

**STANDARD NOTES:**

01. BARRIER FREE CODE - THESE PLANS PROVIDE INFORMATION INDICATING THEIR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA)
02. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ON-SITE CONDITIONS, AND DIMENSIONS AND TO PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT.
03. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING THE CONSTRUCTION OF THE AREA IN QUESTION.
04. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BEAR THE RESPONSIBILITY FOR OBTAINING ALL REQUISITE PERMITS, RELEASES, AND AUTHORIZATIONS FOR THE CONSTRUCTION OF THIS PROJECT.
05. THE GENERAL CONSTRUCTION TEAM IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS PROVIDED IN THESE NOTES, DRAWINGS, AND SPECIFICATIONS. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADE. FAILURE TO READ THE NOTES AND INSTRUCTIONS WILL NOT RELIEVE THE TEAM OR MEMBERS OF RESPONSIBILITY WHEN THE WORK DEVIATES FROM THE REQUIREMENT.

**ZONING CODE REVIEW**

ZONING DISTRICT R6

\*\* APPROVED CONDITIONAL USE FOR :

- ONE ONE BEDROOM UNIT
- TWO TWO BEDROOM UNITS

LOT AREA REQUIRED:

- (2) TWO TWO BEDROOM UNITS 1,200 SF
- TOTAL LOT AREA REQUIRED; 1,650 SF
- EXISTING LOT AREA 3,300 SF

PROPOSED PUD USE

- TWO TWO BEDROOM UNITS

FLOOR AREA RATIO

- MAX 2.0
- PROPOSED:
- GROUND FLOOR 1,689 SF
- FIRST FLOOR 1,487 SF
- SECOND FLOOR 1,329 SF
- THIRD FLOOR 773 SF
- TOTAL FLOOR AREA 5,286 SF
- FAR = 5,286/3,300 = 1.60

YARD REQUIREMENT (R6)

- FRONT YARD REQUIRED 20 FT
- FRONT YARD EXISTING 15 FT
- SIDE YARD EXISTING 3' & 3'-8"
- REAR YARD REQUIRED 30 FT
- REAR YARD EXISTING 28 FT

- 3'-8" ONE SIDE YARD
- 12 FT REAR YARD

USABLE OPEN AREA

- REQUIRED : FIVE BEDROOMS @ 706F = 350 SF
- PROVIDED:

- REAR YARD; 12X25' = 300 SF
- FRONT UPPER DECK; = 52 SF
- REAR UPPER DECK; = 86 SF
- TOTAL = 544 SF

PARKING

NONE; ( LOCATED IN NO PARKING REQ'D DISTRICT )

**BUILDING CODE REVIEW**

CODES: 2000 IBC WITH WISCONSIN AND MADISON AMENDMENTS

BUILDING USE TYPE: ASSEMBLY GROUP A-2, RESIDENTIAL GROUP R-2  
BUILDING CONSTRUCTION TYPE: V-B COMBUSTIBLE UNPROTECTED

HEIGHT & AREA CRITERIA:

ALLOWED: GROUP A-2, 2 STORY & 11,500 SF. GROUP R-2, 3 STORY & 12,000 SF  
MODIFICATIONS: HEIGHT INCREASE OF ONE STORY & 20 FEET ALLOWED FOR SPRINKLER  
ACTUAL: THREE STORIES ABOVE GRADE, 30'-6" HIGH

FIRE RATED CONSTRUCTION:

EXTERIOR WALLS: 1 HOUR  
MECHANICAL ROOMS: NOT APPLICABLE  
STAIR WELLS: 1 HOUR  
STORAGE: NOT APPLICABLE  
COLUMNS: INTERIOR; EXTERIOR: ONE HOUR  
EXTERIOR DOOR & WINDOW OPENINGS PROTECTION: 3/4 HOUR AT SIDE PROPERTY LINES  
OCCUPANCY SEPARATIONS: 2 HOUR

OCCUPANT LOAD OF BUILDING:

GROUND FLOOR:  
ASSEMBLY: 584 NET SQ. FT. / 15 = 52 PERSONS  
KITCHEN: 246 GROSS SQ. FT. / 200 = 2 PERSONS  
FIRST FLOOR: 1  
ASSEMBLY: 837 NET SQ. FT. / 15 = 56 PERSONS  
SECOND FLOOR RESIDENTIAL: 1195 GROSS SQ. FT. / 200 = 7 PERSONS  
TOTAL OCCUPANCY = 121 PERSONS

LIFE SAFETY ITEMS:

FIRE EXTINGUISHERS: AS INDICATED ON DRAWINGS & MODIFIED BY LOCAL CODE.  
SMOKE DETECTORS: ONE PER STORY, PLUS ONE IN EACH BEDROOM, ONE OUTSIDE SLEEPING AREAS.  
ALL HARDWIRED W BATTERY BACKUP AND INTERCONNECTED WITHIN EACH UNIT.

