



EAST WASHINGTON AVENUE VIEW

SCHMEDEMAN AVENUE VIEW



EAST WASHINGTON AVENUE LOOKING NORTH



EAST WASHINGTON AVENUE LOOKING SOUTH

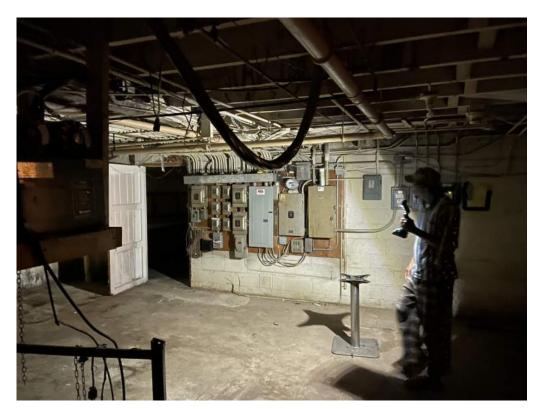
INTERIOR VIEW OF BAR AREA



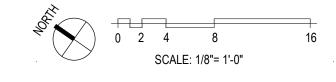
INTERIOR VIEW OF MAIN SPACE



INTERIOR VIEW TOWARDS ENTRY

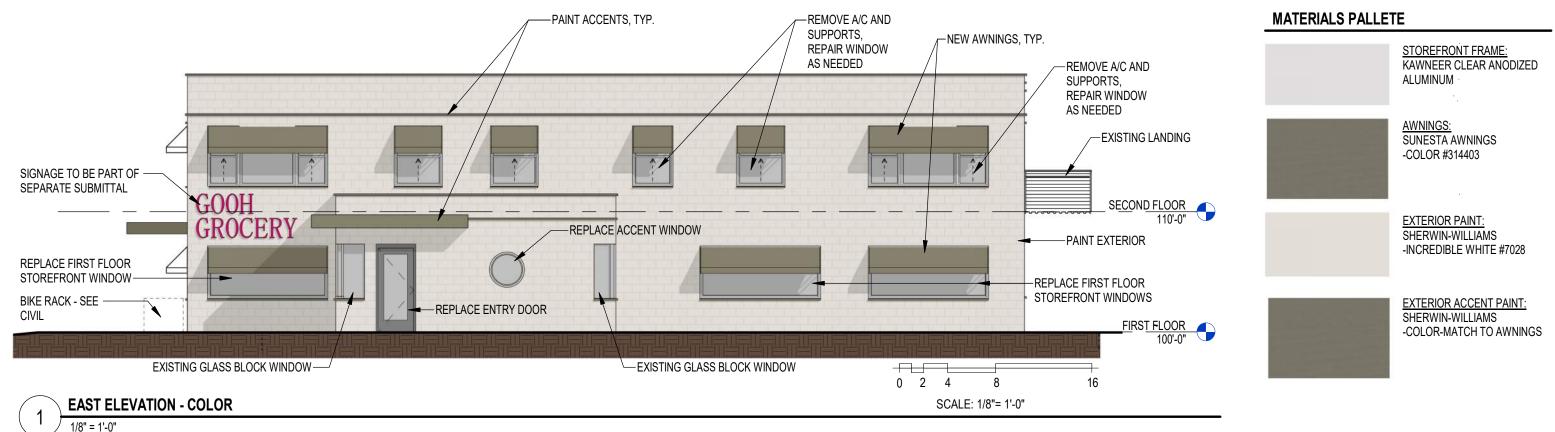


INTERIOR VIEW BASEMENT SPACE



GOOH GROCERY - EXISTING BUILDING RENOVATION





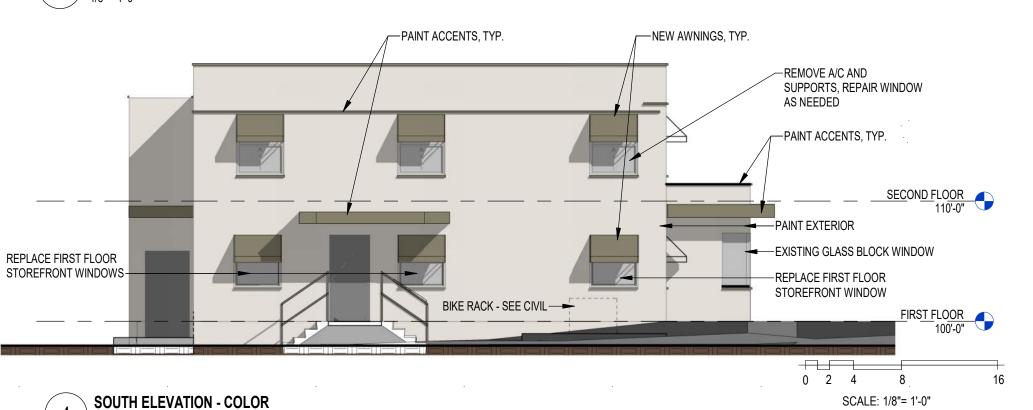








MATERIALS PALLETE















LEGEND	
- 0-	SIGN
0	BOLLARD
<u>S</u>	SANITARY MANHOLE
GM	GAS METER
©V	GAS VALVE
	FIRE HYDRANT
wv 	WATER VALVE
©	CURB STOP
*	LIGHTPOLE
VLT	UTILITY VAULT
Ø	UTILITY POLE
	DECIDUOUS TREE
	APPROXIMATE PROPERTY LINE
	RIGHT-OF-WAY LINE
7//////////////////////////////////////	
	EDGE OF CONCRETE EDGE OF ASPHALT
~~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
SAN SAN	SANITARY SEWER
WAT WAT	WATER MAIN
STM STM	STORM SEWER
——— GAS ——— GAS ———	NATURAL GAS LINE
—— сомм —— сомм ——	COMMUNICATION LINE
— E — E —	ELECTRIC LINE
———— TE ———————————————————————————————	TRAFFIC ENGINEERING LINE
——————————————————————————————————————	OVERHEAD ELECTRIC LINE
— GUY —	GUY WIRE
	GRAVEL
	ASPHALT PAVEMENT
Δ. Δ. Δ.	CONCRETE PAVEMENT
— 885 — —	CONTOUR MAJOR

- 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) WISCRS DANE, GRID NORTH.
- 3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACEXISTING 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
- 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	



Toll Free (800) 242-8511 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

eet mber	V001
te ued	05/16/2022
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COUNTY,

