

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: 09/29/2010

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: 10/06/2010

Final Approval and/or Recommendation

PROJECT ADDRESS: 1033 S. PARK STREET, MADISON WI 53715

ALDERMANIC DISTRICT: # 7

OWNER/DEVELOPER (Partners and/or Principals)

FRANCISCO VASQUEZ

1033 S. PARK ST.

MADISON, WI 53715

ARCHITECT/DESIGNER/OR AGENT:

ABREU DESIGN STUDIOS

1502 YELLOWCROSS DR.

MADISON, WI 53719

CONTACT PERSON: JESUS ABREU

Address: 1502 YELLOWCROSS DR

MADISON, WI 53719

Phone: (608) 206-2421

Fax: (608) 845-2372

E-mail address: jesusabreu@tds.net

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



September 29, 2010

Al Martin
Urban Design Commission
Zoning Department
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
1033 South Park Street

Dear Mr. Martin:

The existing building located at 1033 S. Park Street is zoned C-2 and is located in Urban Design District # 7. The existing building has one sign and we not touching at this time.

We plan to use materials according with the new specifications by the Urban District.

The Exterior Improvements include provide a landscape area, fenced trash enclosure area and better look at the rear side of building that at the moment doesn't exist.

All the materials, finishes and colors are explained in the sheet (A-201, Colored Elevation)

Scope of Work:

We applying to do an addition at east side of the existing building (rear side of the property)

The new addition will be the "**New Dining Area**" for the restaurant. Addition Floor Area: 440 sf.

With the new dining area the total first floor area will be 1,125 sf.

The parking lot will be modified based on the actual city's ordinances. See Sheet C-101

Also, we provided a colored building front elevation (future) to show how the new addition (New Dining Area) is related with the future improvements (front side of the building).

Parties Involved:

- Owner: Francisco Vasquez and Josefa Trejo
1033 S. Park Street, Madison WI 53715
(608) 250-1824
- Contractor: German Julian
Restoration & Remodeling of Madison
200 W. Beltline Ave., Madison WI 53713
(608) 697-5246
- Designer: Jesus Abreu
Abreu Design Studio, LLC
(608) 206-2421

ABREU DESIGN STUDIOS, LLC

Commercial - Residential - Remodel - New Construction

1500 Yellowgreen Drive, Madison, WI 53710 Ph: (608) 206-2421 FAX: (608) 845-2370



Development Schedule:

Start Construction: As soon as we have the approval from Urban Design Commission.

Foundation Work:	October 11 th – 15 th 2010
Concrete Slab:	October 18 th – 21 th 2010
Exterior Walls:	October 22 th – 27 th 2010
Roof Framing:	October 27 th – 30 th 2010
Interior Finishing:	November 01 st – 12 th 2010
Parking & Landscape:	November 18 th – 22 th 2010
Exterior Lighting:	November 15 th – 18 th 2010
Exterior Ramp:	November 18 th – 20 th 2010
Site Cleaning:	November 22 th – 24 th 2010

Please review the attached plans.

Sincerely,

Jesus A. Abreu
Designer/ Owner
Abreu Design Studio, LLC

ABREU DESIGN STUDIOS, L

Commercial - Residential - Remodel - New Constr

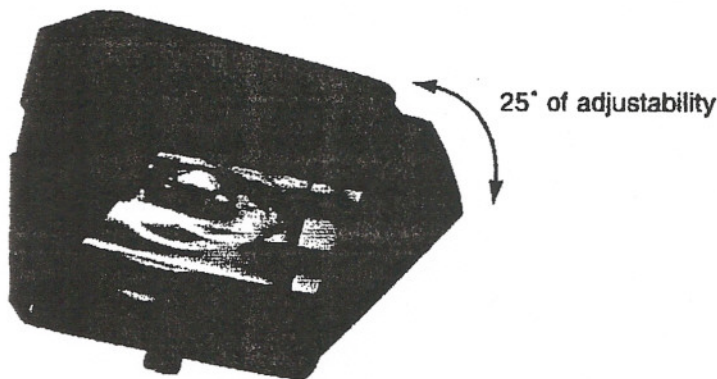


ADJUSTABLE CUTOFF WALL PACK
70/100 WATT
 (E-WPAM071Z, E-WPAM10DZ, E-WPAH071Z)

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities, especially where glare can be an issue.