SANITARY FACILITIES:

REQUIRED: TOILETS: ASSEMBLY: 1 PER 75 MALE, 1 PER 75 FEMALE = 1 EACH. RESIDENTIAL: 1 PER UNIT

LAVATORIES: ASSEMBLY: 1 PER 200 = 1 REQUIRED. RESIDENTIAL: 1 PER UNIT  
DRINKING FOUNTAIN: NOT REQUIRED IN RESTAURANT IF WATER SERVED  
SERVICE SINKS: 1 PER RESTAURANT, IN ROOM OR CLOSET WITH SUPPLIES FOR CLEANING

TOILETS

PROVIDED: TOILETS: ASSEMBLY: 1 MALE, 1 FEMALE, 1 SHARED, RESIDENTIAL: 2 PER UNIT  
LAVATORIES: ASSEMBLY: 3, RESIDENTIAL: 2 PER UNIT  
DRINKING FOUNTAIN: NONE  
SERVICE SINKS: 1 IN MECHANICAL ROOM

ALTERATIONS TO:

**OLD MARKET BISTRO & BAKERY**

305 E. JOHNSON ST.

MADISON, WI 53703

PROJECT DESCRIPTION

CONVERT EXISTING RESIDENTIAL BUILDING INTO A RESTAURANT ON THE GROUND AND FIRST FLOOR AND MODIFY THE BUILDING TO KEEP TWO RESIDENTIAL APARTMENTS WITH FOUR BEDROOMS.

PROJECT TEAM

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**OLD MARKET BISTRO LLC**  
HAVIN JARUGUMILLI

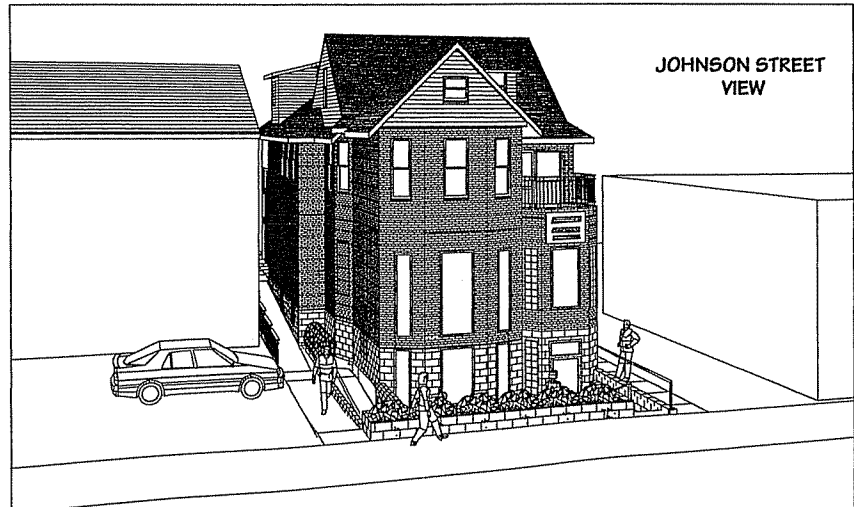
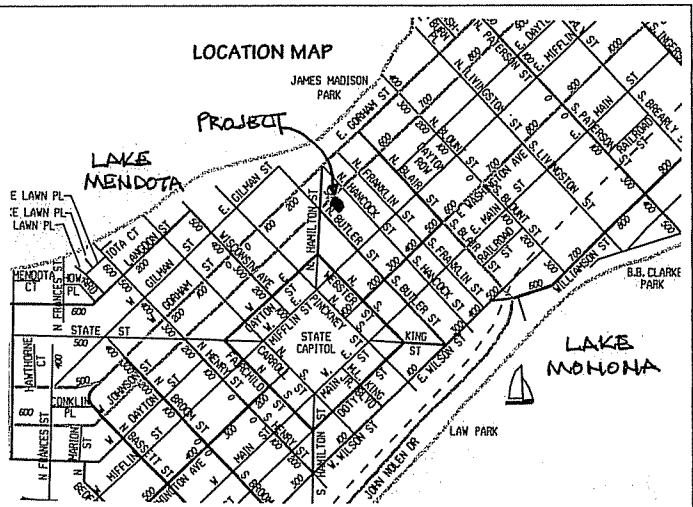
OWNER  
**OLD MARKET BISTRO LLC**  
HAVIN JARUGUMILLI

ALTERATIONS TO CREATE:  
**OLD MARKETPLACE BISTRO & BAKERY**  
& RESIDENTIAL APARTMENTS  
305 EAST JOHNSON STREET, MADISON, WI

