APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGEND A	ITEM	#	
Project #			

DATE SUBMITTED:	Action Requested Informational Presentation		
UDC MEETING DATE: JUNE 4,2008.	Initial Approval and/or Recommendation ★ Final Approval and/or Recommendation		
PROJECT ADDRESS: 60 年 614 SWTH	PARK STREET, MADISON, WI 53715		
ALDERMANIC DISTRICT:			
OWNER/DEVELOPER (Partners and/or Principals) WR. JING-JUN JIANG, DWNER EDO GARDEN RESTAURANT.	ARCHITECT/DESIGNER/OR AGENT: BARRY CHEN-Tui TANG ARCHITECT.		
CONTACT PERSON: BARRY C. TANG			
Address: 5559 N. 9Horz	ELAND AUE:		
MILWAUKEE, WI	53217		
	E) 414-460-0921 (FUL		
Fax: 4(4-431-053) E-mail address: bcyang @aqarch.c			
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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 C	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 We	eks 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.

LETTER OF INTENT

PROJECT:

EDO STEAK HOUSE Tenant Improvement & Addition 610 & 614 South Park Street Madison, WI 53715

FROM:

Barry C. Yang, AIA BARRY C. YANG ARCHITECT 5559 North Shoreland Avenue MILWAUKEE, WI 53217

Phone: 414-460-0921 Email: bcyang@agarch.com

The project is located at 610 & 614 South Park Street, Madison, WI 53715. It belongs to zoning district C2 (General Commercial District) & is in Urban Design District No. 7. The applicable codes include Wisconsin Enrolled Commercial Building Code, Madison Zoning Ordinances, & Madison Urban Design Ordinances.

Proposed Building Use

The existing building was used by two tenants - beauty shop /barber shop & night club. The property owner, Mr. Jing-Jun Jiang, purchased the property in July 2007 & plans to reuse this building as a restaurant. The existing space is around 3,312 square feet & new addition is about 1,032 square feet. In total, this project is about 4,344 square feet. Most of the existing spaces will be used as private dining rooms & general dining area. The new addition, next to the existing alley, will be mainly used as the kitchen. The roof-top HVAC equipment (air make-up unit & exhaust fans) will therefore be located close to the back of the building.

Exterior Material - Brick & Stone

The existing front façade, as shown in the site photos, has deteriorated wood panels, wood trims, wood columns, painted vinyl siding, & a gable. The design intent is to maintain the existing brick veneers (two different colors) as much as possible. Glen-Grey Modular Bricks (Autumn Haze Classic & Oxford Ironspot Classic) will be applied to match the existing bricks. Limestone window sills, window heads, copings, & bends across the building will be incorporated into the design. The purpose is to better relate to the existing adjacent building, while giving the building a permanent look.

Exterior Material - Glass & Aluminum Frame

The existing window head is at 7'-4" above finished floor & existing ceiling is 8'-0". To enhance the pedestrian character & scale, the design uses 5'-0" (W) x 4'-8" (H) punched windows. Because the existing bearing walls (party walls) divide the building & front façade into three (3) bays, the total window areas are thus limited by its structural system. Most of the existing window openings will be reused & the new building entrance will be located as shown on the building elevation. Low-E argon gas-filled stationary tinted glass & bronze aluminum frame will be applied to the whole project.

Exterior Material – Lighting Fixture & Signage

Two exterior lighting fixtures are proposed. Wall sconce (Architectural Area Lighting, Model ES2) will be located on both sides of the building entrance & Sign Light (Vision3 Lighting, Model SL-1) will be located above each window. Both lighting fixtures will use 50-Watt light bulbs.

The proposed wall sign (EDO ETEAK HOUSE) is around 16'-0" (L) x 1'-4" (H) & located at 12'-6" above the existing sidewalk. The total allowable signage area is 120 square feet, while the proposed sign is 21.28 square feet. Currently, it is proposed as an internally-lighted acrylic with aluminum frames.



PROPOSED BUILDING ELEVATION (COLORED) 3/16"=1'-0"