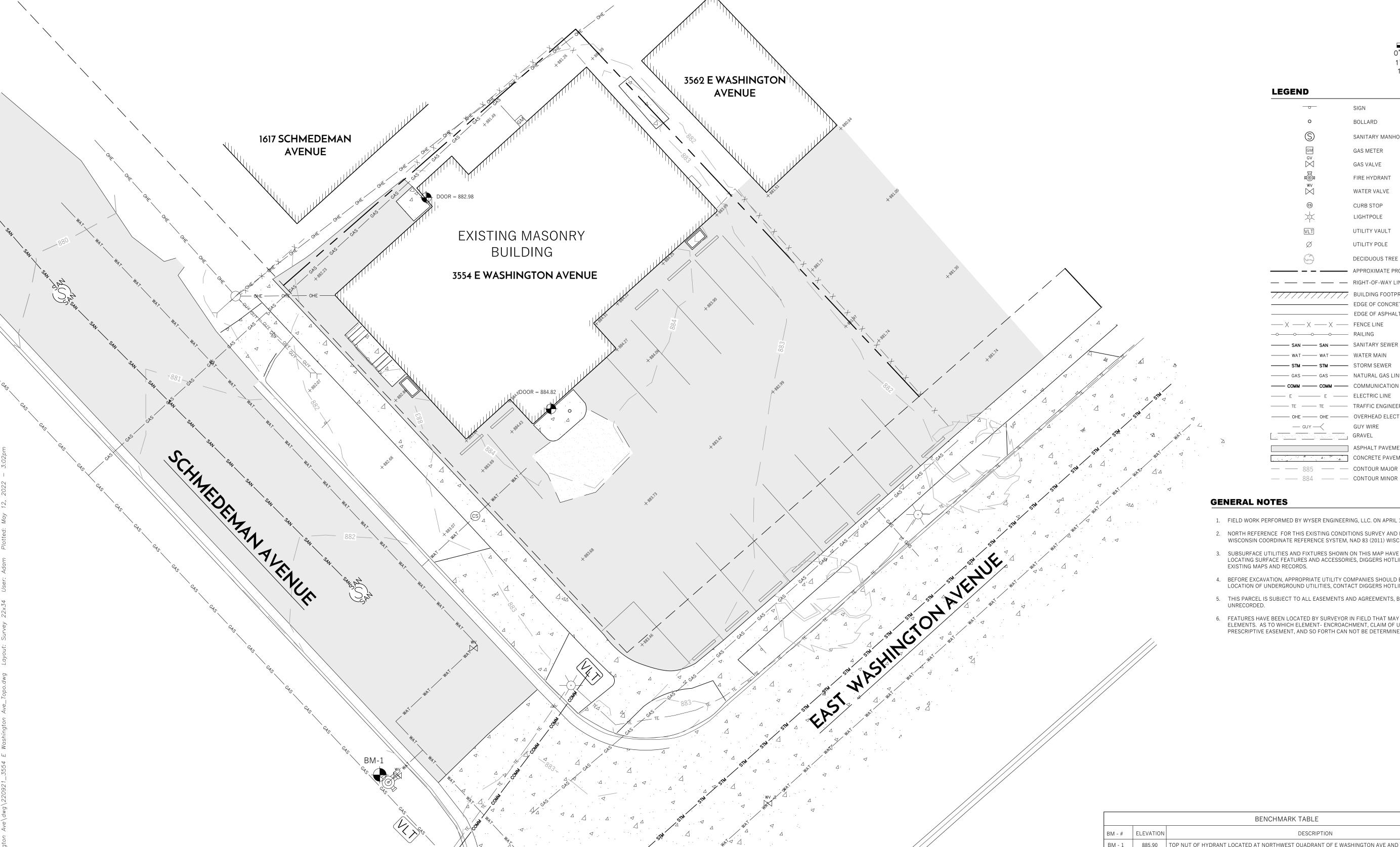
DANE

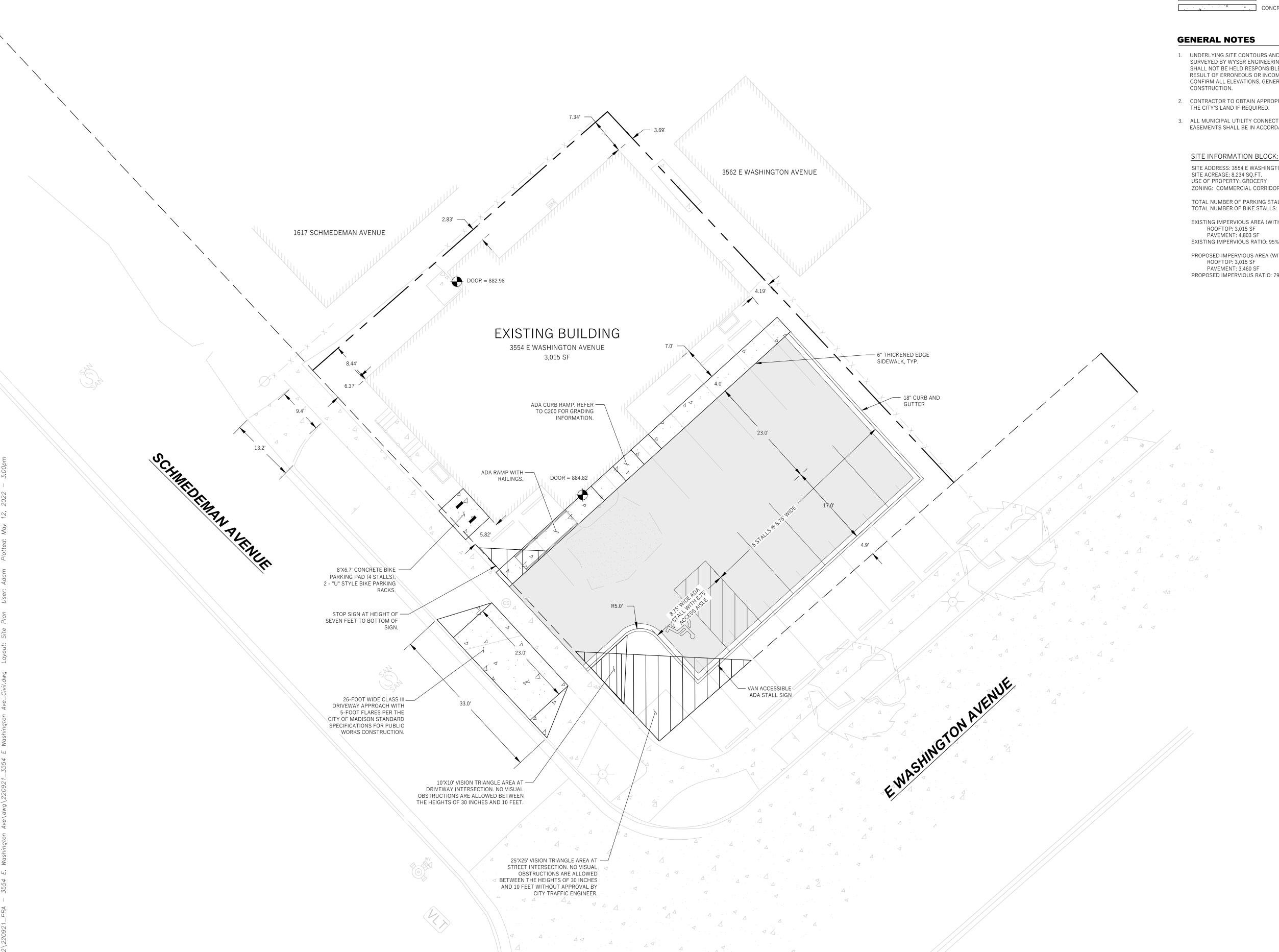
MADISON

Description:

Revisions: No. Date:

Wyser Number





LEGEND (PROPOSED)

APPROXIMATE PROPERTY BOUNDARY 18" CURB AND GUTTER ASPHALT PAVEMENT △ △ CONCRETE PAVEMENT



Toll Free (800) 242-8511 -or- 811

Hearing Impaired TDD (800) 542-2289

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- 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
- 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 ADDRESS: 3554 E WASHINGTON AVENUE

ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)