ISSUED:	DATE:	DATE:	DATE:	DATE:
	04/23/08	05/15/08	06/10/08	06/10/08
	CONDITIONAL USE	PUD		
				50402

TITLE SHEET

SHEET No. 1.1

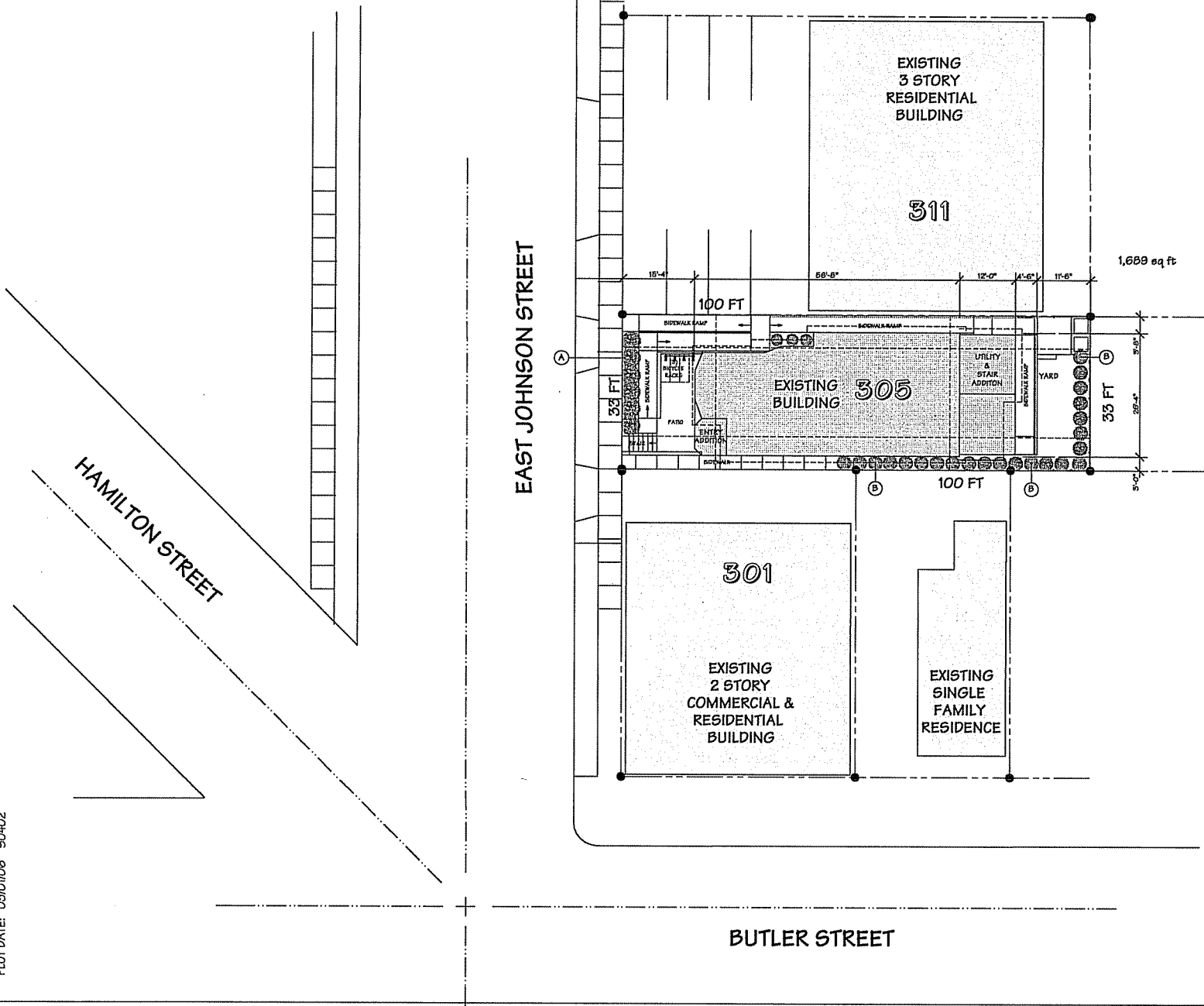


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- 2.1 SITE PLAN
- 6.0 GROUND FLOOR PLAN
- 6.1 1ST FLOOR PLAN
- 6.2 2ND FLOOR PLAN
- 6.3 3RD FLOOR PLAN
- 8.1 EXTERIOR ELEVATIONS

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PLAT DATE: 05/01/06 50402



**SITE PLAN NOTES:**

**SITE AREA:** 3,300 sq ft

**BUILDING AREA CALCULATIONS:**

EXISTING BUILDING AREA: 1,529 sq ft  
 FRONT VESTIBULE ADDITION: 62 sq ft  
 REAR GROUND FLOOR UTILITY ADDITION: 508 sq ft  
**TOTAL BUILDING AREA:** 1,689 sq ft

**SCOPE OF WORK**

CONSTRUCT NEW CONCRETE SIDEWALK RAMP(S) TO ACCESS GROUND FLOOR RESTAURANT IN FRONT, AND A HANDICAP ACCESSIBLE RESIDENTIAL UNIT AT THE REAR OF THE REAR OF THE BUILDING. WORK INCLUDES WELDED STEEL GUARDRAILS AND HANDRAILS, WOOD FENCES, AND LANDSCAPING.

