





EAST WASHINGTON AVENUE VIEW



SCHMEDEMAN AVENUE VIEW



EAST WASHINGTON AVENUE LOOKING NORTH



EAST WASHINGTON AVENUE LOOKING SOUTH





INTERIOR VIEW OF BAR AREA



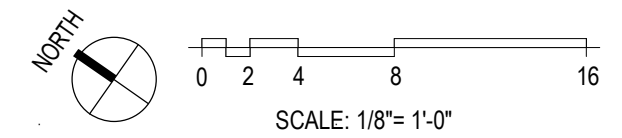
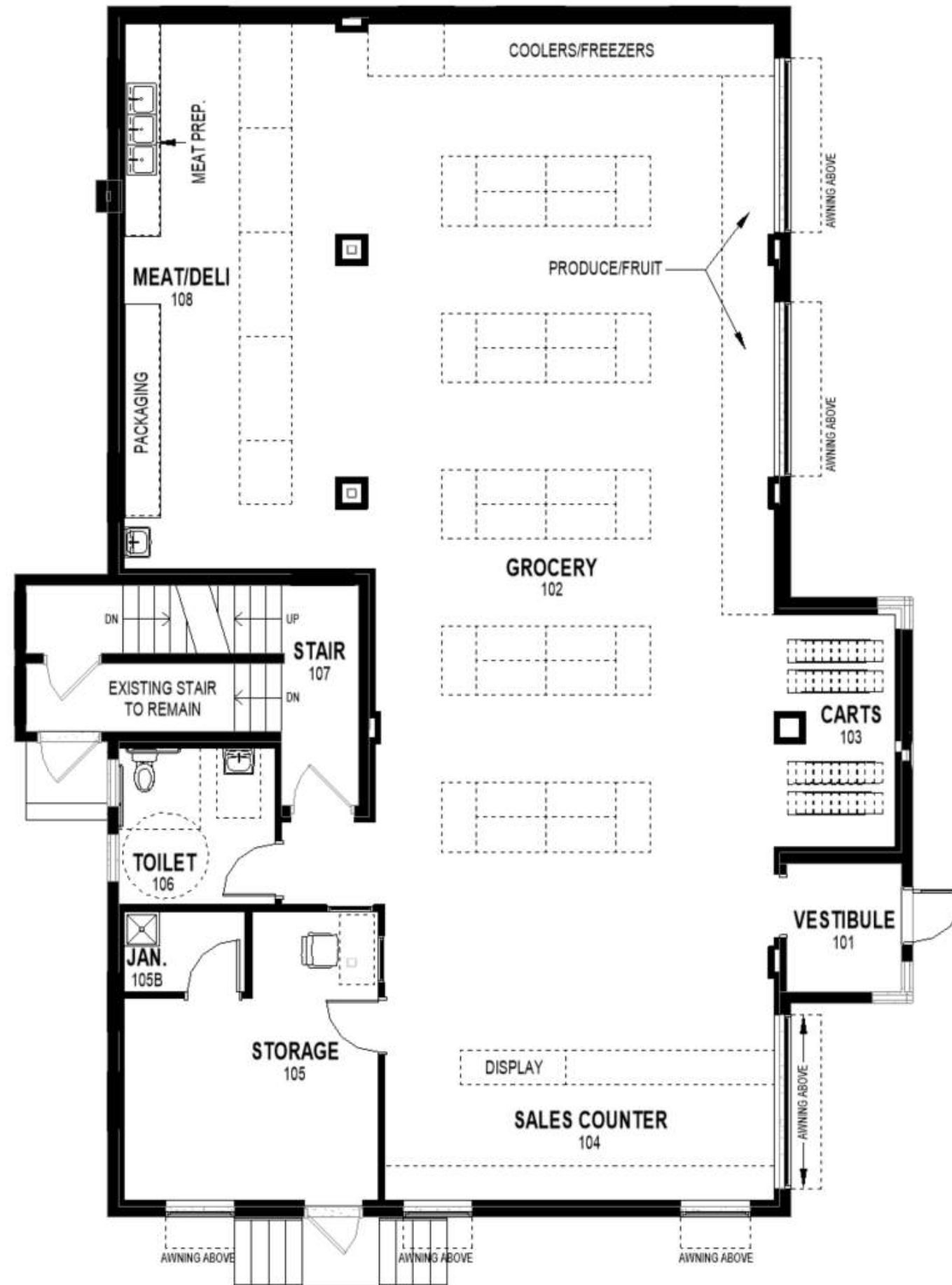
INTERIOR VIEW TOWARDS ENTRY