Typical Mounting Height: 8 to 18 feet

Typical Spacing: 2 to 3 times the mounting height



8-3/8"H x 8-3/8"W x 11-7/8"D
 One medium base lamp included

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Lamp Output	Lamp Color Rendition
E-WPAH071Z	70-watt High Pressure Sodium (HPS) Wall Pack	120-volt Reactor ballast NPF	E26	Clear, medium base (~HP070M)	9 Pounds	6000 lumens	22 CRI
E-WPAM071Z	70-watt Metal Halide (MH) Wall Pack	120-volt HX ballast NPF	E26	Clear, medium base (~MH070ME)	10 Pounds	5500 lumens	70 CRI
E-WPAM10DZ	100-watt Metal Halide (MH) Wall Pack	120/277-volt HX ballast NPF	E26	Clear, medium base (~MH100ME)	10 Pounds	8500 lumens	70 CRI

Features

- Sturdy die-cast aluminum housing and lens frame, with dark-bronze polyester powder-coat finish
- Adjustable cutoff glare shield
- Tempered-glass lens, thermal shock and impact resistant
- One piece anodized aluminum reflector
- 1/2-inch NPT tapped back and two sides for conduit entrances
- Optional photocell available
- UL Listed for wet locations
- 1-year warranty

Accessories



Photocell, field installed

CAT.#: E-ACP1 (120 volts)

CAT.#: E-ACP2 (208/240/277 volts)

TAQUERIA GUADALAJARA - 1033 SOUTH PARK STREET



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH-WEST BLDG. ELEVATION



NORTH-EAST BLDG. ELEVATION



BUILDING CONTEXT RELATIONS



BUILDING CONTEXT RELATIONS

Check out our installation examples for various products. [Click Here](#) to visit the page directly, or visit the "Installation Examples" section in the "Resources" tab.

Fixed Windows

Series 4710 - Fixed



The Champion 4710 Fixed Window is a flexible Commercial (C) window. The 4710 window is fully thermally-broken and has a 2 1/2" frame depth. Champion's 4710 offers a unique design combined with the performance necessary to meet commercial standards. This fixed window is a perfect complement to any of the projected/casement windows in Champion's 4000 series. All of the products in the 4000 Series windows are perfect for all new construction and rehabilitation jobs.



Technical Details

Fixed Window
2 1/2" Frame
7/8" Insulating Glass
FW-C90
2 1/2" Flange Head/Jamb/Sill
Cut Size on W&H: 1/8"
Minimum Size: 12" x 21"
Maximum Size: 60" x 60"

Features

Fully Thermally-Broken Components
Beveled Sashes
Corresponding Units:
[4100](#) Projected Outswing
[4200](#) Projected Inswing
[4300](#) Casement Outswing
[4400](#) Casement Inswing

Testing Results

FW-C90 Rating
Air Infiltration: <0.01 cfm2
Water Pressure: 15.05 PSF
Load Deflection: 97.81 PSF
Load Structural: 135.42 PSF
Entry Resistance: Grade 40

Download Materials for 4710:

- Specifications
- PDF Product Details
- CAD Drawings
- PDF Accessory Details
- CAD Accessory Details
- Options List
- Product Brochure

Click Image to Enlarge:

Check out our installation examples for various products. [Click Here](#) to visit the page directly, or visit the "Installation Examples" section in the "Resources" tab.

Projected Windows

Series 4100 - Projected Outswing



The Champion 4000 Projected/Casement Series is a flexible Commercial (C) window line. All windows in this series are fully thermally-broken and have a 2 1/2" frame depth. The 4100 casement outswing window offers a unique design combined with the performance necessary to meet commercial standards. The 4000 Series windows are perfect for all new construction and rehabilitation jobs.