NOTE (3) BICYCLE RACKS IN FRONT PATIO FOR COMMERCIAL SPACE, AND (2) RACKS AT FIRST FLOOR REAR ENTRY FOR RESIDENTIAL UNITS.

**LANDSCAPING SCHEDULE**

- (A) SHRUBS ALONG STREET SIDEWALK (PREFERRED TO BE DETERMINED)
- (B) PRIVACY SCREEN SHRUBS ALONG PROPERTY BOUNDARIES (PREFERRED TO BE DETERMINED)

GRAPHIC SCALE: 1" = 10'-0"

PROJECT NORTH

DATE: 05/01/06

DESIGNER: [Signature]

CONSTRUCTION USE

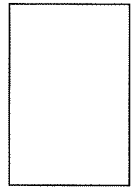
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PLANNING REVIEW

60402

2104 Westridge Street  
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 http://www.mskarchitect.com

**Mark J. Schmidt Architect**



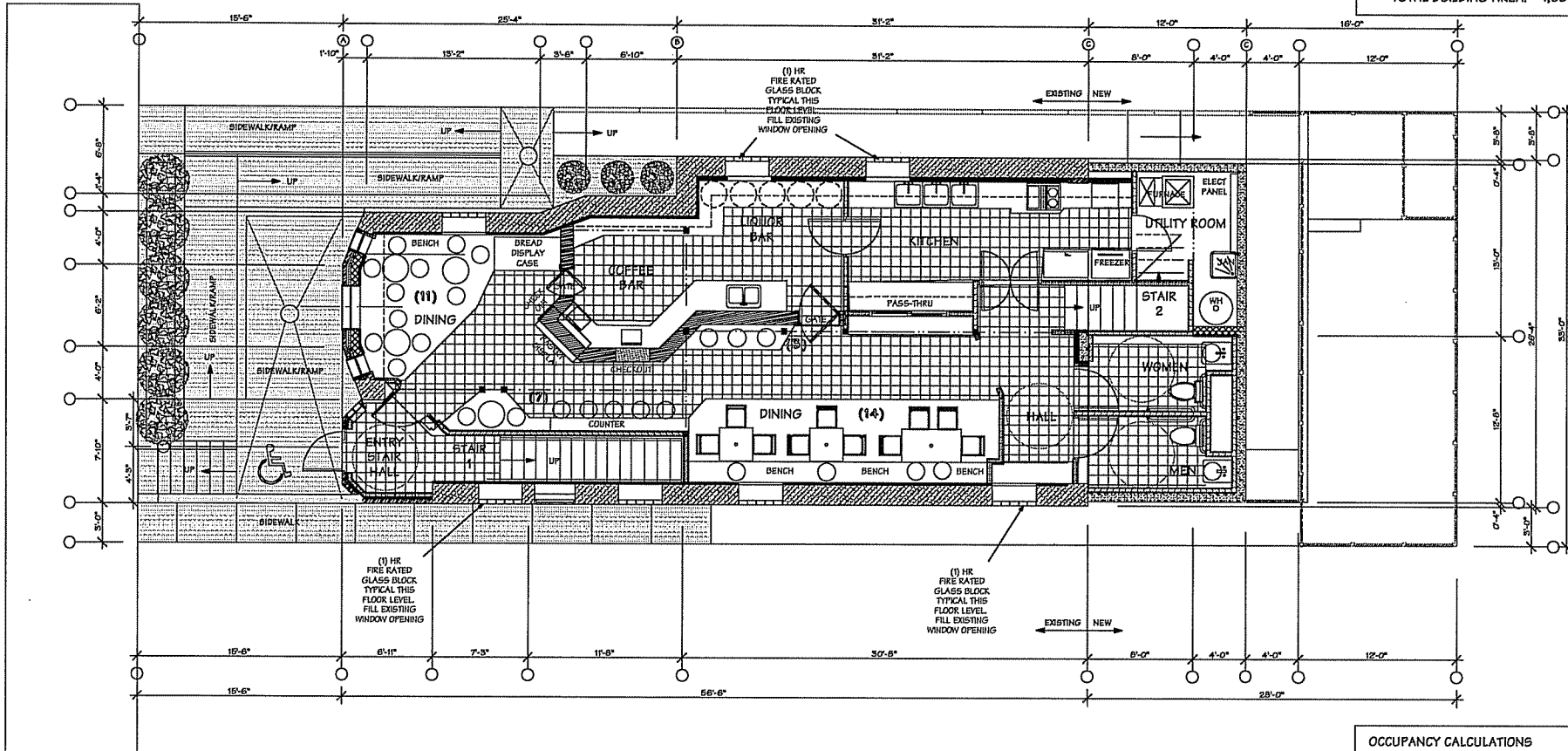
NAVAL JAGUIMILLI  
 MADISON, WI

ALTERATIONS TO:  
**OLD MARKETPLACE BISTRO & APARTMENTS**  
 305 EAST JOHNSON STREET, MADISON, WI