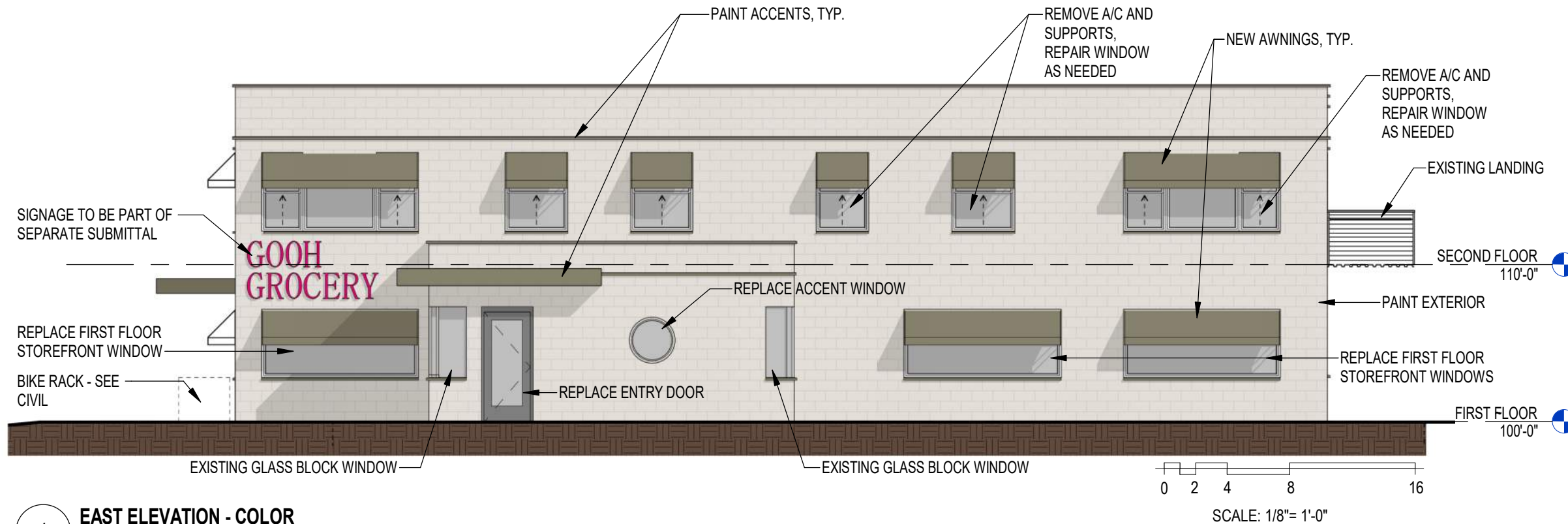
INTERIOR VIEW OF MAIN SPACE



INTERIOR VIEW BASEMENT SPACE



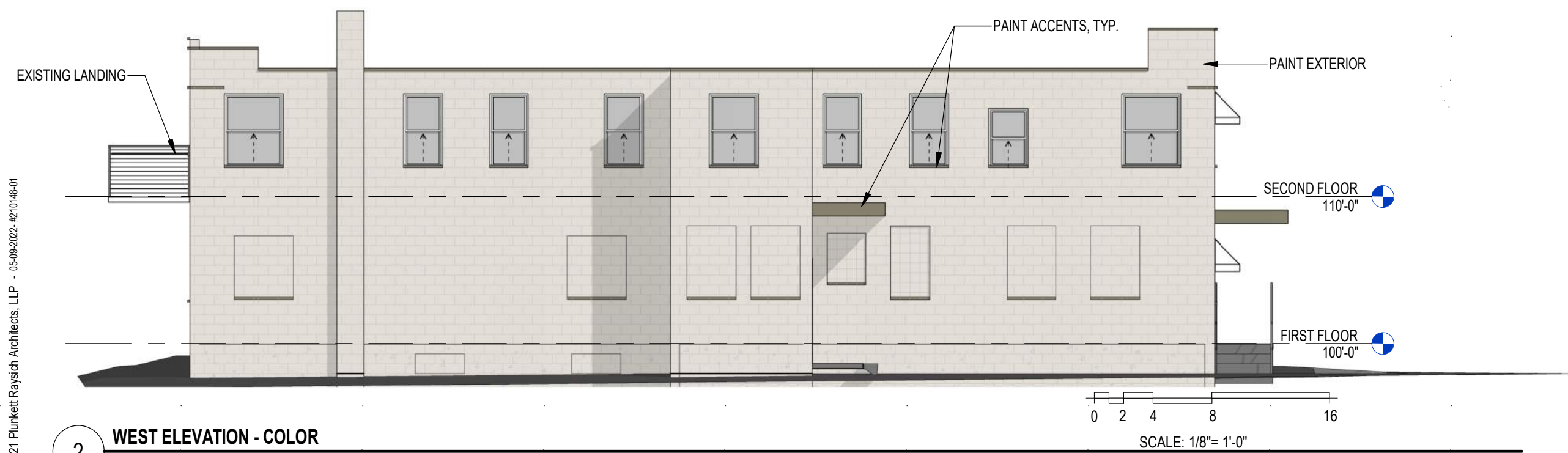




**MATERIALS PALLETTE**

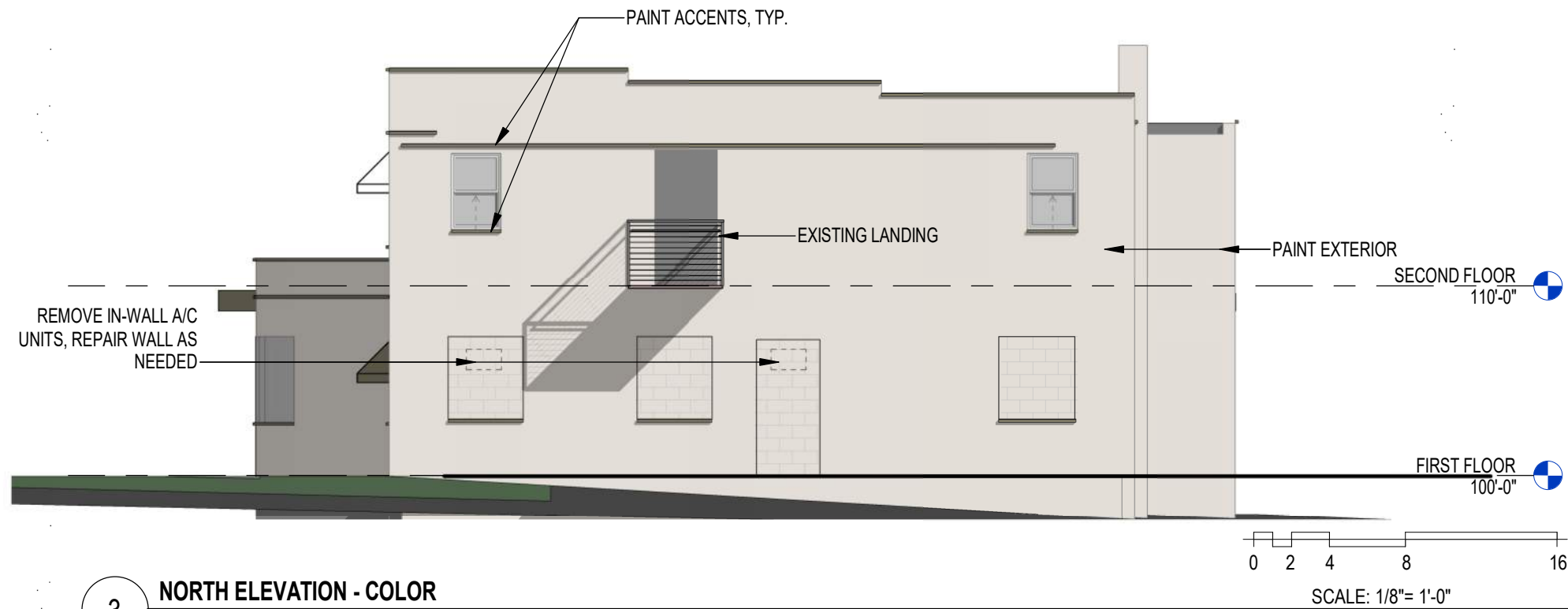
	<b>STOREFRONT FRAME:</b> KAWNEER CLEAR ANODIZED ALUMINUM
	<b>AWNINGS:</b> SUNESTA AWNINGS -COLOR #314403
	<b>EXTERIOR PAINT:</b> SHERWIN-WILLIAMS -INCREDIBLE WHITE #7028
	<b>EXTERIOR ACCENT PAINT:</b> SHERWIN-WILLIAMS -COLOR-MATCH TO AWNINGS

**1 EAST ELEVATION - COLOR**  
 1/8" = 1'-0"



**2 WEST ELEVATION - COLOR**  
 1/8" = 1'-0"

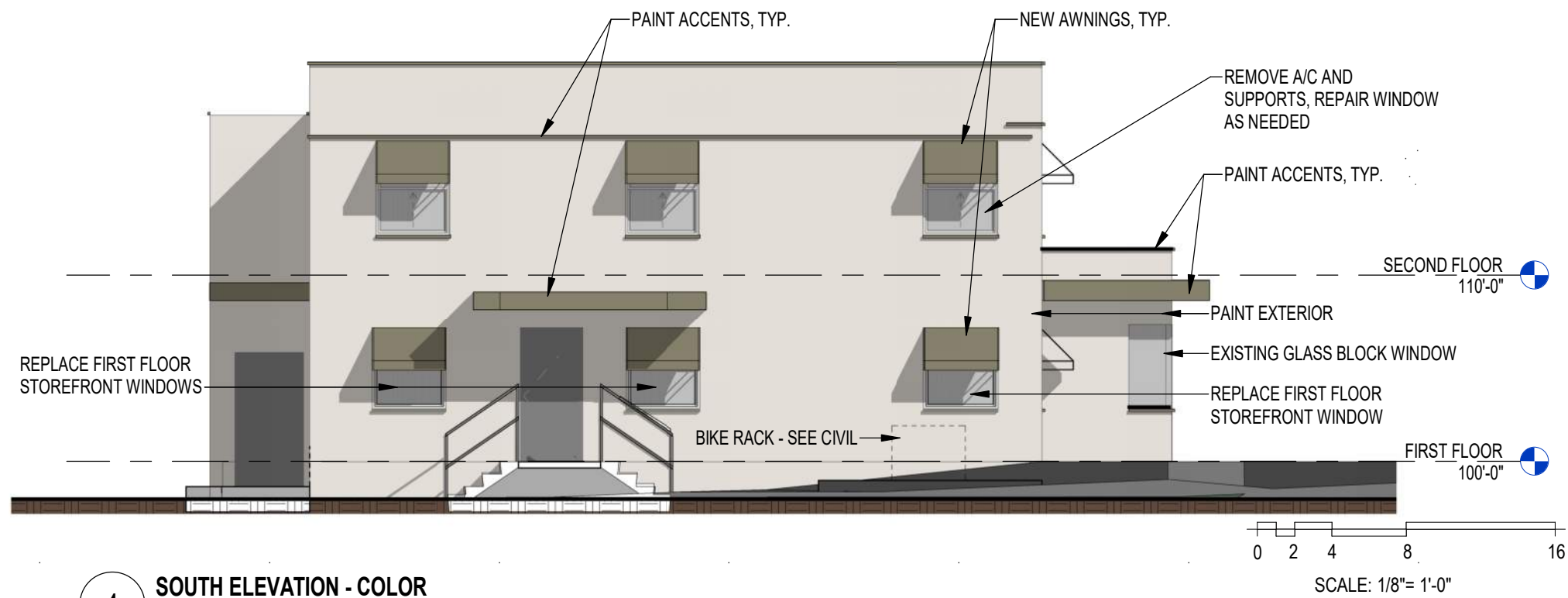
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**3 NORTH ELEVATION - COLOR**  
 1/8" = 1'-0"

