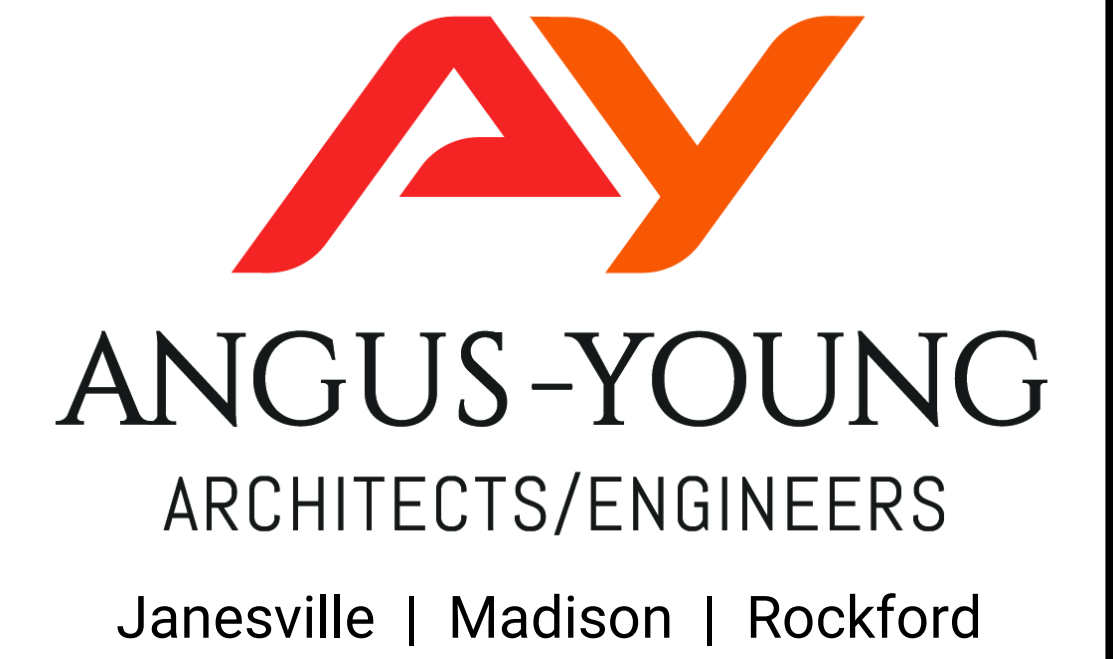


CocoVaa Build-Out

COCOAAA CHOCOLATIER



10 ODANA COURT MADISON, WI 53719

CocoVaa Build-Out

AY PROJECT NUMBER: 79170

SHEET INDEX:

GENERAL	
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G002	TYPICAL MOUNTING HEIGHTS AND ADA STANDARDS FOR REFERENCE ONLY
G003	LIFE SAFETY
CIVIL	
L001	EXISTING CONDITIONS
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ARCHITECTURAL	
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A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS

REGULATORY DATA:

BUILDING CODES:
 OVERALL BUILDING: 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL FIRE CODE
 2013 NFPA 10
 2010 NFPA 13

ACCESSIBILITY: 2009 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION:
 GROUP B&M
 NON-SEPARATED USE

TYPE OF CONSTRUCTION:
 TYPE V-B

FIRE PROTECTION SYSTEM:
 NON-SPRINKLERED

LOCATION MAP:



ISSUANCES / REVISIONS		
NO:	DESCRIPTION:	DATE:
01	LAND USE APPLICATION	07/26/2024

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PROJECT TEAM

OWNER: COCOAAA CHOCOLATIER 1815 E WASHINGTON AVE SUITE 100 MADISON, WI 53704	ARCHITECT: ANGUS-YOUNG 316 W WASHINGTON AVENUE SUITE 800 MADISON, WI 53703	LANDSCAPE ARCHITECT / CIVIL ENGINEER: CHRISTOPHER SINA 2827 NO OAKS RIDGE FITCHBURG, WI 53711
CONTACT: SYOVATA EDARI EMAIL: INFO@COCOAAA.COM PHONE: 414-779-0074	CONTACT: BRANDON ADLER EMAIL: B.ADLER@ANGUSYOUNG.COM PHONE: 608-756-2326	CONTACT: CHRISTOPHER SINA EMAIL: CHRISTOPHERSINA@GMAIL.COM PHONE: 608-515-6614