DATE	REVISION	CONSTRUCTION USE
05/01/06		

**SITE PLAN**

2.1



**GROUND FLOOR PLAN NOTES:**

**BUILDING AREA CALCULATIONS:**

EXISTING AREA: 1,329 sq ft

REAR ADDITION: 308 sq ft

VESTIBULE ADDITION 52 sq ft

TOTAL BUILDING AREA: 1,689 sq ft

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ALTERATIONS TO CREATE:  
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305 EAST JOHNSON STREET, MADISON, WI

**OCCUPANCY CALCULATIONS**

**RESTAURANT AREA:**

MAX OCCUPANCY = 780/15 = 53 PERSONS

PER SEATING LAYOUT = 34 PERSONS  
STAFF = 2 PERSONS

**KITCHEN/BAR AREA:**

MAX OCCUPANCY = 433/200 = 2 PERSONS

TOTAL OCCUPANCY = 55 PERSONS

DATE	ISSUED	REVISIONS	CONDITIONAL USE	PLUD
05/01/08	50402			

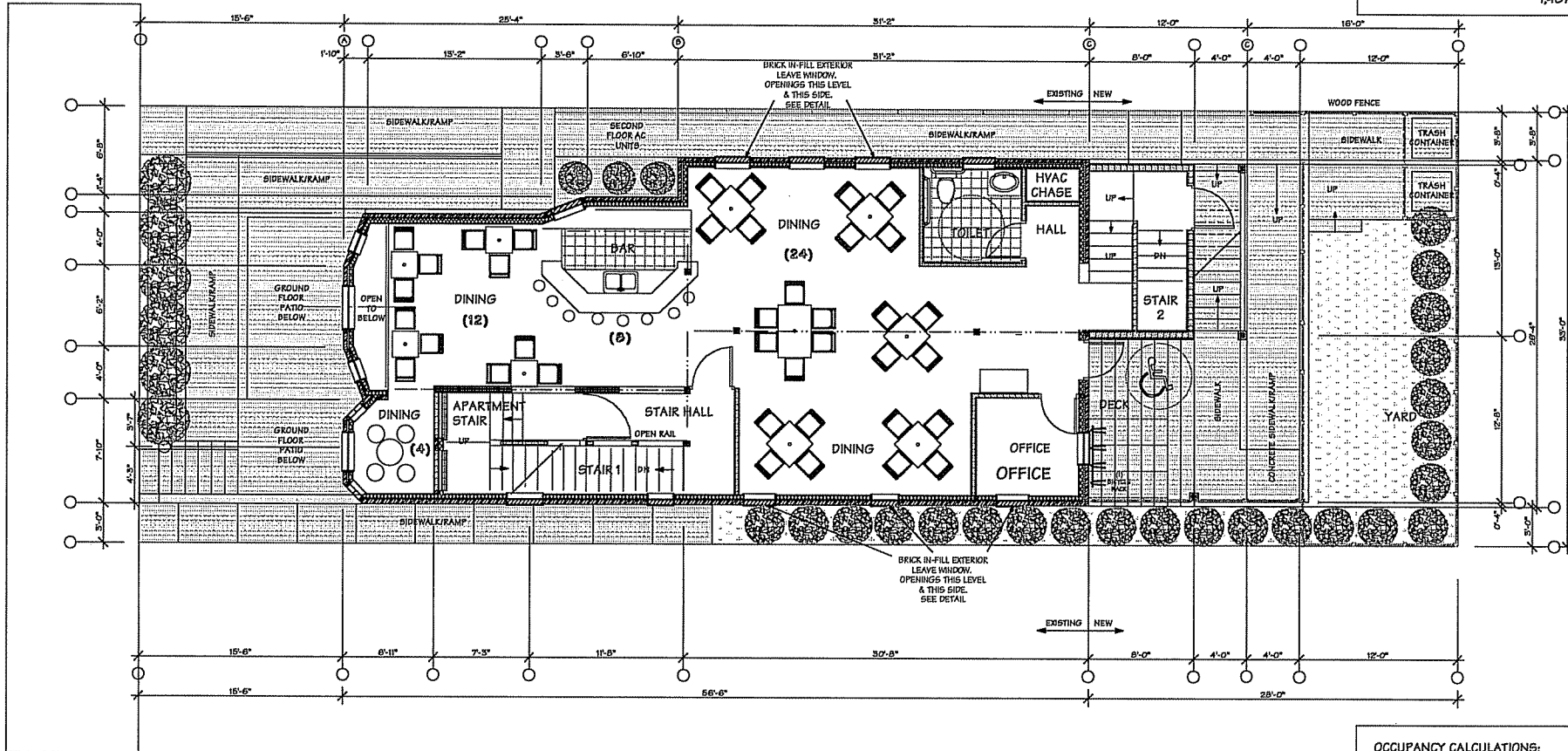
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PROJECT TRUE NORTH