95 Wall Street



Dey Street



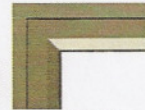
2021 1st Avenue



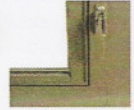
4100



Roto Crank Option



Beveled Sashes



Multi Point Lock

Technical Details

Projected Outswing (Awning)

2 1/2" Frame

1" to 1 1/2" Insulating Glass

AP-C90 Rating

Cut Size on W&H: 1/8"

2 1/2" Flange Head/Jamb/Sill Options

Features

Beveled Sashes

Fully Thermally-Broken Components

Concealed S/S 4 Bar Hinges

White Bronze Cam Handle/Strike

Corresponding Fixed Unit: [4710](#)

Testing Results

AP-C90 Rating

Operating Force: 111bf

Air Infiltration: 0.01 cfm2

Water Pressure: 15.05 PSF

Load Deflection: 105.33 PSF

Load Structural: 188.09 PSF

Entry Resistance: Grade 10

Download Materials for 4100:

- Specifications
- PDF Product Details
- CAD Drawings
- PDF Accessory Details
- CAD Accessory Details
- Options List
- Product Brochure

Click Image to Enlarge:

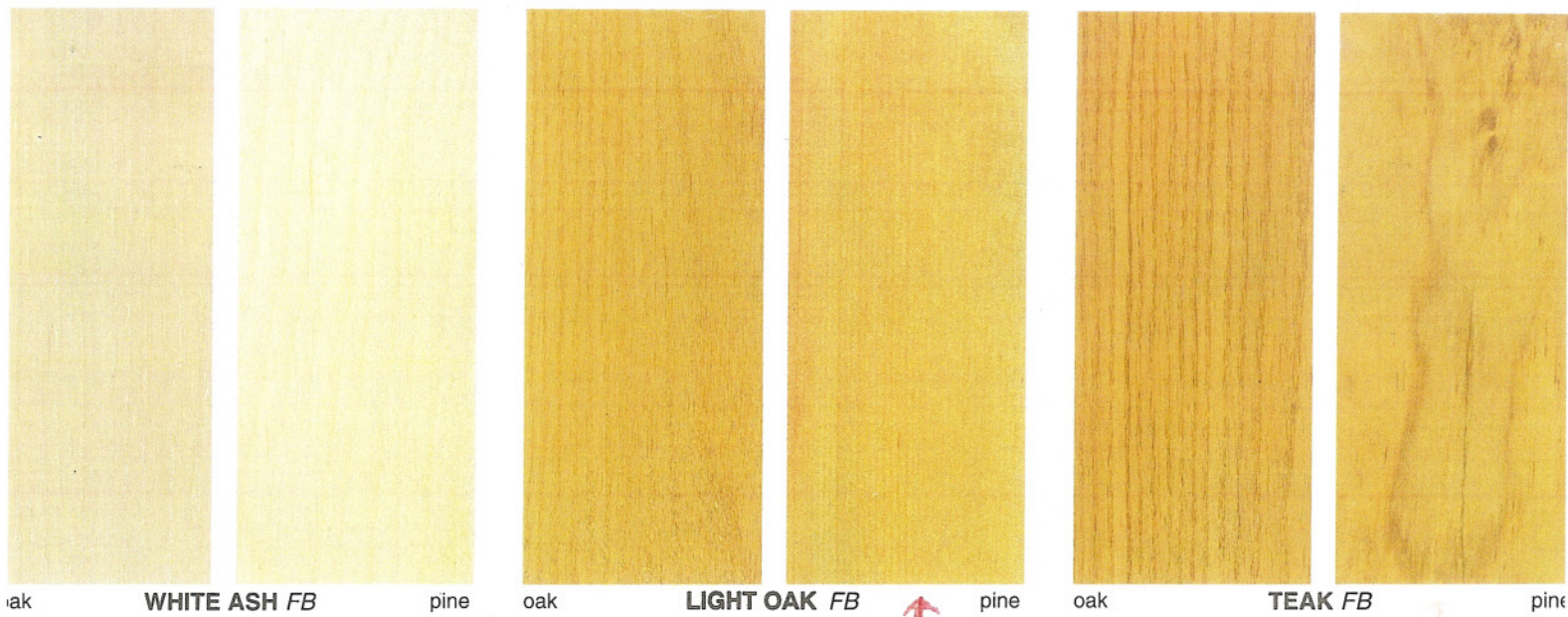
COLOR AVAILABILITY CHART

Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for metal roofing, curtainwall and storefront applications.