BARRY C. J. YANG ARCHITECT, AIA

5559 North Shoreland Avenue, Milwaukee, WI 53217 Phone: (414) 431-3131; Fax: (414) 431-0531 Email: bcyang@agarch.com

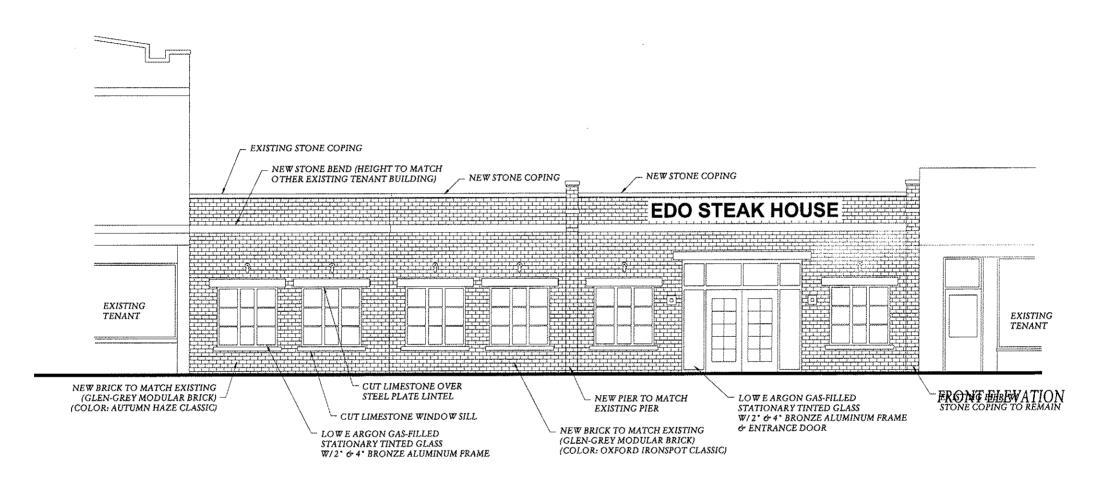
EDO	STA	KE	HO	USE
TENANT	IMPRO	VEME	VT & AL	DITIO

614 SOUTH PARK STREET MADISON, WI 53715

Ī	DATE	JOB NUMBER
	5-14-2008	08011
	DRAWN BY	SHEET NUMBER

500-1

BCY



NOTE:

- VISION3 LIGHTING FIXTURE (DOWNLIGHT 50W)
 (MODEL SL1A-BN-C4-18-12)
- architectural area lighting esconce (model es2 50w) (UPLIGHT LIGHT + DOWNLIGHT)

PROPOSED SIGNAGE:



MAX. AREA OF WALL SIGN: 120 S.F. (ZONING CODE) PROPOSED SIGNAGE AREA: 21.28 S.F.

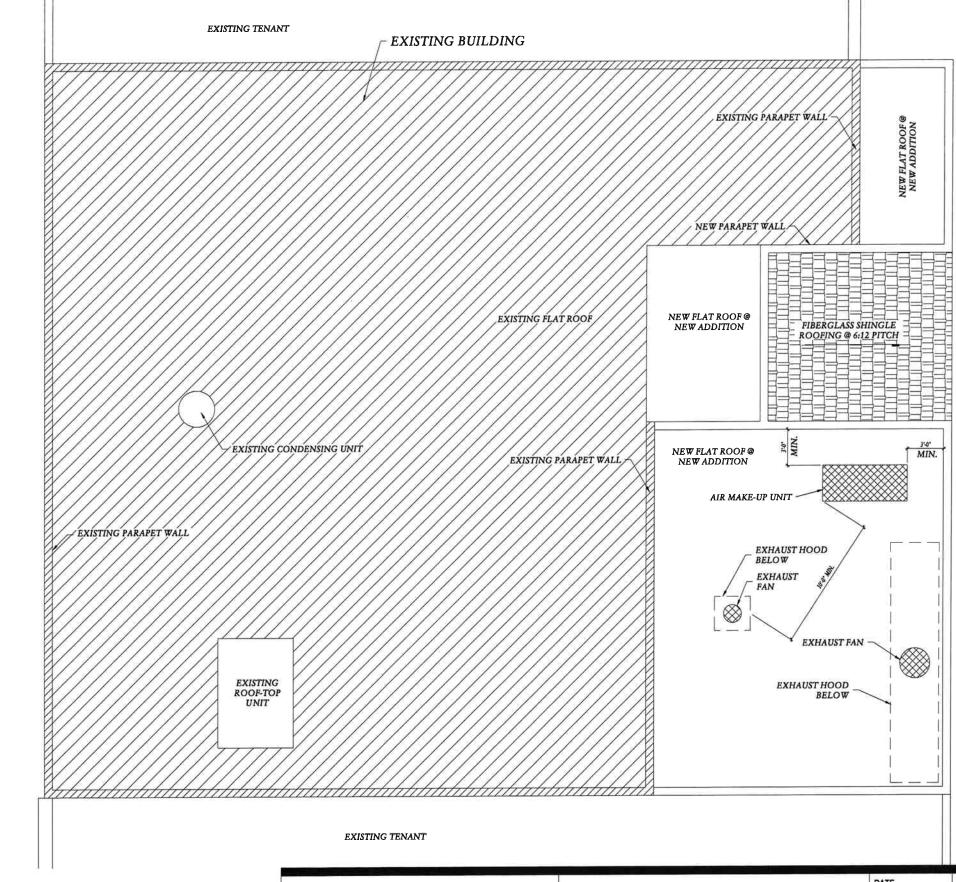
PROPOSED BUILDING ELEVATION & SIGNAGE
1/8"=1'-0"