TOTAL NUMBER OF PARKING STALLS: 6 (1 ACCESSIBLE) TOTAL NUMBER OF BIKE STALLS: 4

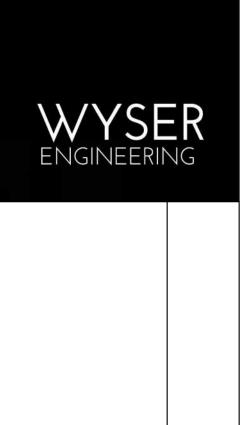
EXISTING IMPERVIOUS AREA (WITHIN LOT AREA): 7,818 SF ROOFTOP: 3,015 SF

PAVEMENT: 4,803 SF

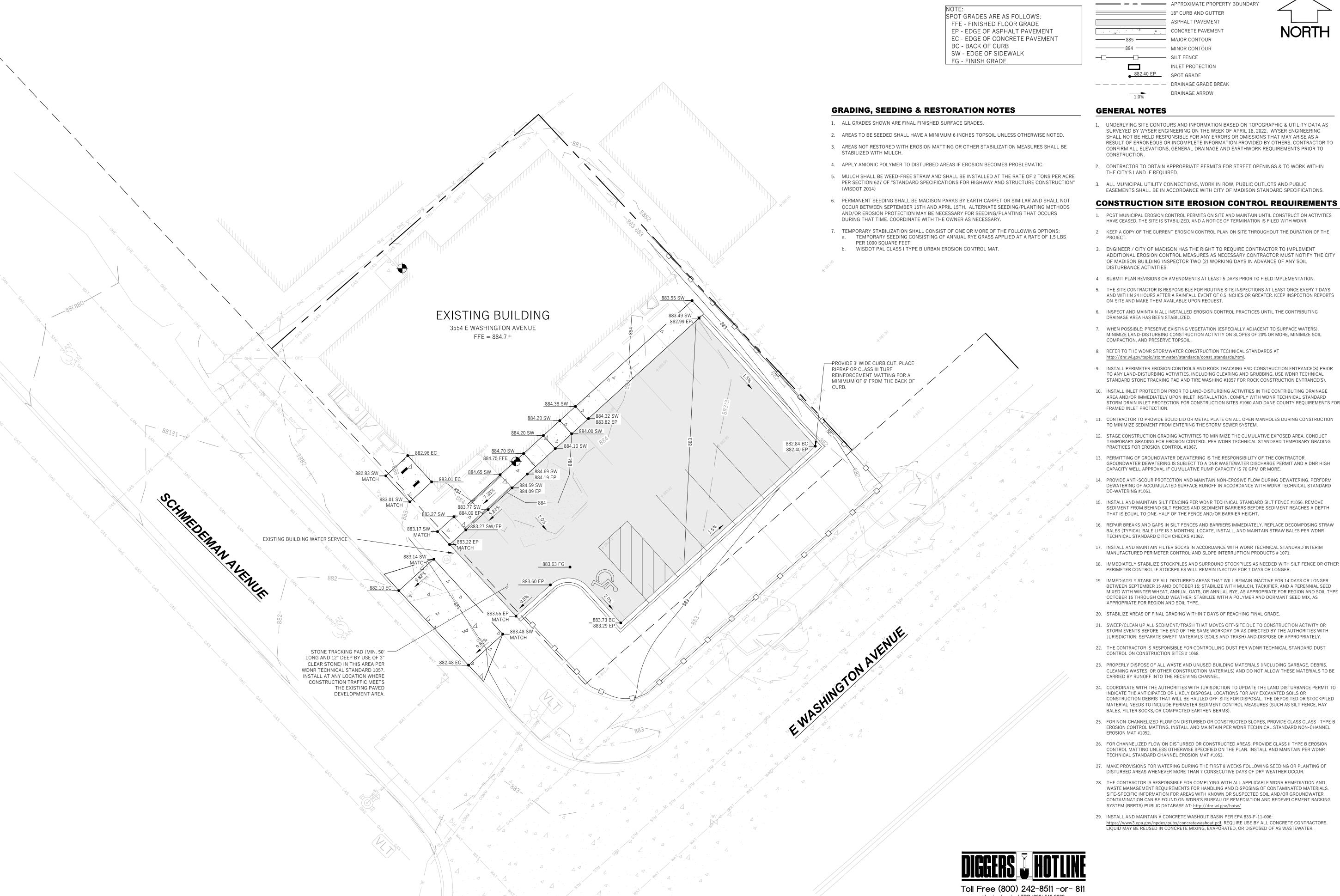
EXISTING IMPERVIOUS RATIO: 95%

PROPOSED IMPERVIOUS AREA (WITHIN LOT AREA): 6,475 SF ROOFTOP: 3,015 SF

PROPOSED IMPERVIOUS RATIO: 79%



			3554 E WASHINGTON AVENUE MADISON, WI 53704
GOOH GROCERY		CITY OF MADISON, DANE COUNTY, WI	Sheet Title: PROPOSED SITE PLAN
Revisions: No. Date		Description	1:
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LEGEND (PROPOSED)

