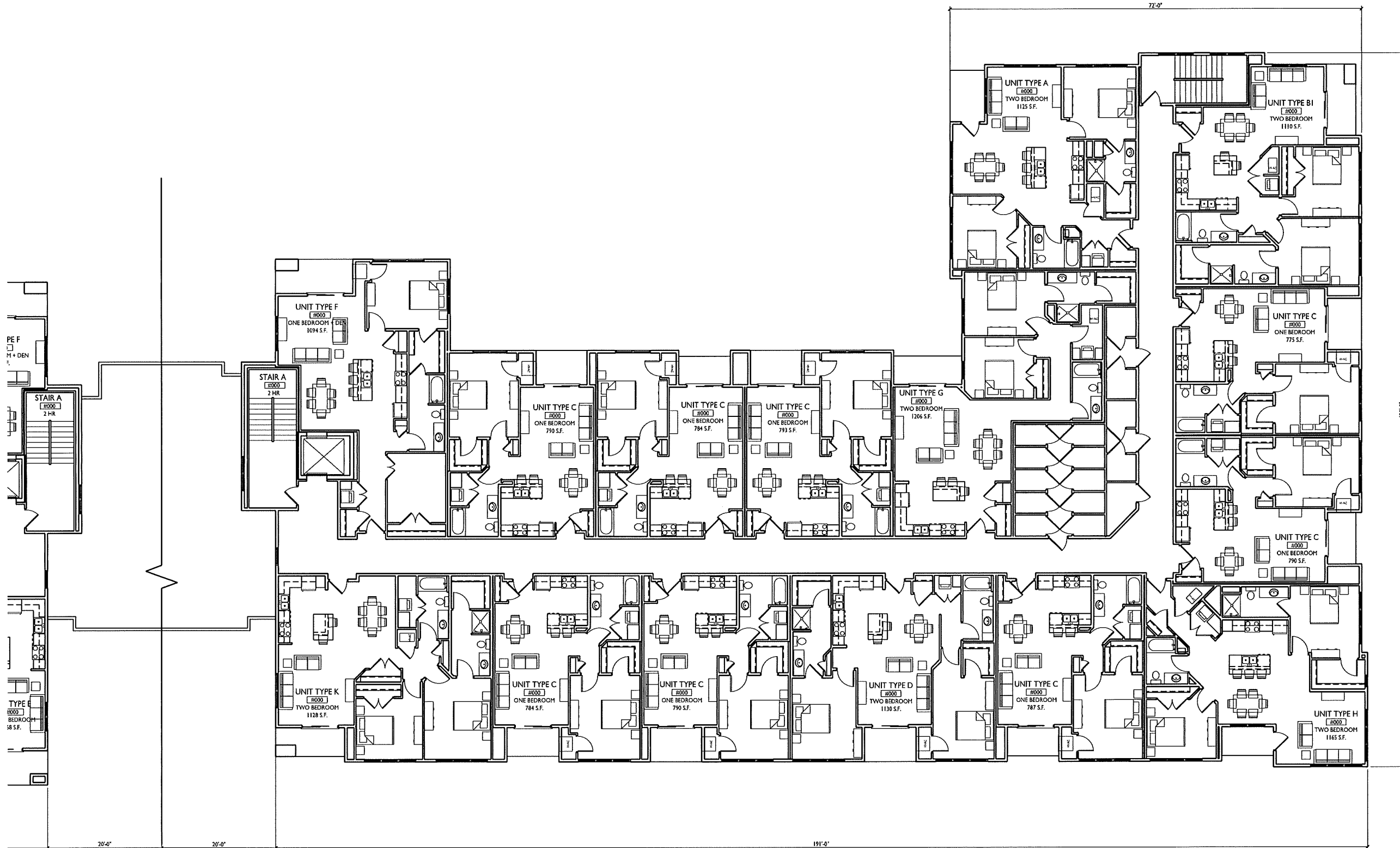
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**Fourth Floor
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A-1.4B

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FOURTH FLOOR PLAN EAST
A-1.4 1/8"=1'-0"