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EDO STAKE HOUSE

JOB NUMBER
08011
SHEET NUMBER
500



PROPOSED SITE PLAN & ROOF PLAN (HVAC EQUIPMENT LOCATIONS)

1/8"=1'-0"



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EDO STAKE HOUSE TENANT IMPROVEMENT & ADDITION 614 SOUTH PARK STREET MADISON, WI 53715 DATE JOB NUMBER
5-14-2008 08011

DRAWN BY SHEET NUMBER
BCJY 400

FLOOR PLAN - SYMBOLS LEGEND NEW WALL PARTITION EXISTING WALLS TO REMAIN EXISTING DOOR TO REMAIN EXISTING DOOR TO REMAIN EXISTING DOOR TO REMAIN DETAIL REFERENCE EQUIPMENT PLAN NOTE EQUIPMENT CONSTRUCTION LIMITS

ONE HOUR FIRE RESISTIVE CONSTRUCTION

TWO HOUR FIRE RESISTIVE CONSTRUCTION

FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR FLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. REFER TO SHEET 800 FOR ROOM FINISH SCHEDULE AND NOTES.
 REFER TO SHEET 800 FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

GYPSUM BOARD PARTITION SCHEDULE

SOUND PARTITION

- (A) 3 1/2' STEEL STUDS @ 16' OC W/ 3 1/2' SOUND ATTENUATION INSUL & 5/8' GYP BD @ EACH FACE.
- (45) 6' STEEL STUDS @ 16' OC W/6' SOUND ATTENUATION INSUL & 5/8' GYP BD @ EACH FACE.

GYPSUM BOARD PARTITION GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE WILLESS OTHERWISE NOTED ON FLOOR PLAN.

G YPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO PACE OF FINISHED PARTITION (NOMINAL).

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF METAL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK ABOVE.

KITCHEN EQUIPMENT LIST

①	GAS FRYER
②	S.S. WORK TABLE (TO BE DETERMINED)
3>	WOK STOVE (3'-9X6'-3") W/ EXHAUST HOOD ABOVE (4'-0"X20'-0")
⋄	GAS FRY PAN (4'-0"X3'-0")
<u> </u>	GAS OVEN (3'-0"X3'-0")
€	RICE COOKER
♦	PREP. COOLER (5'-0"X3'-0")
⟨₹⟩	3-COMP SINK UNIT (9'-0"X2'-7")
(Ý)	GREASE TRAP (LOCATION TO BE DETERMINED,
₹	WALK-IN FREEZER (8'-0"X8'-0")
⟨û ⟩	WALK-IN COOLER (10'-0"X8'-0")
12	ICE MAKER (2'-8"X2'-8")
ூ	DISH WASHER (2'-8"X2'-8") W/ EXHAUST HOOD ABOVE (3'-0"X3'-0")
⊕	S.S. HAND SINK
(13)	FOOD PREP. SINK (PROVIDE MIN 1" AIR-GAP TO DRAIN PIPE)
(16)	MOB SINK