--- - APPROXIMATE PROPERTY BOUNDARY 18" CURB AND GUTTER ASPHALT PAVEMENT 4 . CONCRETE PAVEMENT ——— 885 ———— MAJOR CONTOUR ------884 ------ MINOR CONTOUR SILT FENCE INLET PROTECTION 882.40 EP SPOT GRADE — — — — — — DRAINAGE GRADE BREAK DRAINAGE ARROW





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
- 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

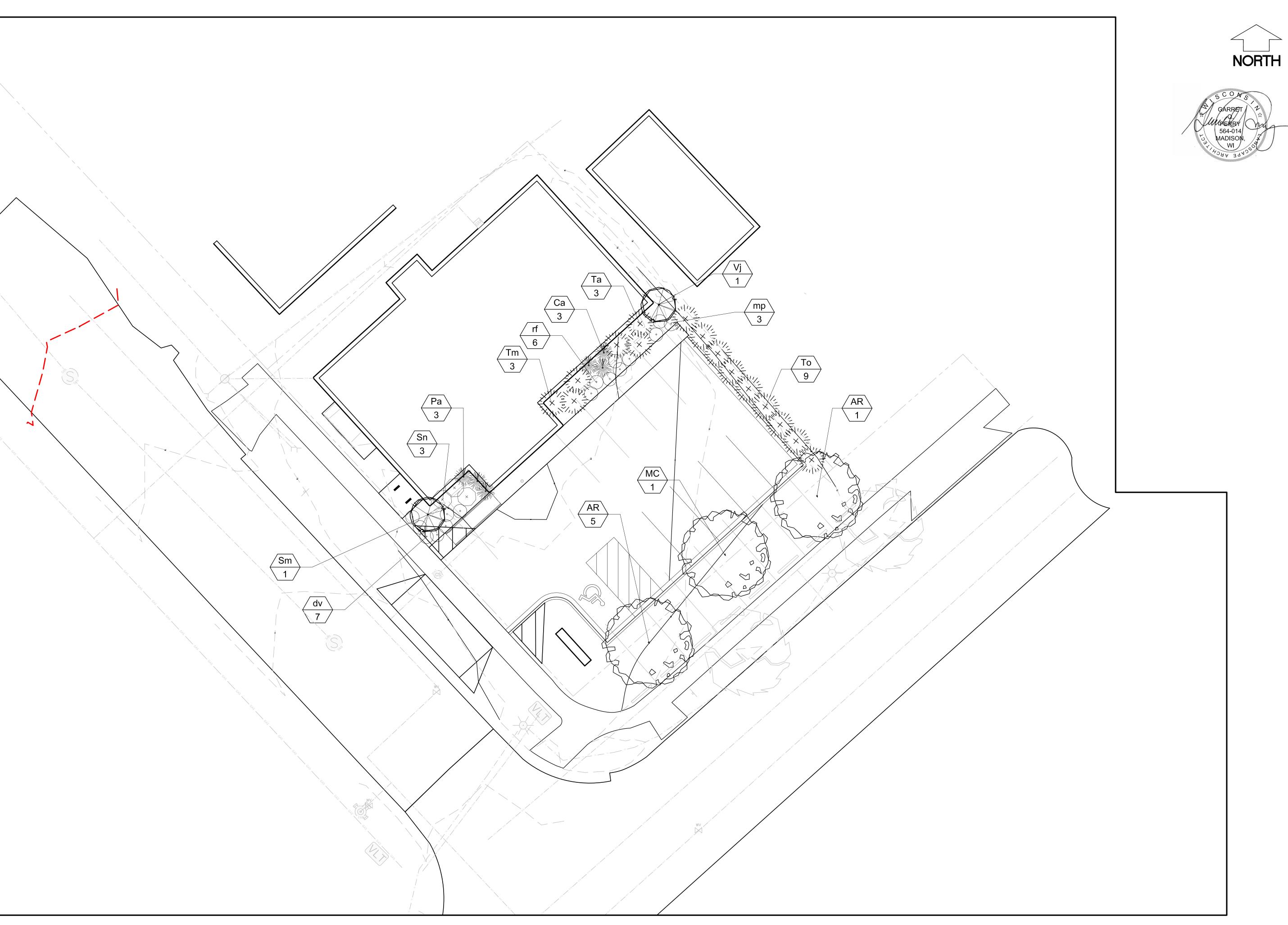
EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

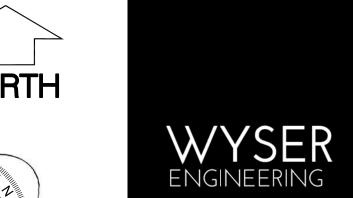
- 1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES
- HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE
- 3. ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- 4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- 5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- 6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING
- 7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- 8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT
- 9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- 10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- 11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- 12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- 13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- 14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD
- 15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- 16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- 17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- 19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT. ANNUAL OATS. OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- 20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- 22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- 23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- 24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- 25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL
- 26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- 27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- 28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
- 29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