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**GROUND FLOOR PLAN**

6.0



**FIRST FLOOR PLAN NOTES:**

**BUILDING AREA CALCULATIONS:**

RESTAURANT	1,182 sq ft
STAIR 1	109 sq ft
STAIR 2 ADDITION	107 sq ft
<b>TOTAL FIRST FLOOR AREA</b>	<b>1,487 sq ft</b>

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**ALTERATIONS TO CREATE:**

OLD MARKET PLACE BISTRO & BAKERY  
& RESIDENTIAL APARTMENTS  
305 EAST JOHNSON STREET, MADISON, WI

**OCCUPANCY CALCULATIONS:**

RESTAURANT	837 sq ft
$837 \text{ SF} / 159 \text{ SF} = (56)$	PERSONS
RESTAURANT	PER SEATING = (48) PERSONS

DATE	REVISION	BY	DATE
	ISSUED		
	CHANGES		
	REVISOR		
	CONTRADICTORY USE		
	FLD		

50402

SCALE: 1/4"=1'-0"

PROJECT TRUE NORTH  
PROJECT TRUE NORTH

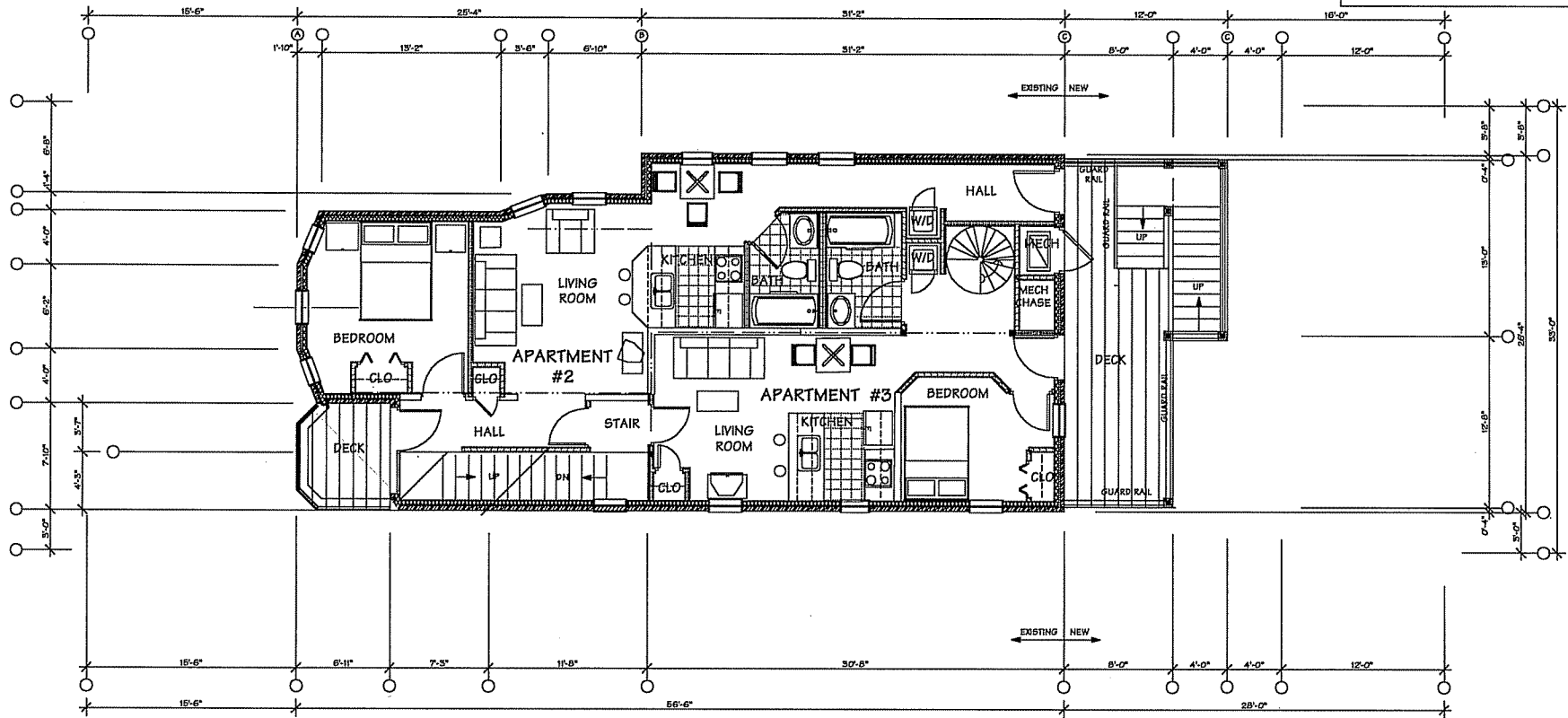
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**FIRST FLOOR PLAN**