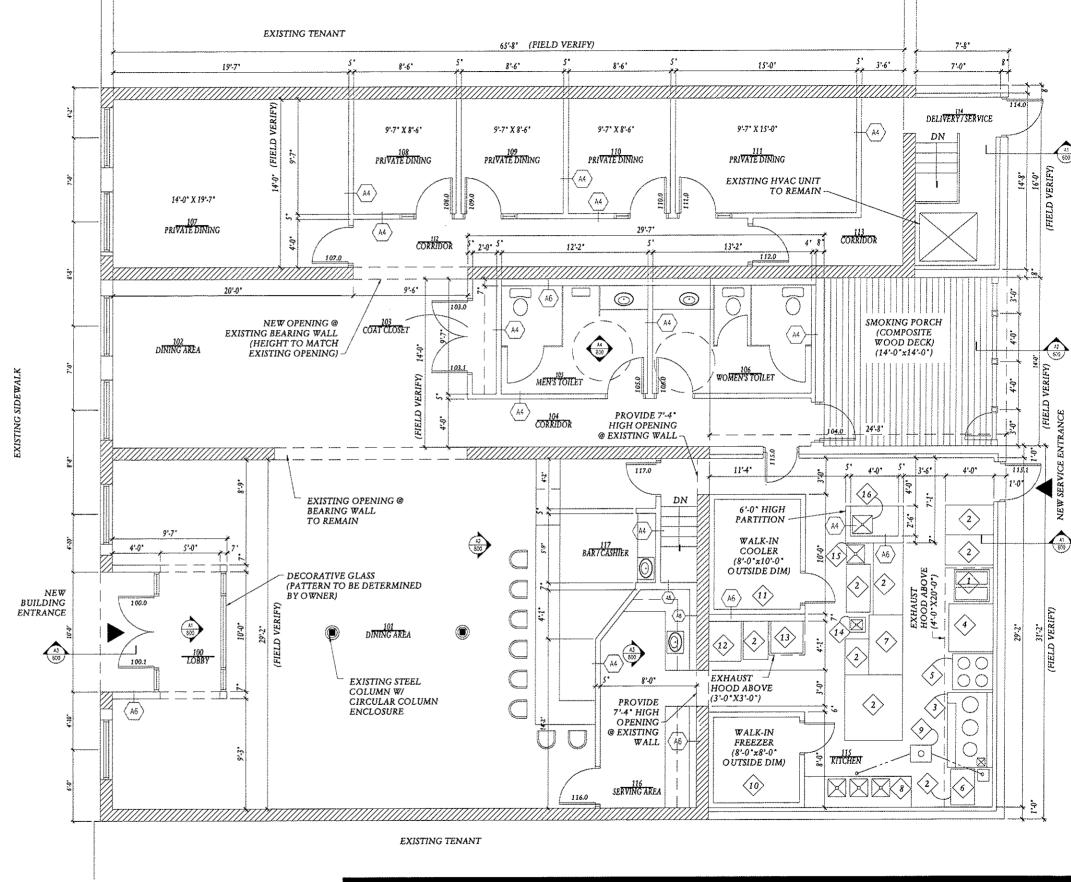
BARRY C. J. YANG ARCHITECT, AIA

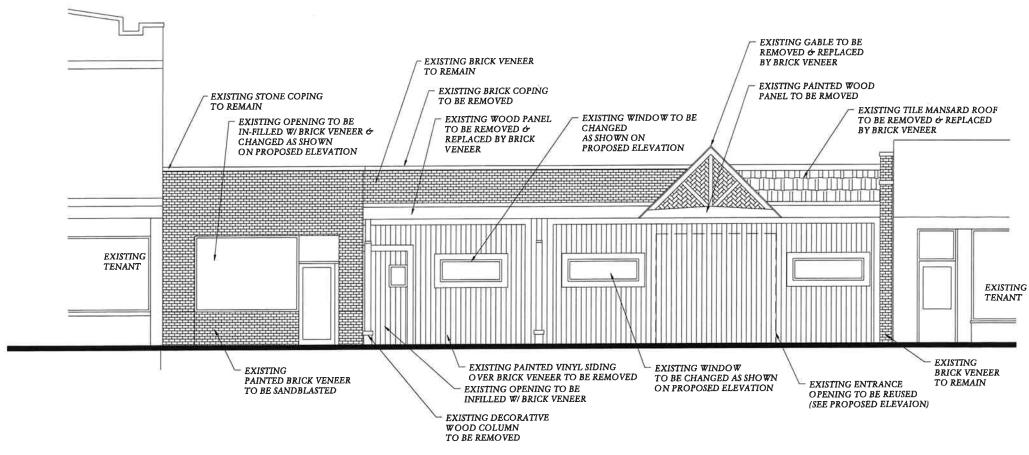
5559 North Shoreland Avenue, Milwaukee, WI 53217 Phone: (414) 431-3131; Fax: (414) 431-0531 Email: bcyang@agarch.com

EDO STAKE HOUSE TENANT IMPROVEMENT & ADDITION 614 SOUTH PARK STREET MADISON, WI 53715

DATE JOB NUMBER
5-14-2008 08011

DRAWN BY SHEET NUMBER
BCY 200





GENERAL NOTE: ALL EXISTING WALL SIGNS & AWNINGS TO BE REMOVED (NOT SHOWN ON ELEVATION)

EXISTING BUILDING ELEVATION

1/8"=1'-0"