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			3554 E WASHINGTON AVENUE MADISON, WI 53704		
Visions:		CITY OF MADISON, DANE COUNTY, WI	Sheet Title: PROPOSED GRADING, EROSION CONTROL & UTILITY PLAN		
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			3554 E WASHINGTON AVENUE MADISON, WI 53704
GOOH GROCERY		CITY OF MADISON, DANE COUNTY, WI	Sheet Title: LANDSCAPE PLAN
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LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quanity	Remarks
ORNA	AMENTAL TREES					
AC	Amelanchier x grandiflora 'Autmn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
SHRU	JBS	•			•	
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		
GRAS	SES		-			
Са	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
EVER	GREEN SHRUBS					
То	Thuja occidentalis 'DarK Green'	Dark Green Arborvitae	6'	BB		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		
PERE	NNIALS	•			•	
dv	Hemerocallis x sp.	Daylily	1 Gal.	Container		18"0.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"0.C
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"0.C.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location	/ Address 3554 Eas	st Washington Avenue, Mad	lison, WI 53704	
Name of Project	Gooh Grocery			
Owner / Contact				
Contact Phone	Jerreh Kujabi	Contact Email	jkujabi@gmail.com	
			1	

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.

(0)	One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with	the
(4)	One (1) fanciscape unit shan be provided for each time number (500) square feet of developed area, with	uit
	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

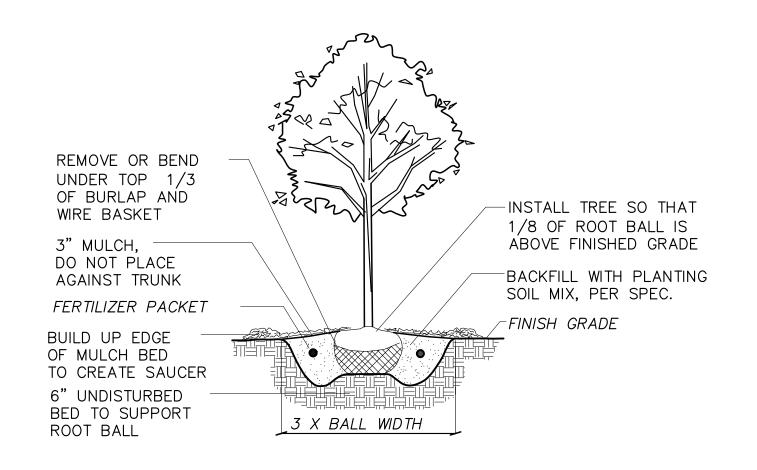
Tabulation of Points and Credits

3/2013

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.

Diant Town / Flour and	Minimum Size at		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ 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.				
Sub Totals						132

Total Number of Points Provided 132



1 B&B TREE PLANTING DETAIL

PLANT SPACING
AS INDICATED
ON PLAN

DO NOT PLANT DEEPER
THAN PLANTED IN NURSERY

FINISH GRADE

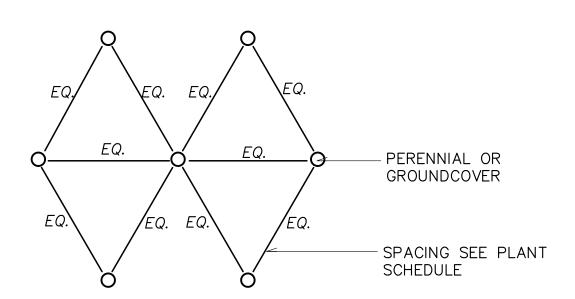
AMENDED PLANTING SOIL.

TILLED AMENDED PLANTING
MIX AND EXISTING SOIL

NTS

3 GROUNDCOVER / PERENNIAL PLANTING DETAIL

NTS



PERENNIAL/GROUNDCOVER SPACING DETAIL

3" MULCH,
DO NOT PLACE
AGAINST TRUNK

BUILD UP EDGE
OF MULCH BED
TO CREATE
SAUCER

DO NOT PLANT DEEPER
THAN PLANTED AT NURSERY

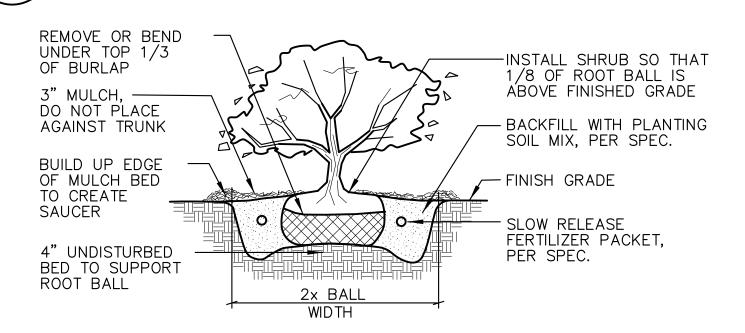
BACKFILL WITH PLANTING
SOIL MIX, PER SPEC.

FINISH GRADE

SLOW RELEASE
FERTILIZER PACKET,
PER SPEC.