6.1P

**SECOND FLOOR PLAN NOTES:**  
 FLOOR AREA CALCULATIONS 5221 sq ft  
 APARTMENT #2 547 sq ft  
 APARTMENT #3 62 sq ft  
 STAIR 1 62 sq ft  
 STAIR 2 1,329 sq ft  
 TOTAL SECOND FLOOR 52 sq ft

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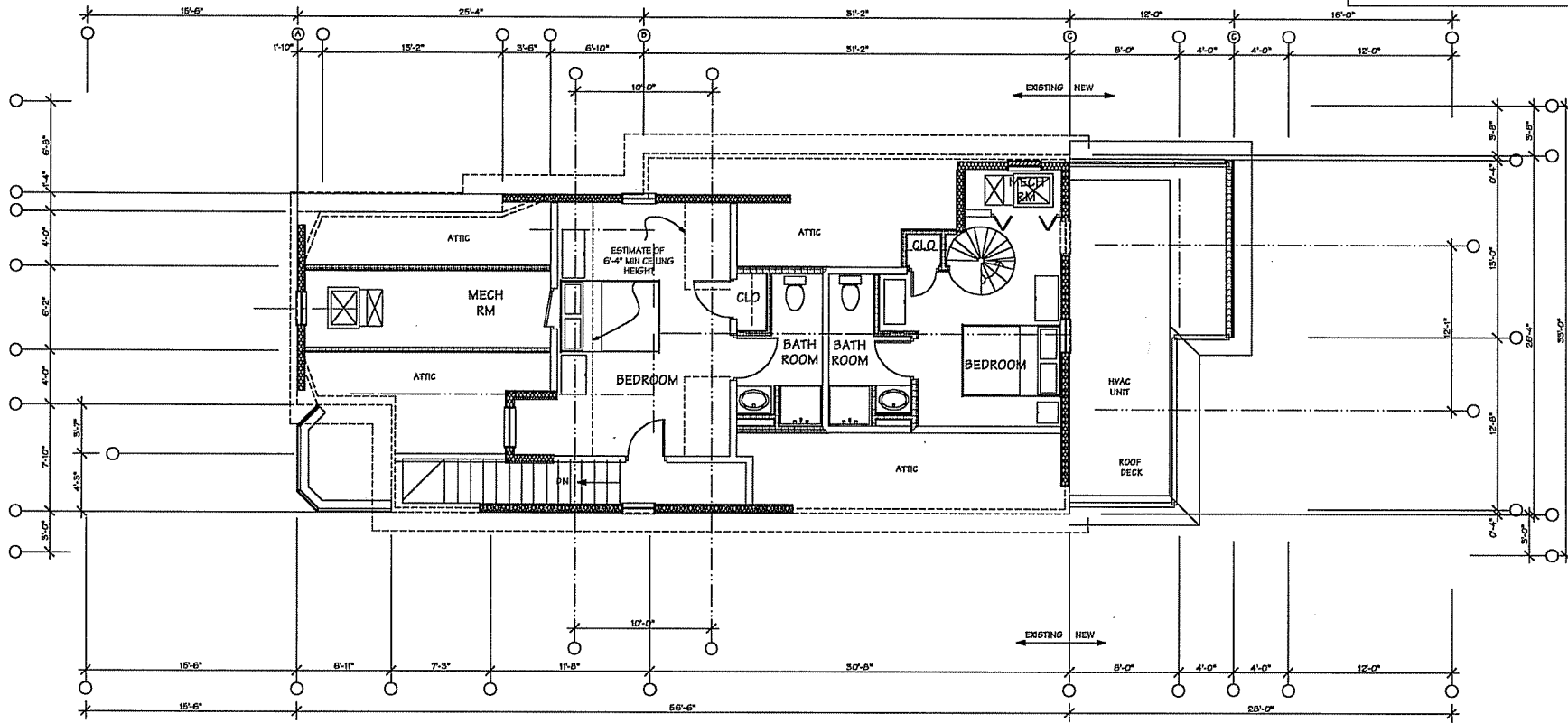
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 305 EAST JOHNSON STREET, MADISON, WI

FRONT UPPER DECK	ISSUED:
REAR UPPER DECK	CONVENTIONAL USE
	CHANGES
	FILED
	DATE
	NO. FOR
	50402

SCALE: 1/4"=1'-0"  
 PROJECT TRUE NORTH  
 NORTH  
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DATE	NO. FOR
ISSUED:	50402
CONVENTIONAL USE	
CHANGES	
FILED	