[Request Color Chip Samples](#)

- ▲ PAC-CLAD® Cool Colors
- PAC-CLAD® Metallic Colors

▲ Stone White	▲ Bone White	▲ Slate Gray	▲ Musket Gray	▲ Hunter Green	▲ Evergreen	▲ Hartford Green	▲ Forest Green
▲ Almond	▲ Sandstone	▲ Granite	▲ Charcoal	▲ Patina Green	▲ Arcadia Green	▲ Hemlock Green	▲ Teal
▲ Sierra Tan	▲ Terra Cotta	▲ Colonial Red	▲ Cardinal Red	▲ Berkshire Blue	▲ Award Blue	▲ Interstate Blue	▲ Cityscape
▲ Medium Bronze	▲ Dark Bronze	▲ Burgundy	▲ Mansard Brown	▲ Slate Blue	▲ Military Blue	▲ Matte Black	▲ Midnight Bronze
● ▲ Zinc	● ▲ Silver	● ▲ Copper Penny	● ▲ Aged Copper	● ▲ Champagne	● ▲ Weathered Zinc		



The large chips shown at the top and bottom are the colors available in extra-durable Factory Blended (FB) Tonic Wood Stain applied to oak and pine.

↑
CEDAR STAIN COLOR

CUSTOM FINISHES ON OAK



SPICETONE TWS 1



GOTHIC WALNUT TWS 10



SPRUCE BLUE TWS 6



TANGERINE TWS 12



WEATHERED WOOD TWS 3



FROSTY PINE TWS 14



ANTIQUÉ OAK TWS 9



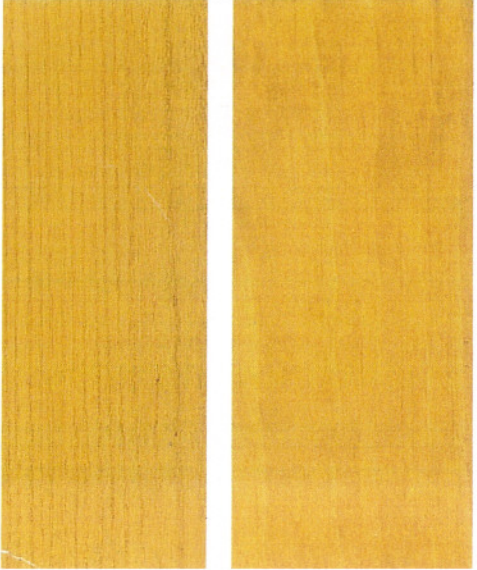
SILVER ASH TWS 2



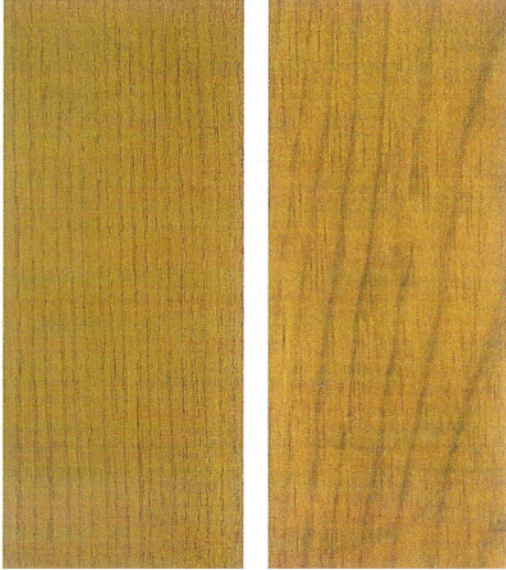
SCARLET TONE TWS 5

Colors and lusters shown are reproduced by printing process and represent actual stained or varnished wood surfaces as accurately as possible. Final results may vary depending on the type of wood.