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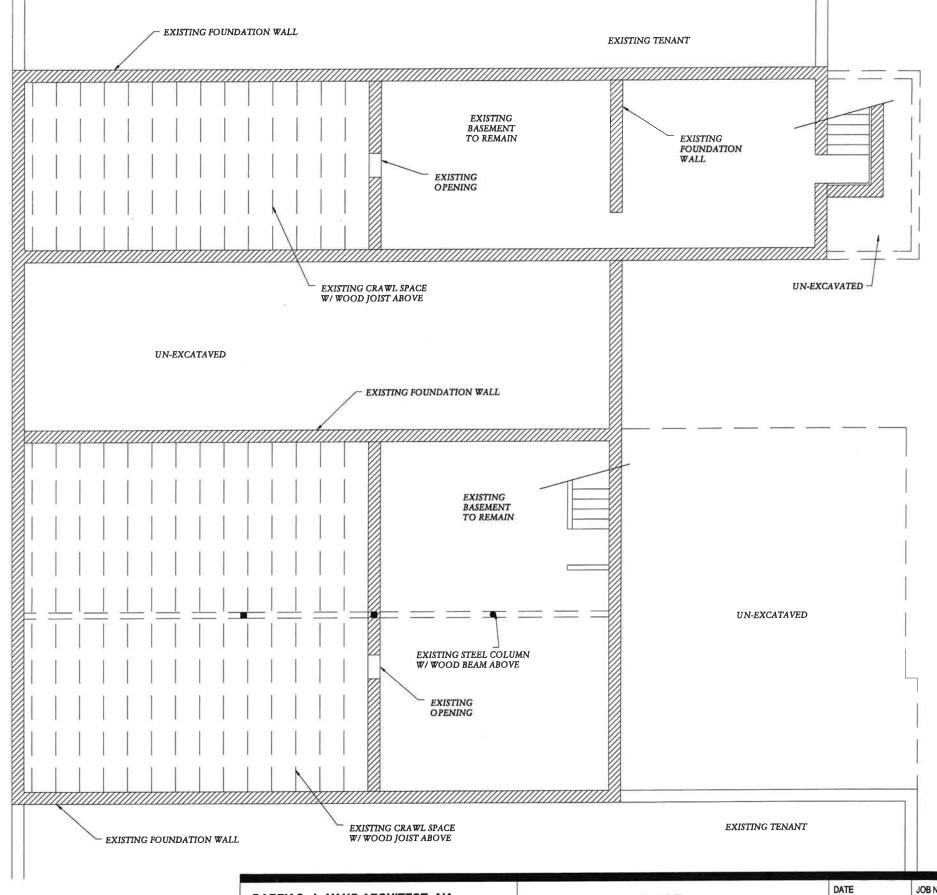
EDO STAKE HOUSE TENANT IMPROVEMENT & ADDITION 614 SOUTH PARK STREET MADISON, WI 53715 DATE JOB NUMBER 08011

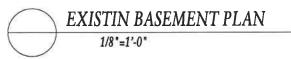
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EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN EXISTING WALLS TO BE REMOVED EXISTING DOOR TO BE REMOVED EXISTING ITEM TO REMAIN EXISTING ITEM TO BE REMOVED DEMOLITION PLAN NOTE CONSTRUCTION LIMITS EXISTING CMU PARTITION EXISTING GYPSUM BOARD PARTITION

DEMOLITION PLAN - GENERAL NOTES

- A. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- B. VERIFY EXACT COMPOSITION OF EXISTING WALLS TO BE REMOVED.
- C. REMOVE SUSPENDED CEILINGS AND RELATED HANGERS, OR GYPSUM BOARD/ PLASTER CEILINGS WHERE NEW CEILINGS ARE INDICATED ON REFLECTED CEILING PLAN OR ROOM FINISH SCHEDULE.
- D. REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS IN AREAS TO BE REMODELED (REFER TO ROOM FINISH SCHEDULE) INCLUDING BUT NOT LIMITED TO, CABINETRY, EQUIPMENT, LOCKERS, TOILET PARTITIONS, SHELVING, HOOKSTRIPS, HANDRAILS, CLOSET POLES, CHALK AND TACK BOARDS, MIRRORS, WALL AND CEILING TRIM, BASE.
- E. REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.
- F. COORDINATE DEMOLITION OF LOAD BEARING WALLS WITH STRUCTURAL PLANS.
- G. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- H. CONSTRUCT A DUST-PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION







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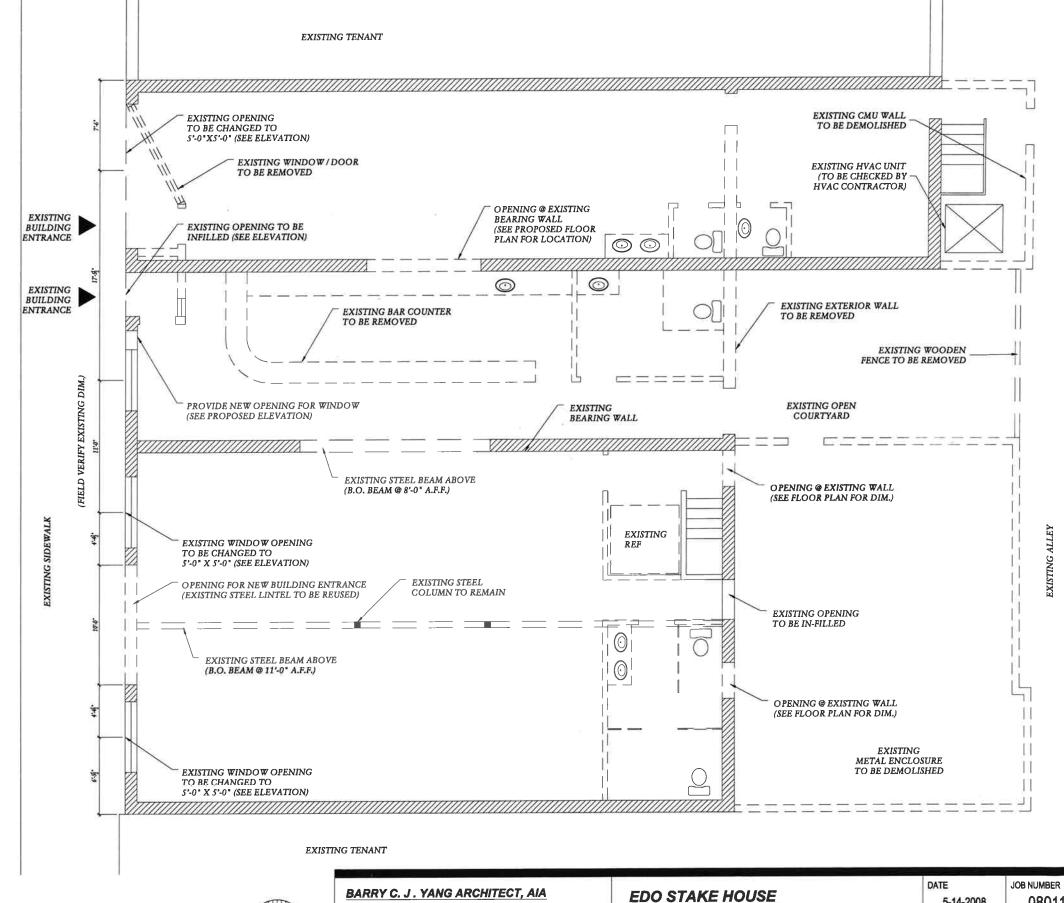
EDO	STAKE	HOUSE

DATE	JOB NUMBER
5-14-2008	08011
DRAWN BY	SHEET NUMBER
BCY	100

DEMOLITION PLAN - SYMBOLS LEGEND EXISTING WALLS TO REMAIN EXISTING WALLS TO BE REMOVED EXISTING DOOR TO REMAIN EXISTING DOOR TO BE REMOVED EXISTING ITEM TO REMAIN EXISTING ITEM TO BE REMOVED DEMOLITION PLAN NOTE CONSTRUCTION LIMITS EXISTING CMU PARTITION EXISTING GYPSUM BOARD PARTITION

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- H. CONSTRUCT A DUST-PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF



EXISTING FIRST FLOOR PLAN & DEMO PLAN 1/8"=1'-0"



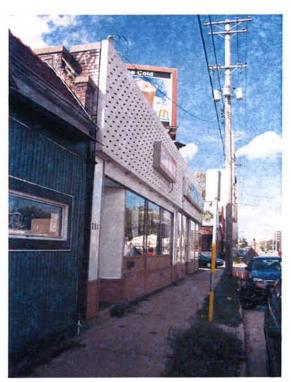
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TENANT IMPROVEMENT & ADDITION 614 SOUTH PARK STREET MADISON, WI 53715