**MATERIALS PALLETE**

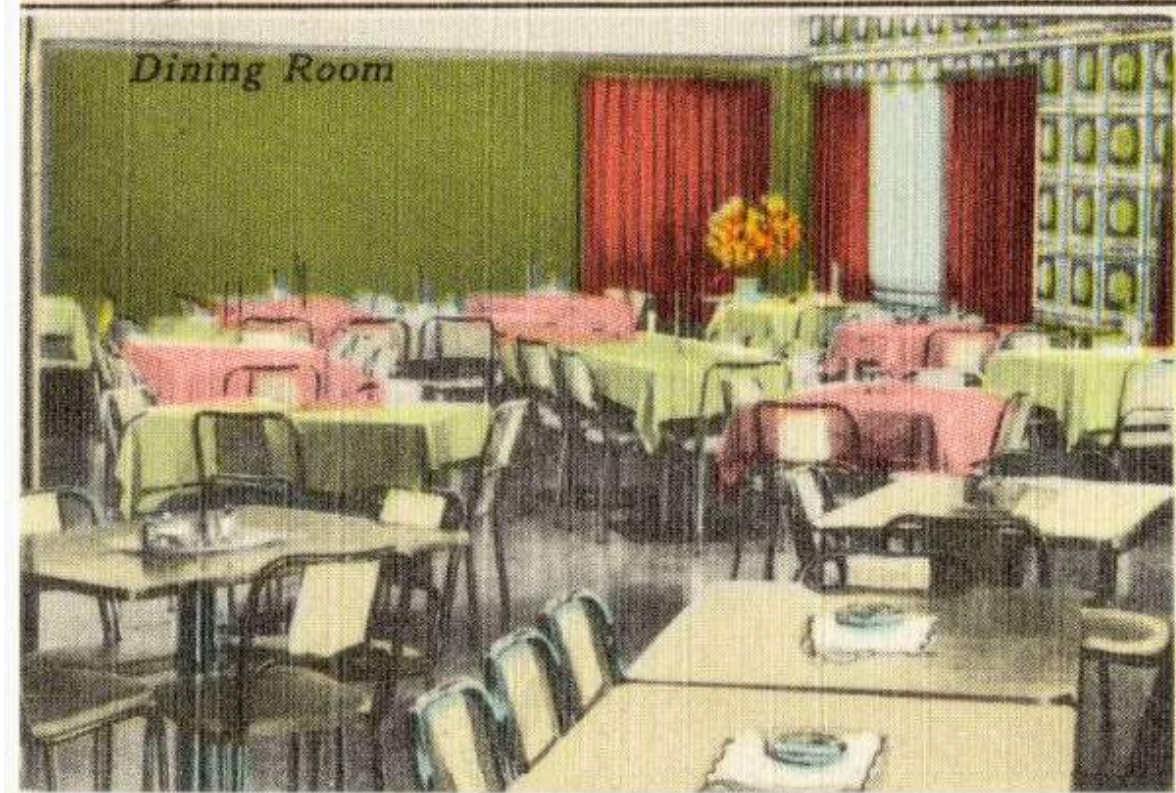
	<b>STOREFRONT FRAME:</b> KAWNEER CLEAR ANODIZED ALUMINUM
	<b>AWNINGS:</b> SUNESTA AWNINGS -COLOR #314403
	<b>EXTERIOR PAINT:</b> SHERWIN-WILLIAMS -INCREDIBLE WHITE #7028
	<b>EXTERIOR ACCENT PAINT:</b> SHERWIN-WILLIAMS -COLOR-MATCH TO AWNINGS



**4 SOUTH ELEVATION - COLOR**  
 1/8" = 1'-0"

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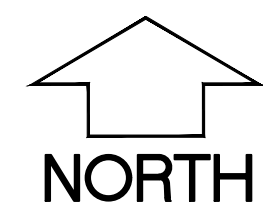




PREVIOUS INFORMATIONAL  
PRESENTATION RENDERING

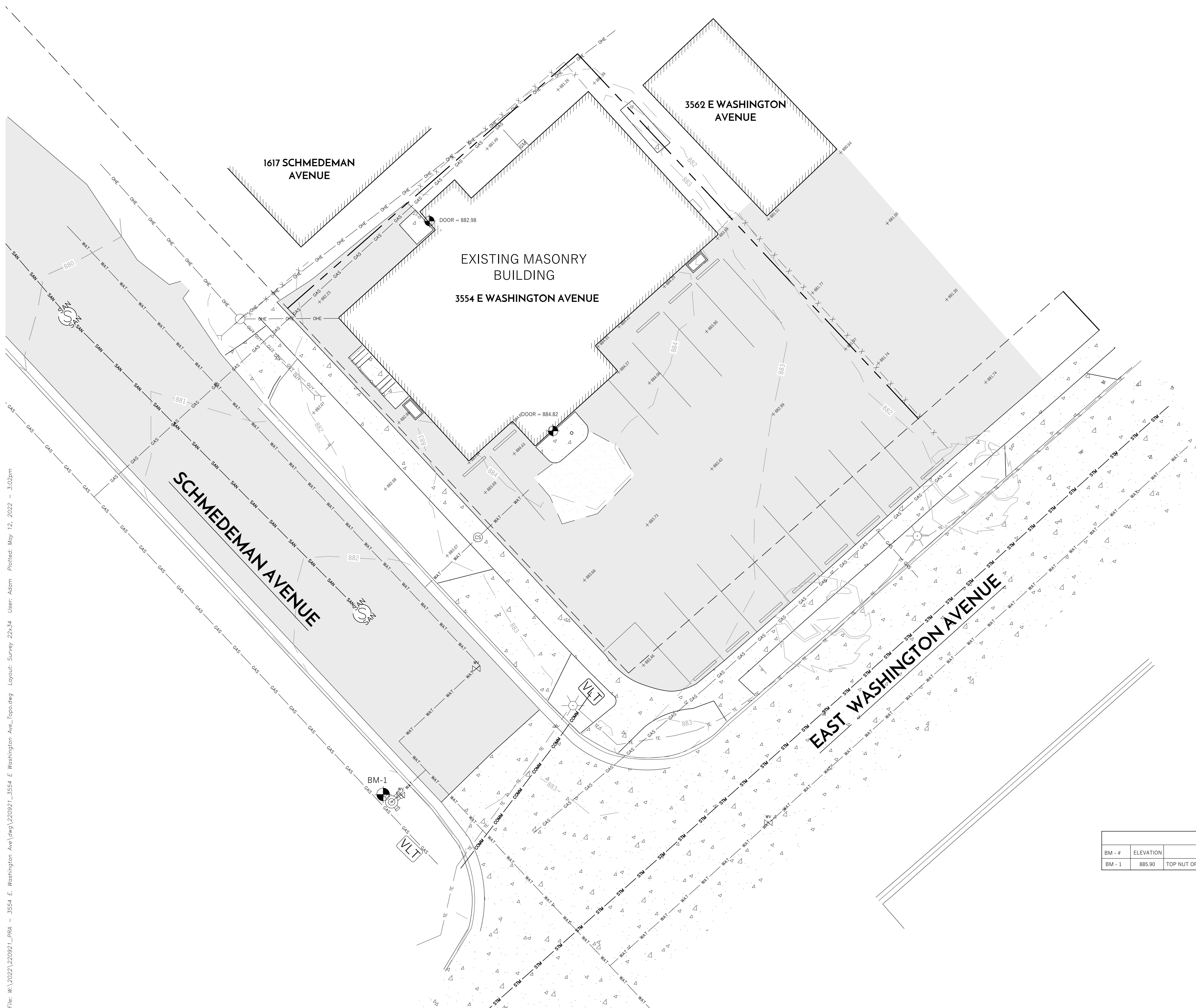






0' 5' 10' 15'  
 1" = 10' on 22"x34"  
 1" = 20' on 11"x17"