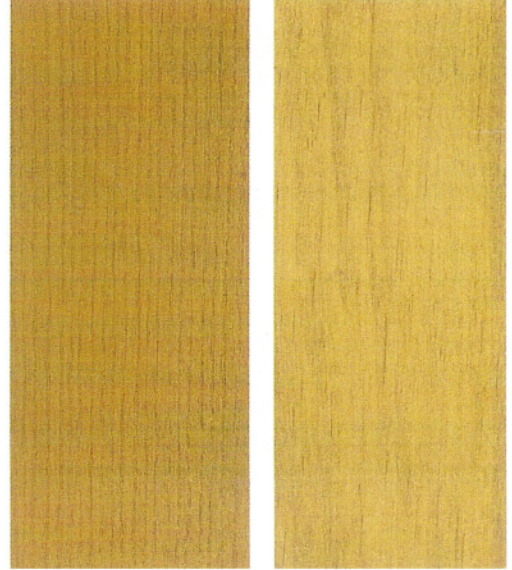
oak **EARLY AMERICAN MAPLE FB** pine



oak **PACIFIC KOA FB** pine



oak **FRUITWOOD FB** pine



Color Options

Splitface and Premier Elite Series®

CONCRETE
THIN VENEERS FIELD APPLIED

Splitface (Splitface and Splitface with Scores)

Splitface masonry units lend a rugged beauty of hewn, chiseled stone and prominently display specially colored aggregates and color mixes. Call for additional color options.



Blackened Ash (01-064A)



Brick Rose (01-012A)



Cliff Gray (01-034A)



Deerfield (01-054A)



Mushroom (01-028A)



Natural Gray (01-000)



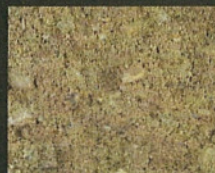
October Oak (01-052A)



Red Dust (01-016A)



Warm Shadow (01-036A)



Washed Suede (01-040A)



Coral Brown (18-571B)



Western Sand (18-120B)



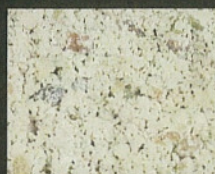
Bisque (18-121C)



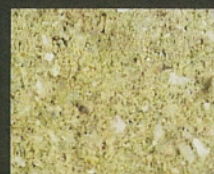
Cream (18-080C)



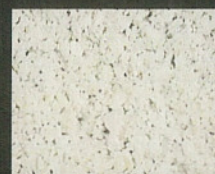
Pebble Beach (18-002C)



Salt & Pepper (18-004C)



Sienna Cream (18-082C)



White (18-006C)

Premier Elite® Series

Premier Elite® Series units feature a shot-blast surface that is uniformly textured to reveal natural aggregates and pigments. Their weathered face

PREMIER
Elite®

Color Options *Heritage Collection™ Designer Concrete Brick*

Heritage Collection Blended (With Flashing)



Amber Rose Blend



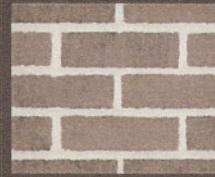
Apple Blend



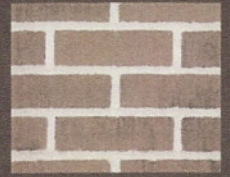
Ash Blend



Autumn Blend



Brandywine Blend



Burgundy Blend



Cardinal Blend



Cedar Blend



Claret Blend



Cocoa Creme Blend



Coffee Blend



Copper Springs Blend



Dusty Rose Blend



Forest Lodge Blend



Granite Rose Blend



Harvard Blend



Honey Grove Blend



Meadowland Blend



Mesquite Blend



Pheasant Feather Blend



Pueblo Blend



Regency Red Blend



Sand Castle Blend



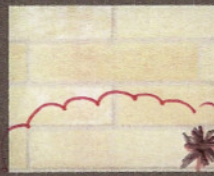
Shalestone Blend



Tuscany Villa Blend



Winter Blend



Soft Gold Blend



Winter White w/black
(Call for pricing)



Winter White w/brown
(Call for pricing)

Facing Options



Smooth



Splitface



Rough Estate

Heritage
Collection™
DESIGNER CONCRETE BRICK

Due to the nature of concrete and variables in photography and printing, colors shown may vary from actual hues. Refer to product samples for final color selection.

All units are manufactured with integral water repellent.