5-14-2008 08011 DRAWN BY SHEET NUMBER BCY 101



CONTEXT-1.JPG



CONTEXT-10.JPG



CONTEXT-11.JPG



CONTEXT-12JPG



CONTEXT-2.JPG



CONTEXT-3.jpg



CONTEXT-4.jpg



CONTEXT-5.JPG



CONTEXT-6.JPG



CONTEXT-7.JPG



CONTEXT-8.JPG



CONTEXT-9.jpg



DETAIL-BUILDING-1,JPG



DETAIL-BUILDING-2.JPG

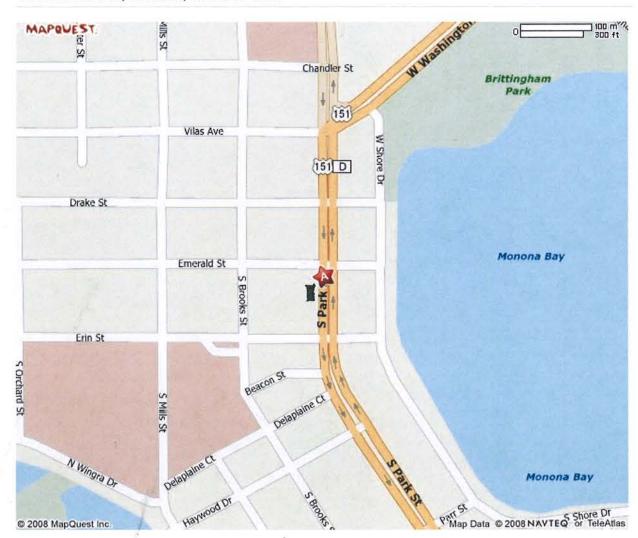


DETAIL-BUILDING-3.JPG



DETAIL-BUILDING-4.JPG

A: 614 S Park St, Madison, WI 53715-1828



A: 614 S Park St, Madison, WI 53715-1828



LOCATOR MAP

NOT TO SCALE

BARRY C. J. YANG ARCHITECT, AIA

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EDO STAKE HOUSE

DATE 5-14-2008	JOB NUMBER 08011
DRAWN BY	SHEET NUMBER
BCJY	MAP

EDO STAKE HOUSE TENANT IMPROVEMENT & ADDITION

SUBMITTALS FOR URBAN DESIGN COMMISSION APPROVAL

EDO STAKE HOUSE 610 & 614 SOUTH PARK STREET MADISON, WI 53715

DRA WING INDEX

ARCHITECTURAL

000 TITLE SHEET 000-1 LOCATOR MAP EXISTING BASEMENT PLAN EXISTING FIRST FLOOR PLAN & DEMOLITION PLAN EXISTING BUILDING ELEVATION PROPOSED_FIRST_FLOOR_PLAN PROPOSED SITE PLAN & ROOF PLAN (INCLUDING HVAC EQUIPMENT LOCATIONS PROPOSED_BUILDING ELEVATION & SIGNAGE

PROPOSED BUILDING ELEVATION (COLORED)

PROJECT INFORMATION

APPLICABLE CODES AND ZONING:

WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2005 ASSEMBLY OCCUPANCY, GROUP A-2

ZONING: MADISON ZONING ORDINANCES ZONING DISTRICT: C2 (GENERAL COMMERCIAL DISTRICT)

RESTAURANTS AS PERMITTED PRINCIPAL USE MADISON URBAN DESIGN ORDINANCE (URBAN DESIGN DISTRICT NO. 7)

TYPE OF CONSTRUCTION

ALTERATION & ADDITION

- TYPE OF CONSTRUCTION: TYPE IIIB-UNPROTECTED
- EXISTING BUILDING IS NOT SPRINKLED MAX. BUILDING AREA: 9.500 S.F.
- MAX. BUILDING HEIGHT: 2 STORIES

BUILDING AREA:

REMODEL AREA: 3,312 SQ. FT. 1,032 SQ. FT. TOTAL BUILDING AREA: 4,344 SQ. FT.

TOTAL BUILDING VOLUME: 4,344 S.F. X 13'-0" (H) = 56,472 CU. FT.

OCCUPANT LOAD:

DINING AREA (2,436 S.F.): 163 (BASED ON 15 S.F. PER OCCUPANT) KITCHEN (1,073 S.F.): 6 (BASED ON 200 S.F. PER OCCUPANT) ASSESSORY (835 S.F.): 3 (BASED ON 300 S.F. PER OCCUPANT)

172 (DESIGN CAPACITY)

PARKING REQUIREMENTS:

EXISTING STREET PARKING TO REMAIN AS IS

ADA ACCESS ROUTE:

REFER TO SHEET 200

EXITING:

REQUIRED AGGREGATE EXIT WIDTH: 34.4" (BASED ON 0.2" PER OCCUPANT) PROPOSED AGGREGATE EXIT WIDTH: 144"

SANITARY FACILITIES REQUIREMENTS:

WOMEN	REQUIRED FIXTURES	PROVIDED
W.C.	1 PER 75 = 2	2
LAVS	1 PER 200 = 1	1
MEN	REQUIRED FIXTURES	PROVIDED
W.C.	1 PER 75 = 2	2
LAVS	1 PER 200 =1	

PROJECT TEAM

KITCHEN EQUIPMENT

T:F:ISSUED FOR INFORMATION ONLY UNDER SEPARATE CONTRACT WITH OWNER

BUILDING OWNER

EDO GARDEN, MADISON, WI	T:	(608) 226-9828
	F:	(608) 226-9830
STRUCTURAL ENGINEER		, ,
J. ROBBINS & ASSOCIATES, INC.	T:	(262) 567-5380
	F:	(262) 567-547

GENERAL CONTRACTOR

TO BE DETERMINED	<i>T</i> :	
	F:	
HVAC CONTRACTOR		
TO RE DETERMINED	au .	