**WYSER**  
ENGINEERING



**LEGEND**

- SIGN
- BOLLARD
- SANITARY MANHOLE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- LIGHTPOLE
- UTILITY VAULT
- UTILITY POLE
- DECIDUOUS TREE
- APPROXIMATE PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- FENCE LINE
- RAILING
- SAN — SAN — SANITARY SEWER
- WAT — WAT — WATER MAIN
- STM — STM — STORM SEWER
- GAS — GAS — NATURAL GAS LINE
- COMM — COMM — COMMUNICATION LINE
- E — E — ELECTRIC LINE
- TE — TE — TRAFFIC ENGINEERING LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE
- GW — GW — GUY WIRE
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 885 — CONTOUR MAJOR
- 884 — CONTOUR MINOR

**GENERAL NOTES**

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 18, 2022.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN, GRID NORTH.
3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
4. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
5. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	885.90	TOP NUT OF HYDRANT LOCATED AT NORTHWEST QUADRANT OF E WASHINGTON AVE AND SCHMEDEMAN AVE

3554 E WASHINGTON AVENUE  
 MADISON, WI 53704

**GOOH GROCERY**  
 CITY OF MADISON, DANE COUNTY, WI  
 Sheet Title:  
 EXISTING TOPOGRAPHIC & UTILITY MAP

Revisions:		
No.	Date:	Description:

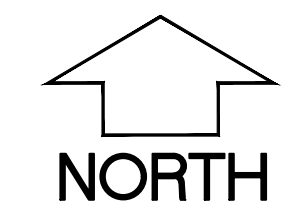
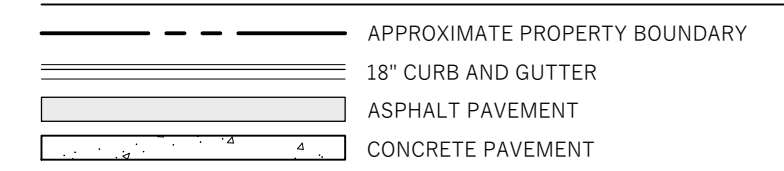
Graphic Scale	
Wyser Number	22-0921
Set Type	UDC
Date Issued	05/16/2022
Sheet Number	V001

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 Hearing Impaired TDD (800) 542-2289  
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File: W:\2022\220921\_PRA - 3554 E. Washington Ave\dwg\220921\_3554 E Washington Ave\_Topog.dwg Layout: Survey 22034 User: Adm Plotted: May 12, 2022 - 3:02pm



**LEGEND (PROPOSED)**

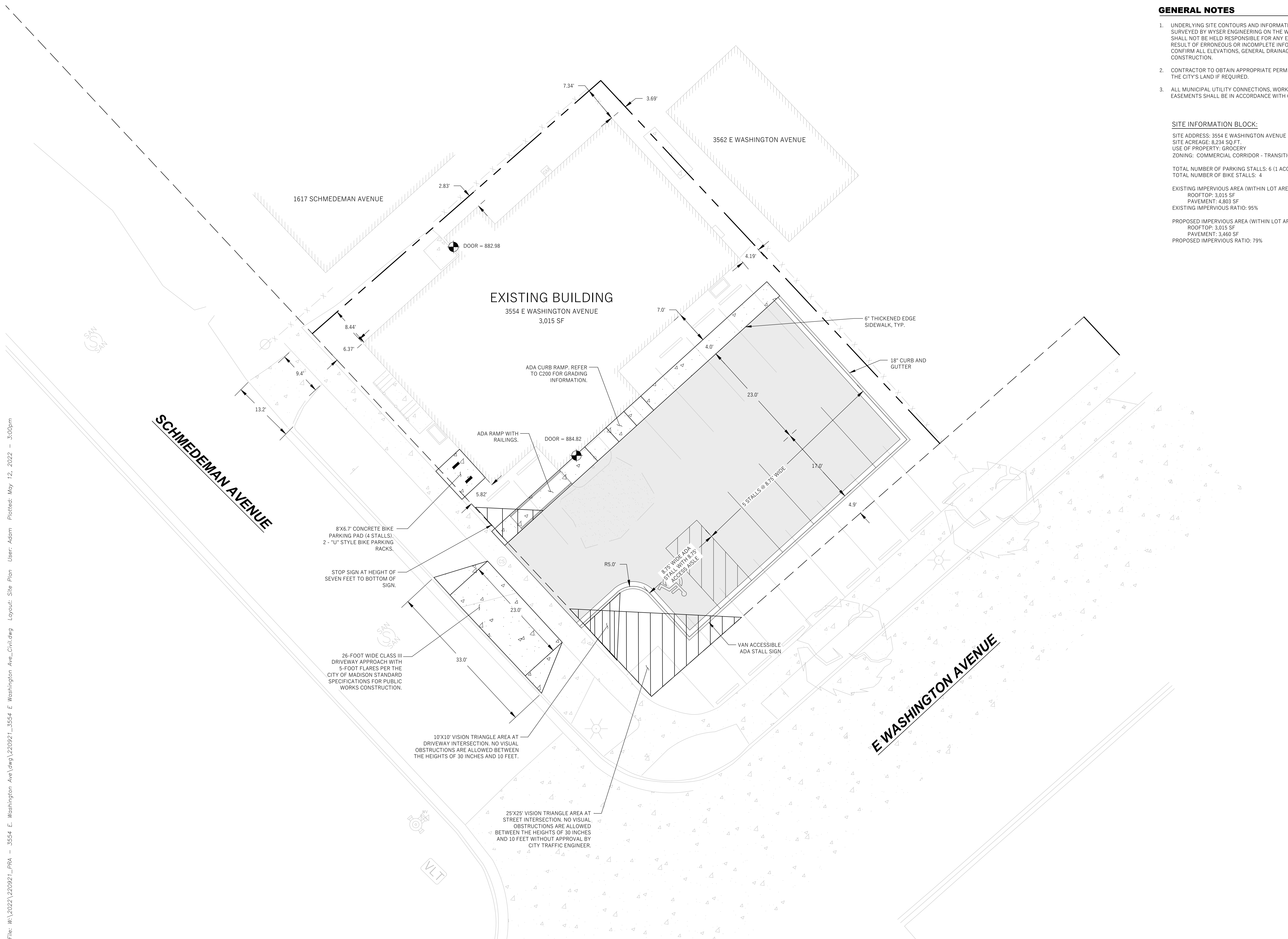


**GENERAL NOTES**

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 18, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
3. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: 3554 E WASHINGTON AVENUE  
 SITE ACREAGE: 8,234 SQ. FT.  
 USE OF PROPERTY: GROCERY  
 ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)  
 TOTAL NUMBER OF PARKING STALLS: 6 (1 ACCESSIBLE)  
 TOTAL NUMBER OF BIKE STALLS: 4  
 EXISTING IMPERVIOUS AREA (WITHIN LOT AREA): 7,818 SF  
 ROOFTOP: 3,015 SF  
 PAVEMENT: 4,803 SF  
 EXISTING IMPERVIOUS RATIO: 95%  
 PROPOSED IMPERVIOUS AREA (WITHIN LOT AREA): 6,475 SF  
 ROOFTOP: 3,015 SF  
 PAVEMENT: 3,460 SF  
 PROPOSED IMPERVIOUS RATIO: 79%



Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	22-0921
Set Type	UDC
Date Issued	05/16/2022
Sheet Number	C100



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# LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Remarks
<b>ORNAMENTAL TREES</b>						
AC	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
<b>SHRUBS</b>						
Sn	Spirea x bumalda 'A.W.'	Anthony Waterer Spirea	2 gal	Pot		
Sm	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
<b>GRASSES</b>						
Ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
<b>EVERGREEN SHRUBS</b>						
To	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	6'	BB		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		
<b>PERENNIALS</b>						
dv	Hemerocallis x sp.	Daylily	1 Gal.	Container		18"O.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"O.C.
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"O.C.



## CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address: 3554 East Washington Avenue, Madison, WI 53704  
 Name of Project: Gooh Grocery  
 Owner / Contact: \_\_\_\_\_  
 Contact Phone: Jerreh Kujabi Contact Email: jkujabi@gmail.com

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\*

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 8,282  
 Developed area divided by three hundred (300) square feet = 28 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area \_\_\_\_\_  
 Developed area divided by six hundred (600) square feet = \_\_\_\_\_ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

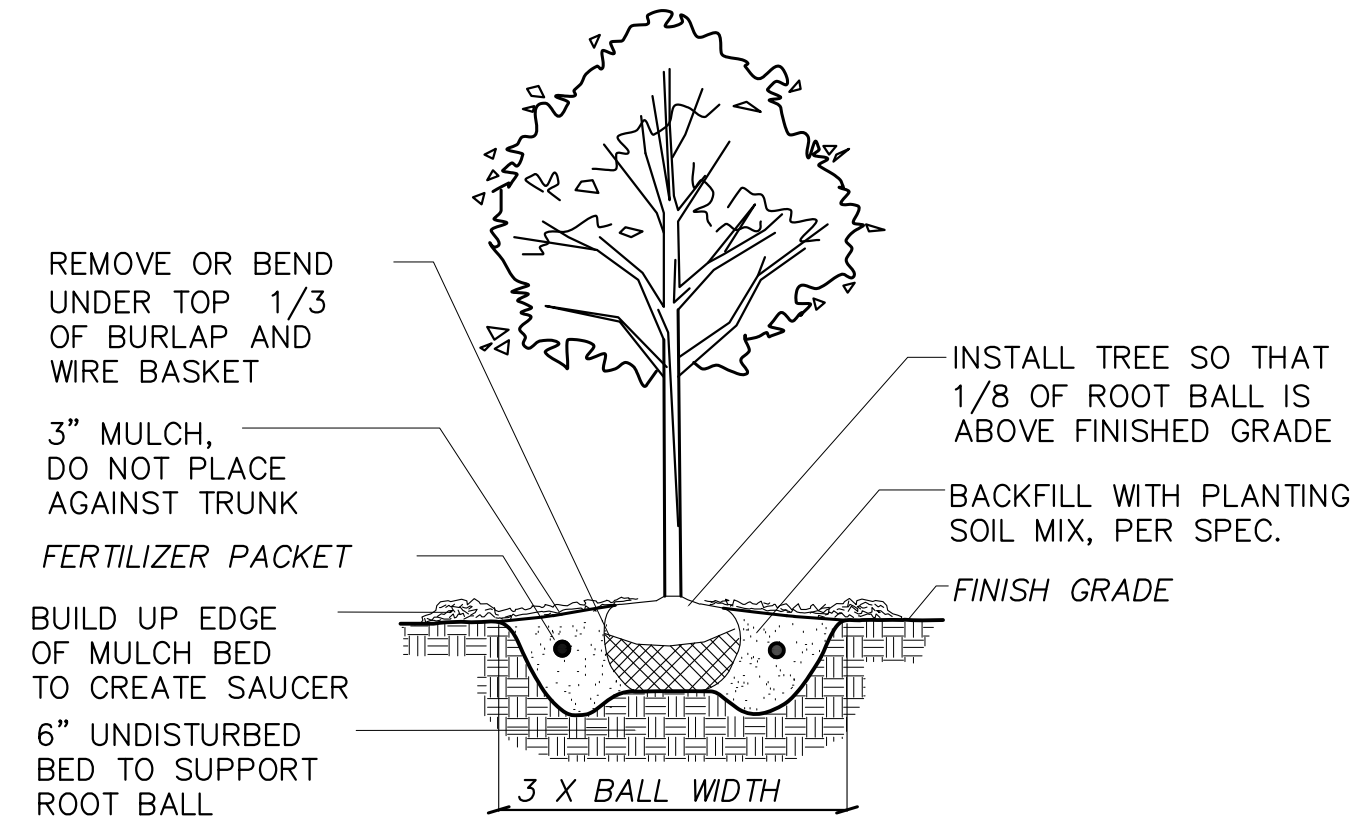
Landscape units multiplied by five (5) landscape points = 140 Total Points Required

### Tabulation of Points and Credits

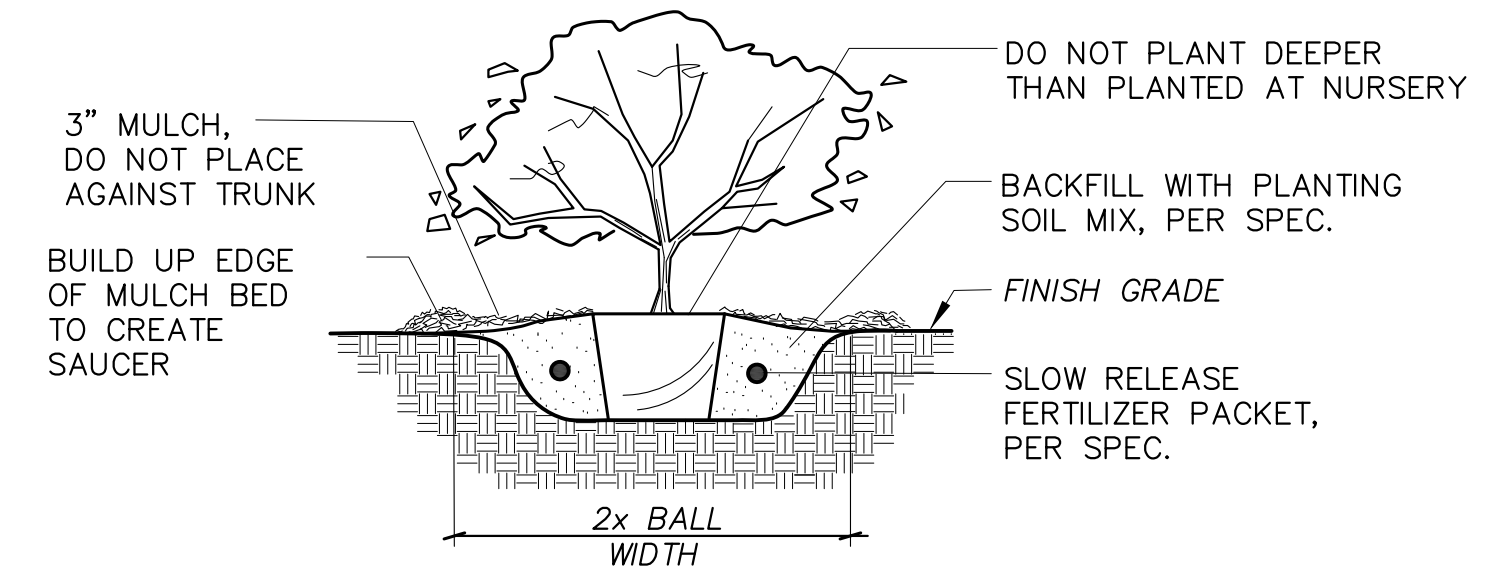
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			15	30
Shrub, evergreen	18" or 3 gallon container size	3			15	45
Ornamental grasses	18" or 3 gallon container size	2			6	12
Ornamental/ decorative fencing or wall	n/a 567	4 per 10 lineal ft.				
<b>Sub Totals</b>						<b>132</b>