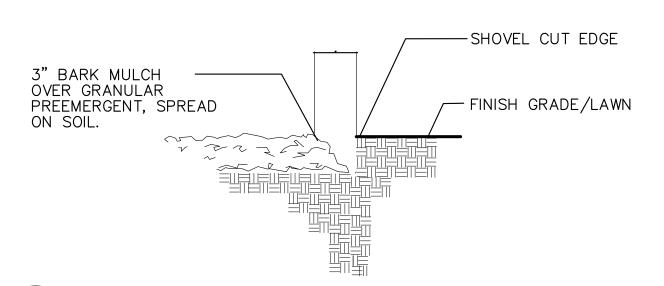
SHRUB/GRASS PLANTING DETAIL

NTS



B&B SHRUB PLANTING DETAIL

NTS



BARK MULCH/SHOVEL CUT EDGE DETAIL

NT

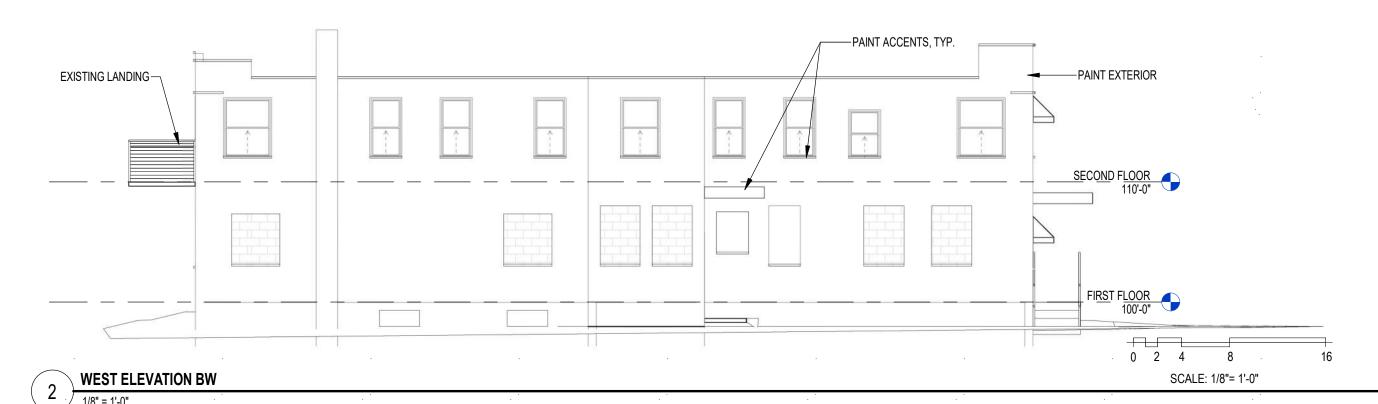




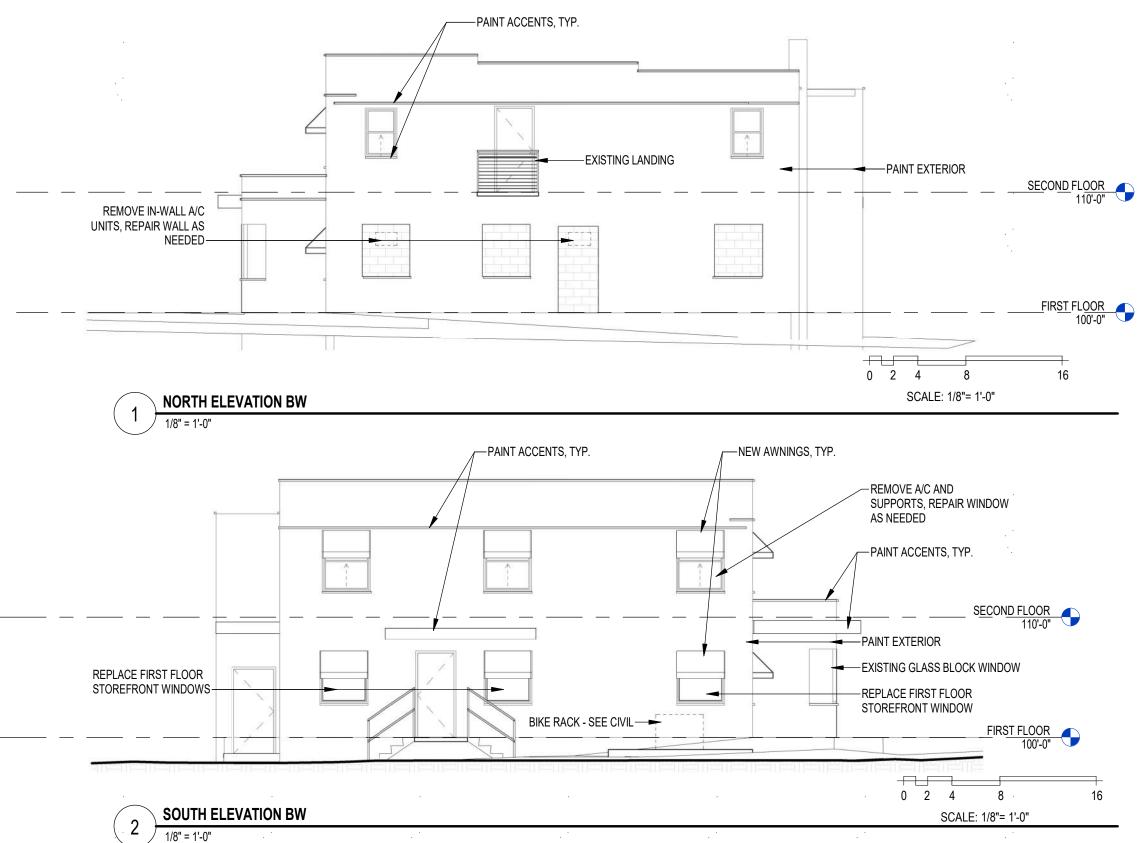