PLUMBING CONTRACTOR

TO BE DETERMINED	T:
	F:

ELECTRICAL CONTRACTOR

TO BE DETERMINED	7
	F

F:

BARRY C. J. YANG ARCHITECT, AIA

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EDO STAKE HOUSE

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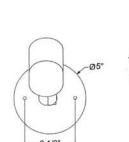
MODEL SL1 MR16 SIGN LIGHT 50W 12V





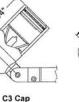
- · Precision machined aluminum construction.
- Designed for easy mounting to industry standard round junction boxes.
- Stem is permanently attached to the canopy using a stainless steel threaded nipple to prevent loosening or sagging.
- Exclusive patented 'Rotate & Lock' double taper knuckle features rotational aiming and ensures positive locking.
- Available in 4 cap styles. C2 & C4 caps contain a weep hole for drainage. Caps accept up to three lens accessories.
- Tempered glass lens sealed with high-temp silicone adhesive.
- · MR16 halogen lamp. 50W max.
- Available in 14 standard TGIC polyester powder coat finishes. RAL and custom colors are available.
- High-temp silicone o-ring seals.
- Porcelain bi-pin socket rated 250°C with 18 ga.
 Teflon® coated leads.
- Stainless steel hardware.
- · Remote transformer required.



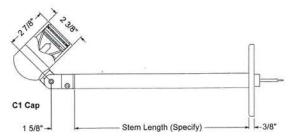










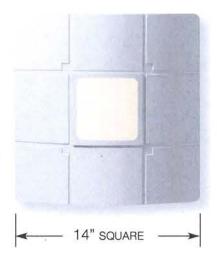


HOW TO SPECIFY	/ :	Example:	SL1A - SI - C1 - 18 - 09 - 0 - F2 - H1			
SI 1A	SI	(-)	C1	1-1	18	

SL1A Model		C1 Cap Style	18 Stem*	- 09 Lamp	Lens Accessory	Filter	Louver
Aluminum E	BL - Black BL - Textured Black BN - Bronze BNT - Textured Bronze BAT - Textured Bark WI - White GRT - Textured Green SI - Silver GY - Grey		12 - 12" Stem 18 - 18" Stem 24 - 24" Stem 30 - 30" Stem 36 - 36" Stem 42 - 42" Stem 48 - 48" Stem	0 - None 01 - ESX 20W 12° N Spot 02 - BAB 20W 40° Flood 03 - FRB 35W 12° N Spot 04 - FRA 35W 23° N Flood 05 - FMW 35W 40° Flood 06 - EYR 42W 12° N Spot 07 - EYS 42W 23° N Flood 08 - EYP 42W 40° Flood	0 - None L1 - Spread Lens L2 - Linear Lens L3 - Softening Lens	0 - None F1 - Red F2 - Blue F3 - Light Blue F4 - Green F5 - Amber F6 - Pink	0 - None H1 - Honeycomb Louver
copyright zoos visio	BE - Beige GNT - Textured Granite SAT - Textured Sand PAT - Textured Patina EAT - Textured Earth	available upo to weight and the maximun stem length i	on request (due d safety issues,	09 - EXT 50W 13° N Spot 10 - EXZ 50W 26° N Flood 11 - EXN 50W 40° Flood 12 - FNV 50W 60° W Flood			







ES1 - uplight or downlight

ES2 - uplight + downlight

Lamps

- Metal Halide 50 to 175 watts, ED-17 and T-6 lamps
- High Pressure Sodium 50 to 150 watts, ED-17 lamps

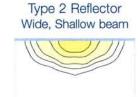
ES3 - uplight, downlight or uplight + downlight Lamps

• Compact Fluorescent: 1 or 2 PLT lamps 26, 32 or 42 watt



Optical Systems

The ES1 and ES2 are available with four precise optical systems for use with metal halide or high pressure sodium lamps. The T-6 ceramic metal halide lamps can be specified to ensure color accuracy and consistency. The ES3 utilizes 42 watt compact fluorescent lamps with a type 3 reflector.









Optional LDL lens

The lightly diffused lens reduces the overall brightness of the fixture reflector. This lens eliminates discomfort glare when using HID lamps at low mounting heights or when the viewing angle allows a direct line of sight into the reflector.



6