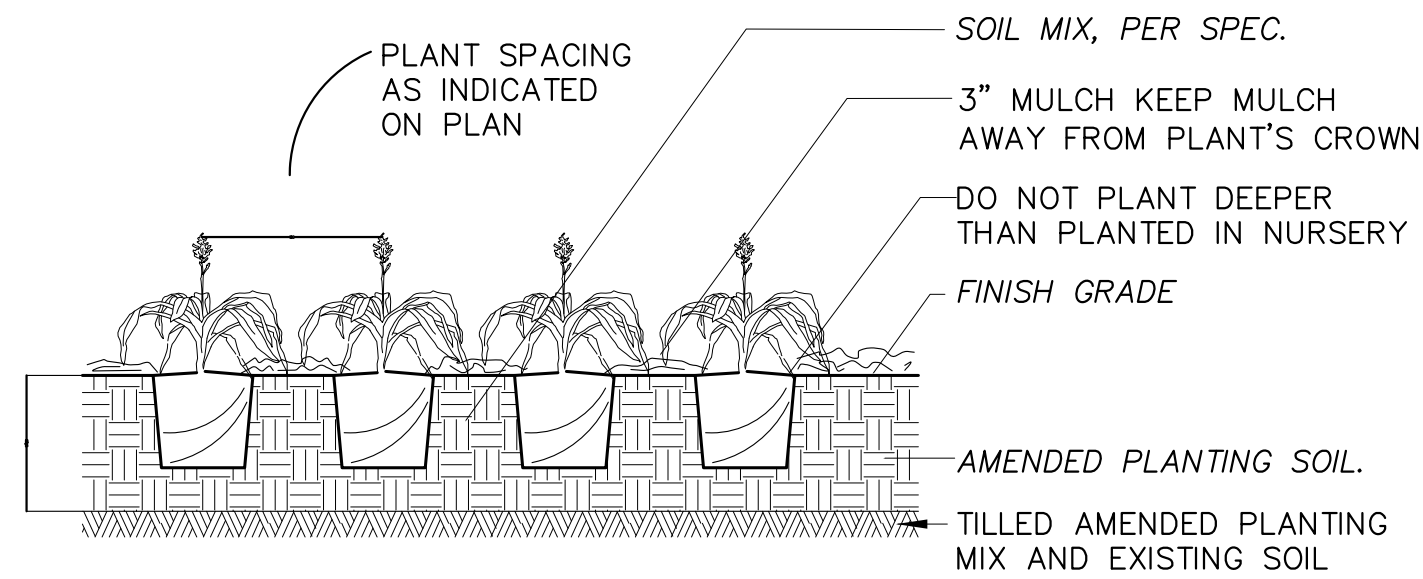
Total Number of Points Provided 132



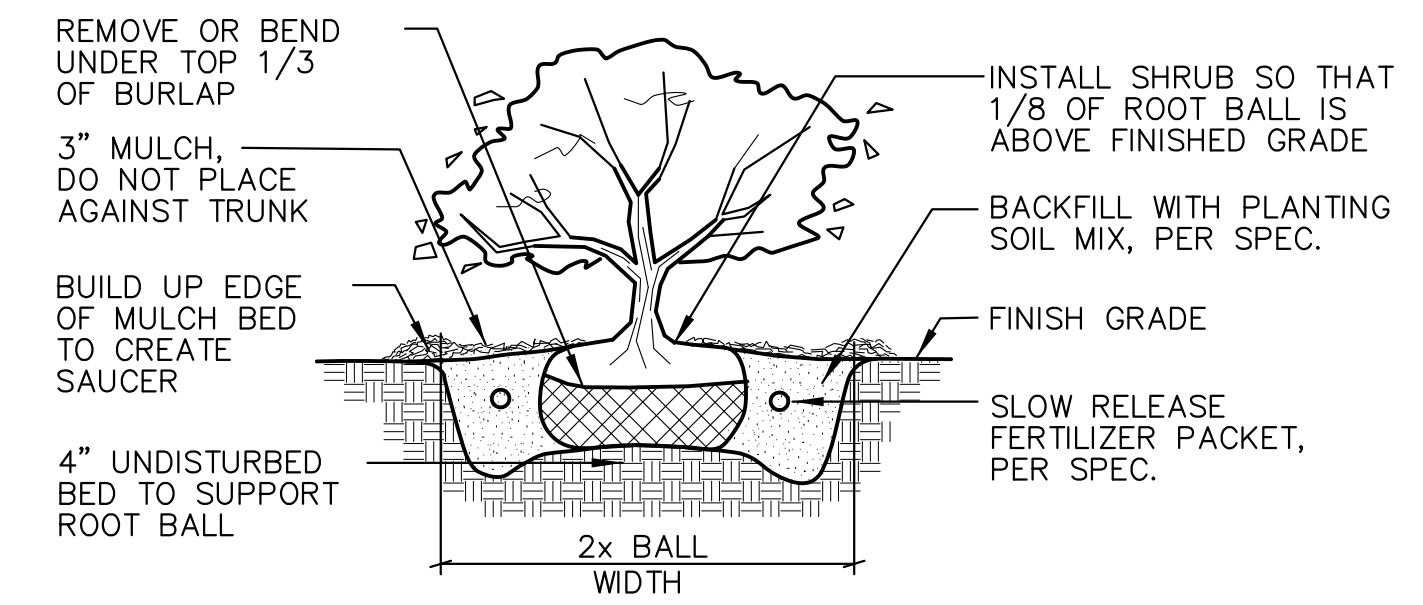
1 B&B TREE PLANTING DETAIL NTS



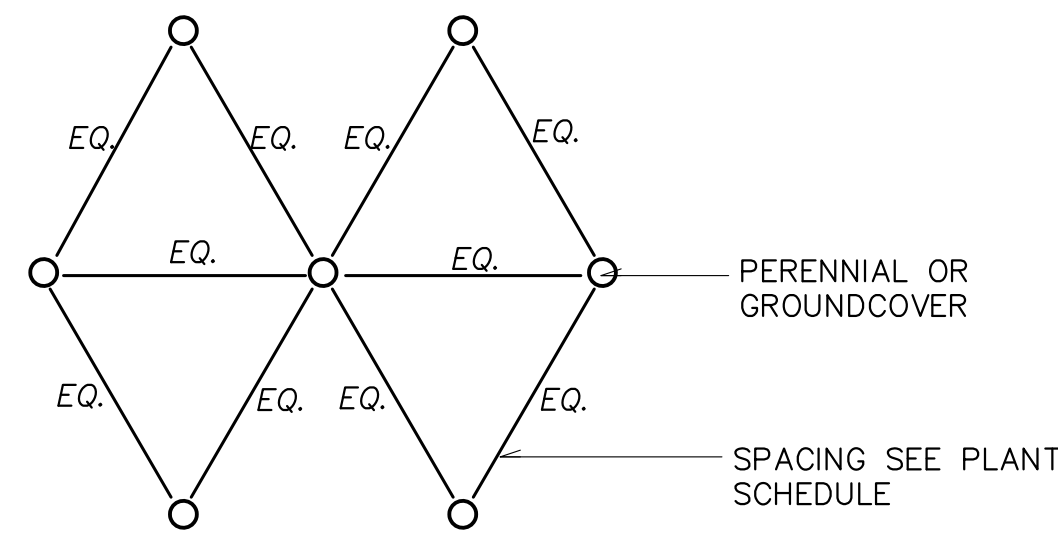
2 SHRUB/GRASS PLANTING DETAIL NTS



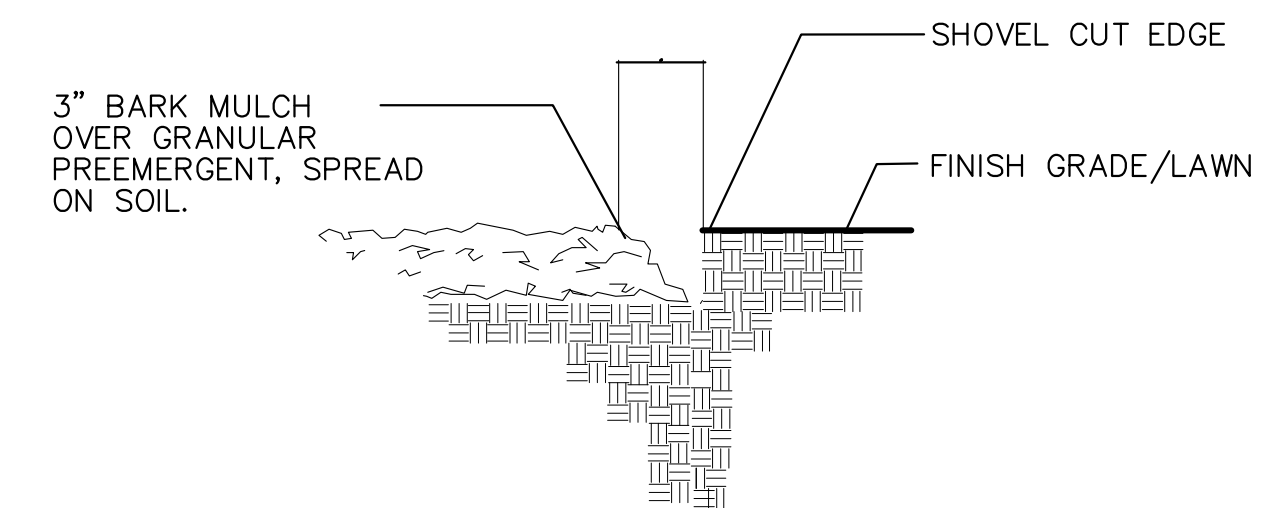
3 GROUNDCOVER / PERENNIAL PLANTING DETAIL NTS