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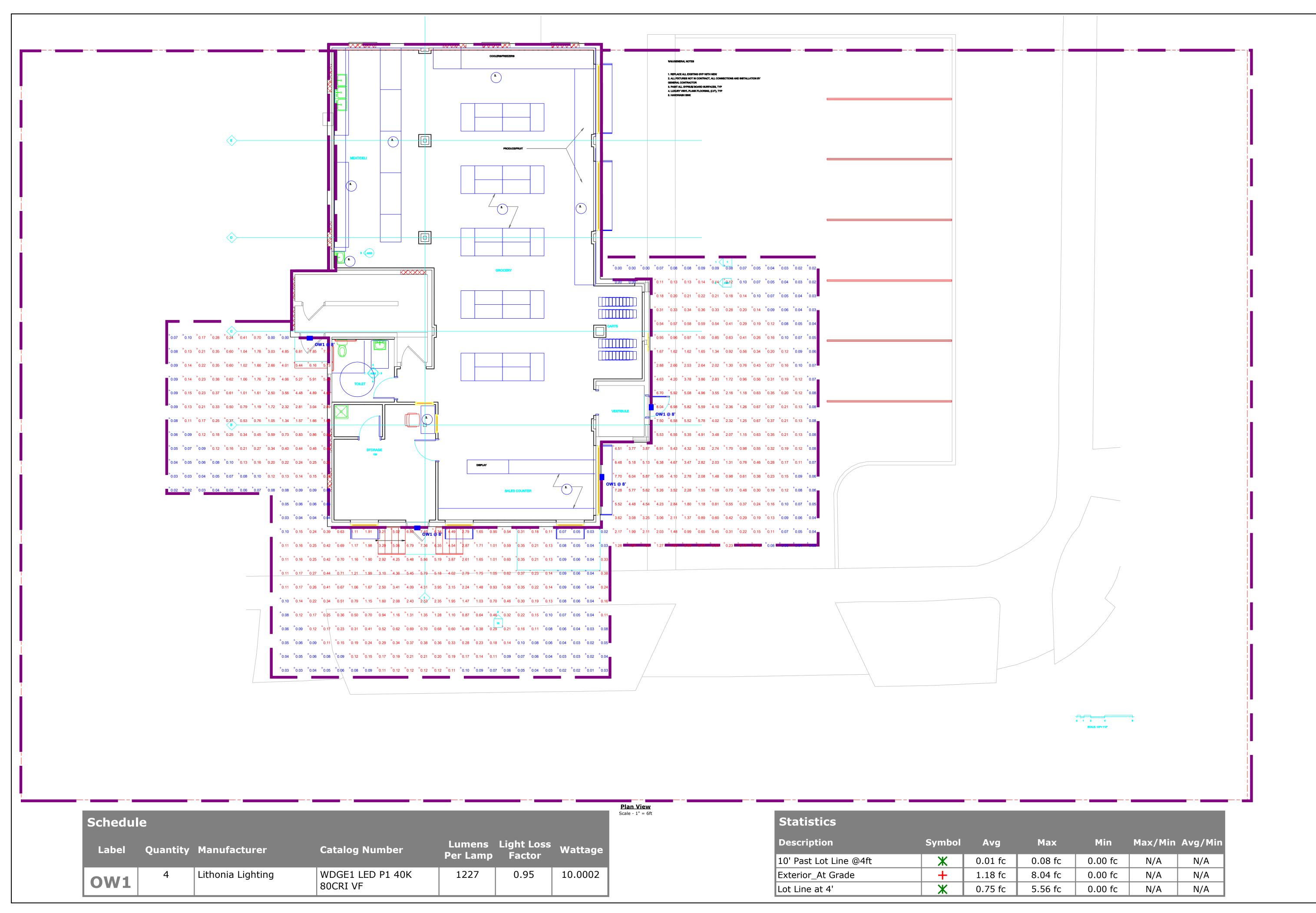
^{**} Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **













Gooh Gr Madisor Exterior

Designer

CAS Date 05/25/202

1 of 1