**SECOND FLOOR PLAN**  
 SHEET NO. 6.2P



**THIRD FLOOR PLAN NOTES:**

FLOOR AREA CALCULATIONS:  
 APARTMENT #2: 306 sq ft  
 APARTMENT #3: 253 sq ft  
 MECHANICAL ROOM: 113 sq ft  
 MECHANICAL ROOM: 33 sq ft  
 TOTAL THIRD FLOOR AREA: 773 sq ft

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 305 EAST JOHNSON STREET, MADISON, WI

**OCCUPANCY CALCULATIONS**

APARTMENT #1 AREA: 306 sq ft  
 MAX OCCUPANCY = 306/200 = 2 PERSONS

APARTMENT #2 AREA: 253 sq ft  
 MAX OCCUPANCY = 253/200 = 2 PERSONS

TOTAL OCCUPANCY = 4 PERSONS

DATE	ISSUED	REVISION	BY
		CONDITIONAL USE	
		PLD	

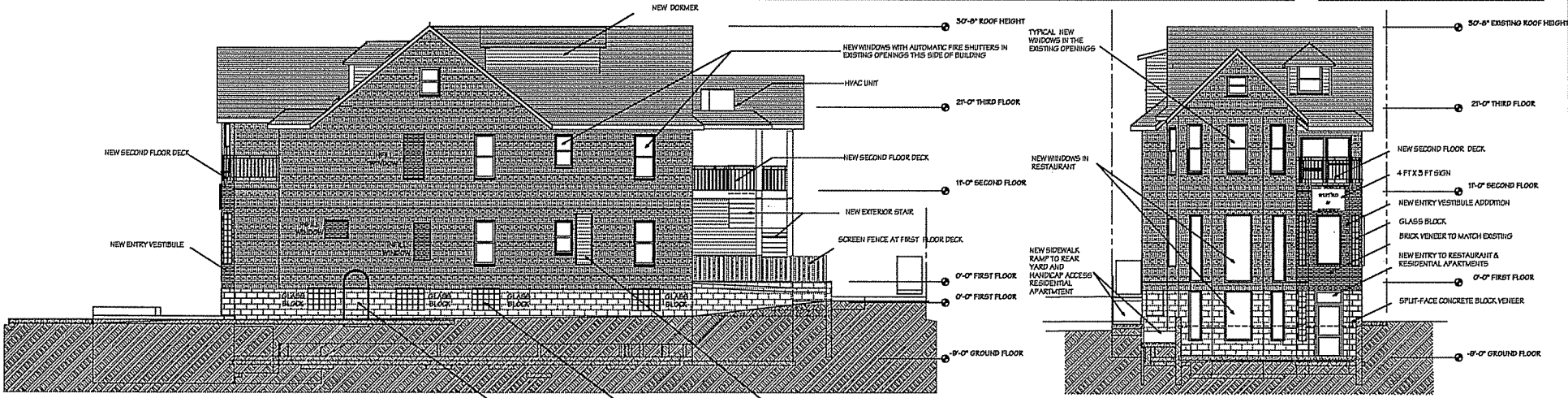
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SCALE: 1/4"=1'-0"

PROJECT NORTH  
 TRUE NORTH

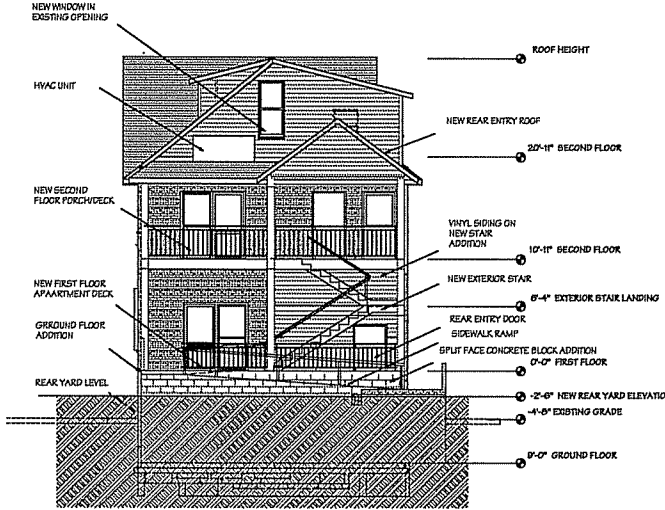
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THIRD FLOOR PLAN  
 SHEET NO. 6.3



**A**  
**0.1** SOUTH ELEVATION

**B**  
**0.1** WEST ELEVATION



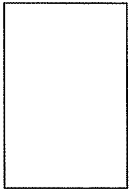
**D**  
**0.1** EAST ELEVATION



**C**  
**0.1** NORTH ELEVATION

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OWNER  
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ALTERATIONS TO:  
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DATE	REVISION

SCALE: CONDITIONAL USE MAP  
500000 PLAN REVIEW  
50402

SCALE: 1/4" = 1'-0"  
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EXTERIOR ELEVATIONS  
0.1

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