4 B&B SHRUB PLANTING DETAIL NTS



5 PERENNIAL/GROUNDCOVER SPACING DETAIL NTS



6 BARK MULCH/SHOVEL CUT EDGE DETAIL NTS

Revisions:

No.	Date	Description
1	00/00/00	Addendum No. 1

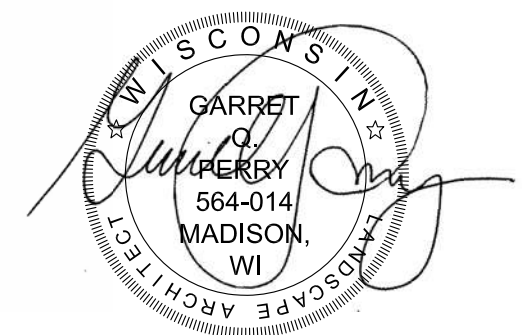
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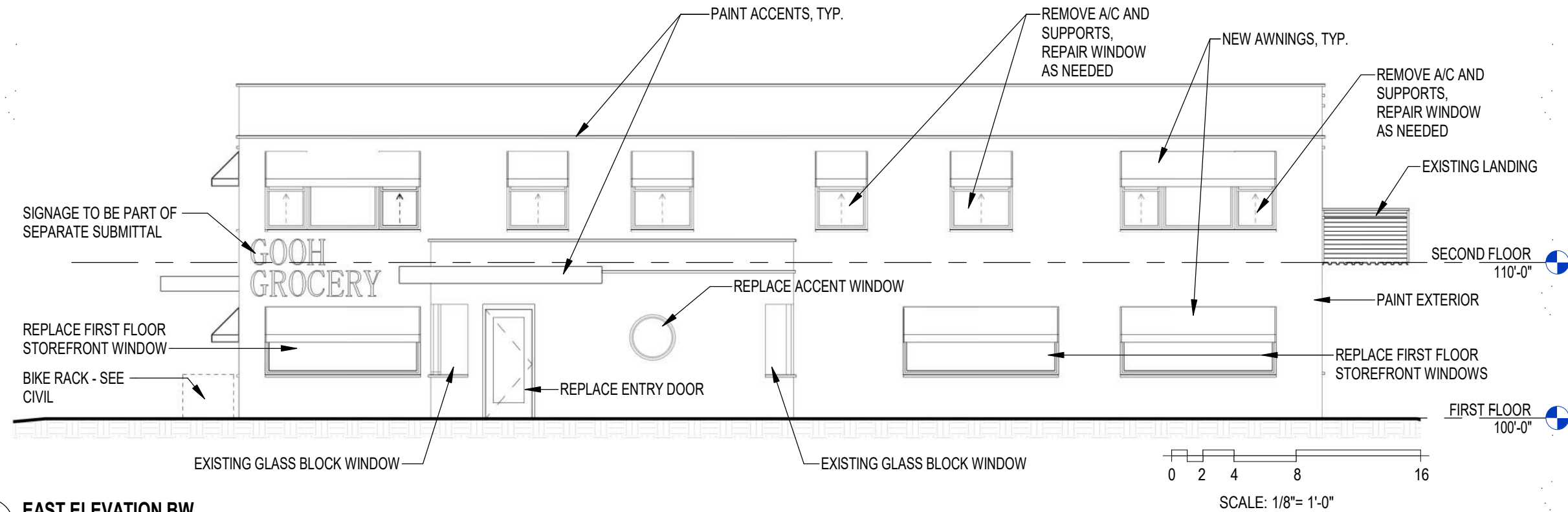
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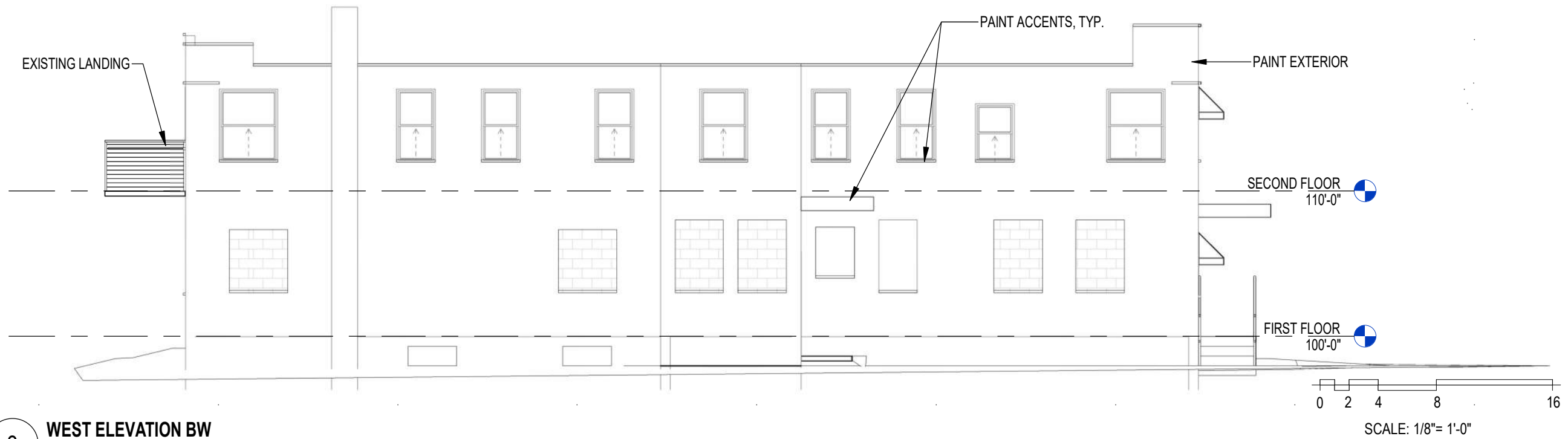
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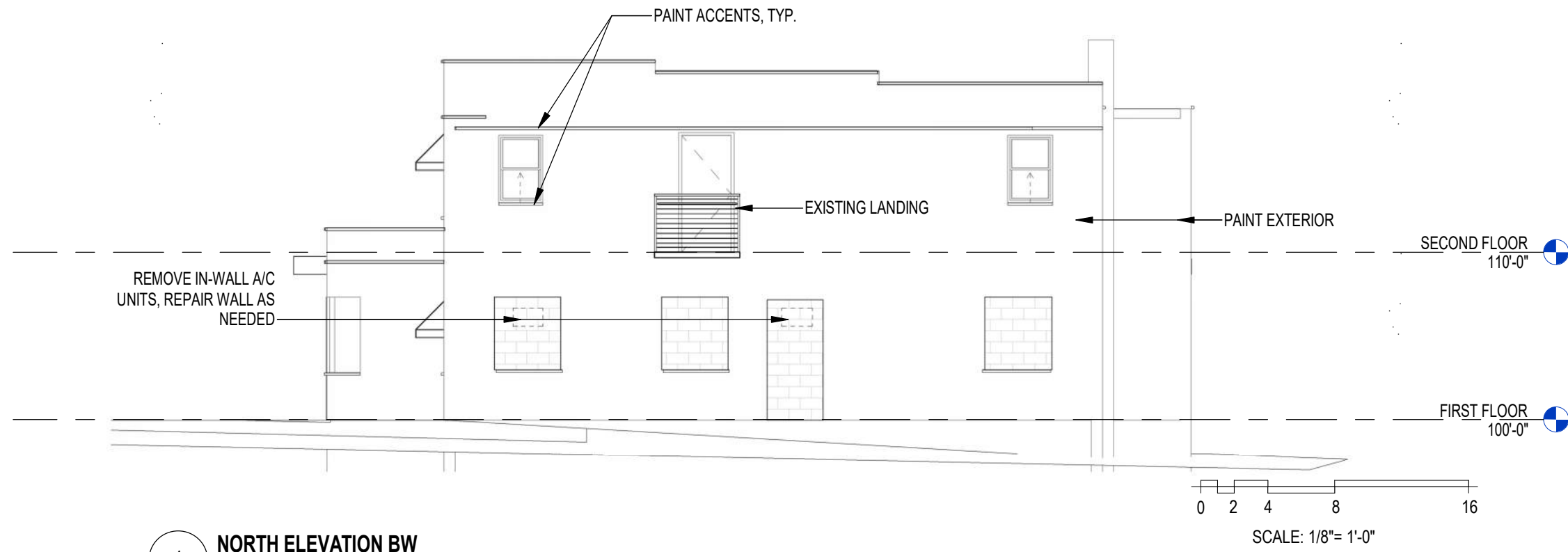