1 SOUTH ELEVATION
 A-2.1 1/16"=1'-0"

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**ROYSSTER
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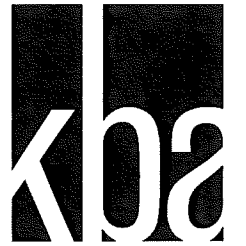
2 NORTH ELEVATION
 A-2.1 1/16"=1'-0"

Lot 2 & 3 of Royster
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 SHEET TITLE
**Exterior
 Elevations**

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A-2.1

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ARCHITECTS

Phone: 7601 University Ave., Ste 201
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KEY PLAN

ISSUED
Issued for Land Use - September 10, 2014
Issued for UDC - February 4, 2015



1 SOUTH ELEVATION - WEST WING
A-2.2A 1/8"=1'-0"



2 SOUTH ELEVATION - EAST WING
A-2.2A 1/8"=1'-0"

PROJECT TITLE
ROYSER
CORNERS

Lot 2 & 3 of Royster
Corners Plat
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.2A

PROJECT NO. 1421

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ISSUED
 Issued for Land Use - September 10, 2014
 Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
 CORNERS**

Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
**Exterior
 Elevations**

SHEET NUMBER

A-2.2B

PROJECT NO. **1421**
 © Knothe & Bruce Architects, LLC



1 NORTH ELEVATION - EAST WING
 A-2.2B 1/8"=1'-0"



2 NORTH ELEVATION - WEST WING
 A-2.2B 1/8"=1'-0"



1 EAST ELEVATION
 A-2.3 1/8"=1'-0"



2 WEST ELEVATION
 A-2.3 1/8"=1'-0"

ISSUED
 Issued for Land Use - September 10, 2014
 Issued for UDC - February 4, 2015