**1 EAST ELEVATION BW**  
 1/8" = 1'-0"

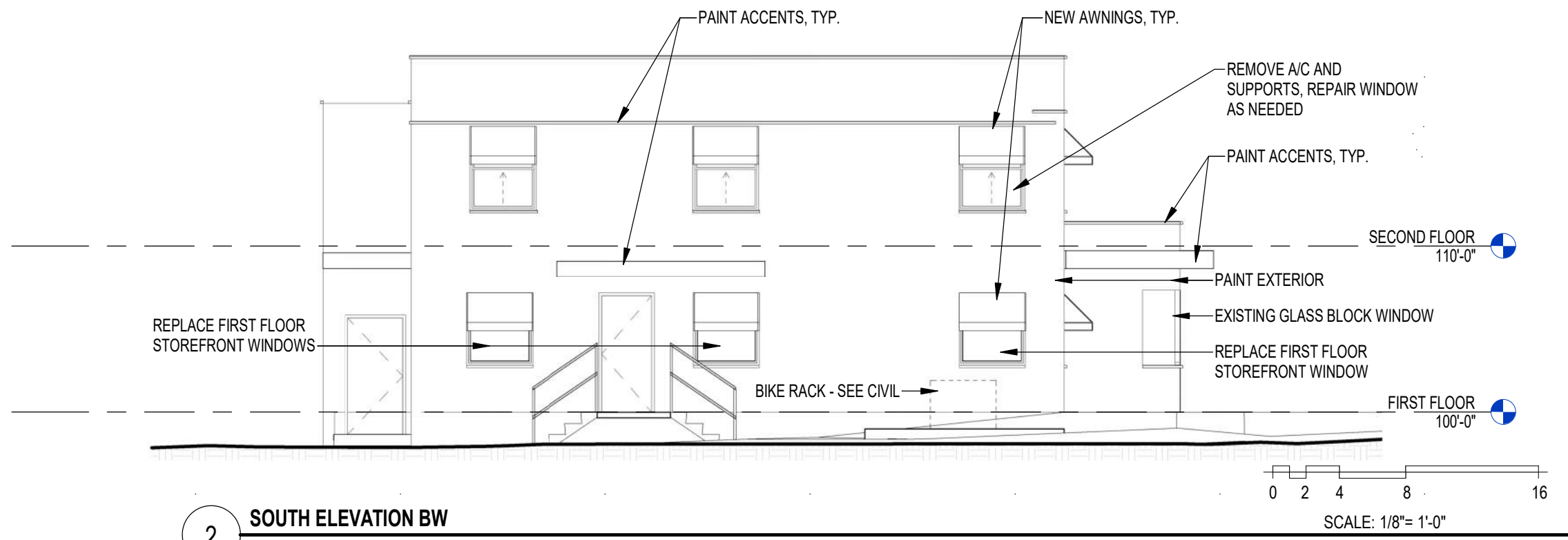


**2 WEST ELEVATION BW**  
 1/8" = 1'-0"





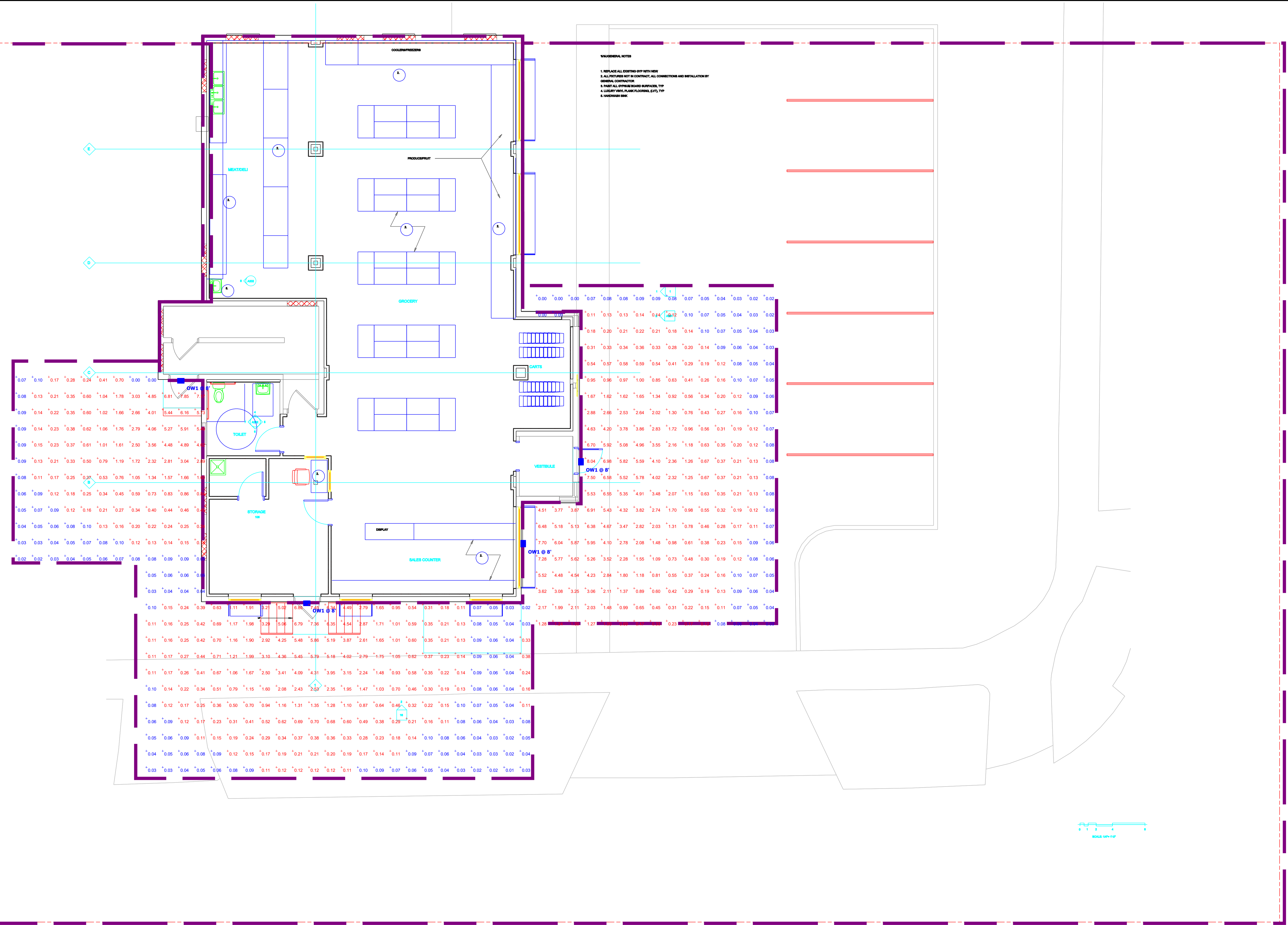
**1** NORTH ELEVATION BW  
 1/8" = 1'-0"



**2** SOUTH ELEVATION BW  
 1/8" = 1'-0"

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Schedule						
Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage
<b>OW1</b>	4	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF	1227	0.95	10.0002

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' Past Lot Line @4ft	✕	0.01 fc	0.08 fc	0.00 fc	N/A	N/A
Exterior_At Grade	+	1.18 fc	8.04 fc	0.00 fc	N/A	N/A
Lot Line at 4'	✕	0.75 fc	5.56 fc	0.00 fc	N/A	N/A