PROJECT TITLE
**ROYSTER
 CORNERS**

Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
**Exterior
 Elevations**

SHEET NUMBER

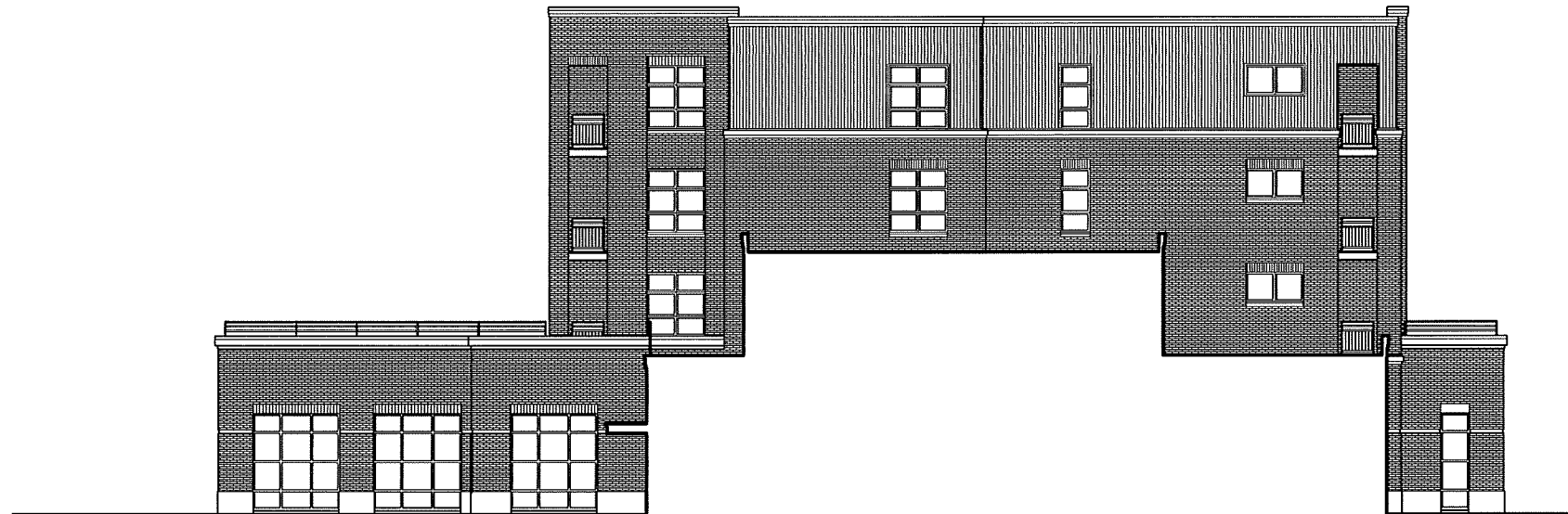
A-2.3

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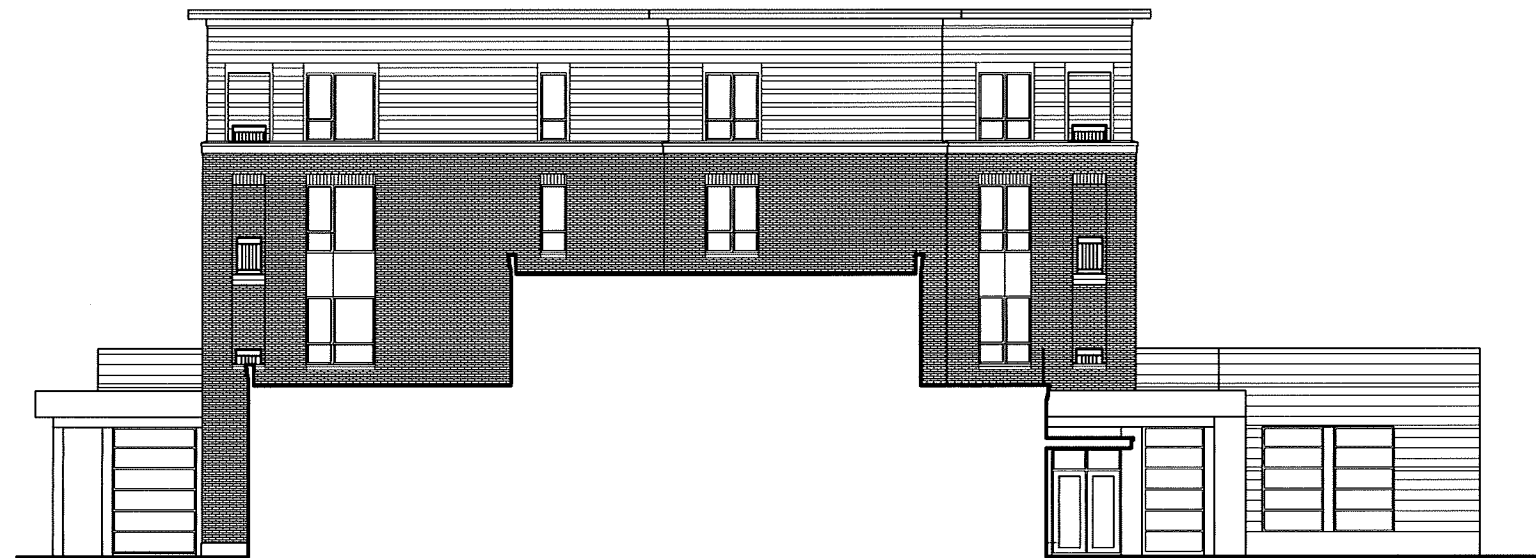
1 EAST ELEVATION - LOADING DOCK
 A-2.4 1/8"=1'-0"



3 EAST ELEVATION - COURTYARD
 A-2.4 1/8"=1'-0"



2 WEST ELEVATION - LOADING DOCK
 A-2.4 1/8"=1'-0"



4 WEST ELEVATION - COURTYARD
 A-2.4 1/8"=1'-0"

PROJECT TITLE
**ROYSTER
 CORNERS**

Lot 2 & 3 of Royster
 Corners Plat
 SHEET TITLE
**Exterior
 Elevations**

SHEET NUMBER

A-2.4

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