24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

TITLE BLOCK

608.756.2326
www.angusyoung.com

COVER SHEET

G001

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

ISSUANCES / REVISIONS

NO.	DESCRIPTION:	DATE:
01	LAND USE APPLICATION	07/26/2024

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PROJECT NUMBER
 79170

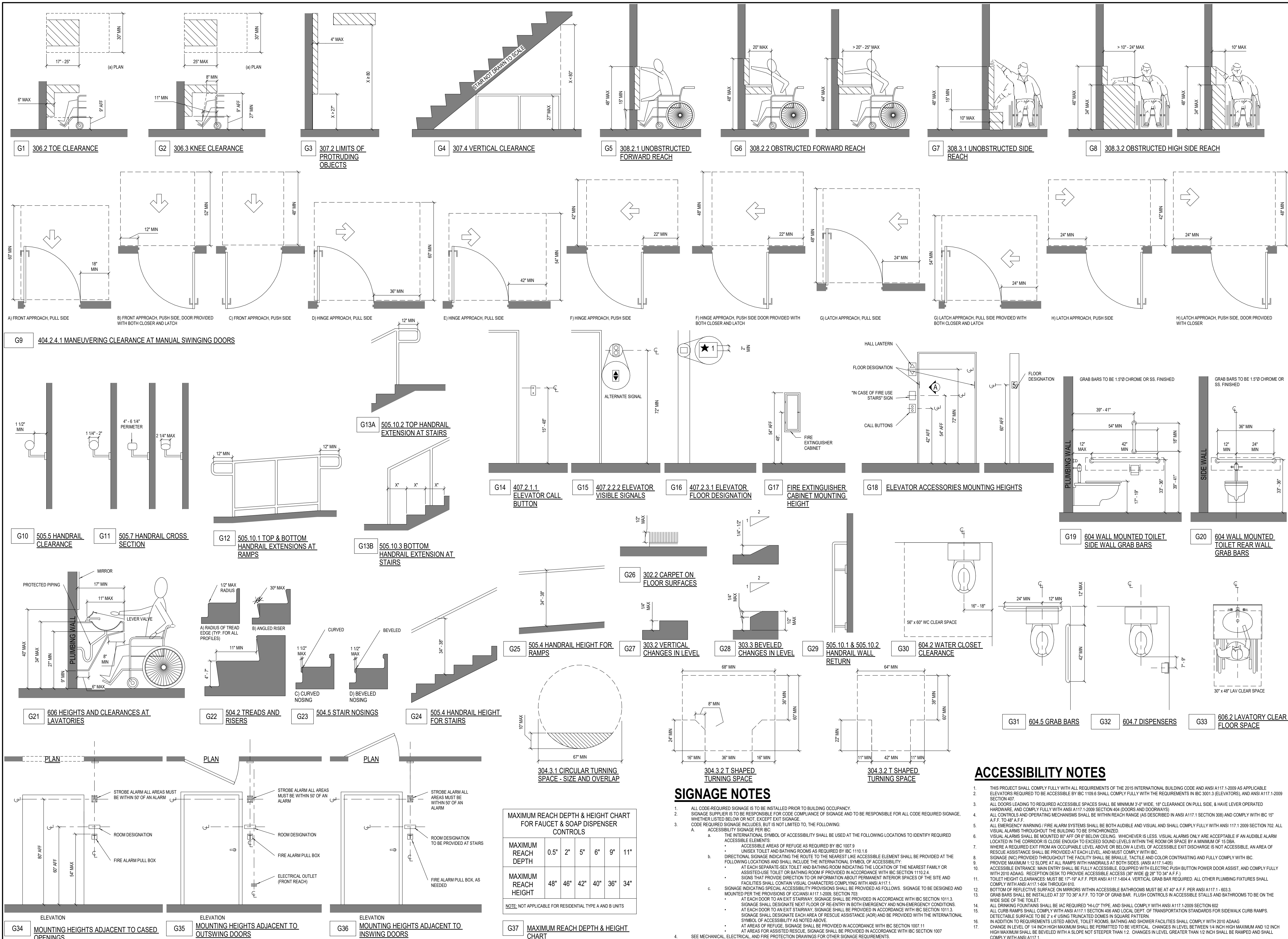
APPROVED BY
 Approver

REVIEWED BY
 Checker

DRAWN BY
 Author

TYPICAL MOUNTING HEIGHTS
 AND ADA STANDARDS FOR
 REFERENCE ONLY

G002



MAXIMUM REACH DEPTH & HEIGHT CHART FOR FAUCET & SOAP DISPENSER CONTROLS

	0.5'	2'	5'	6'	9'	11'
MAXIMUM REACH DEPTH						
MAXIMUM REACH HEIGHT	48"	46"	42"	40"	36"	34"

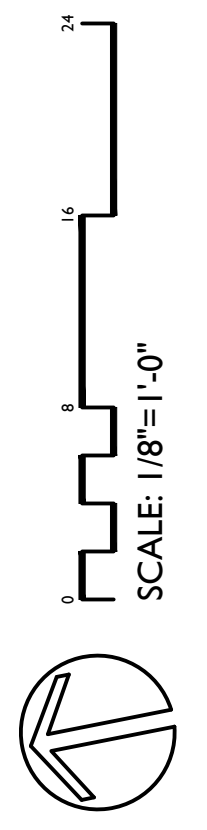
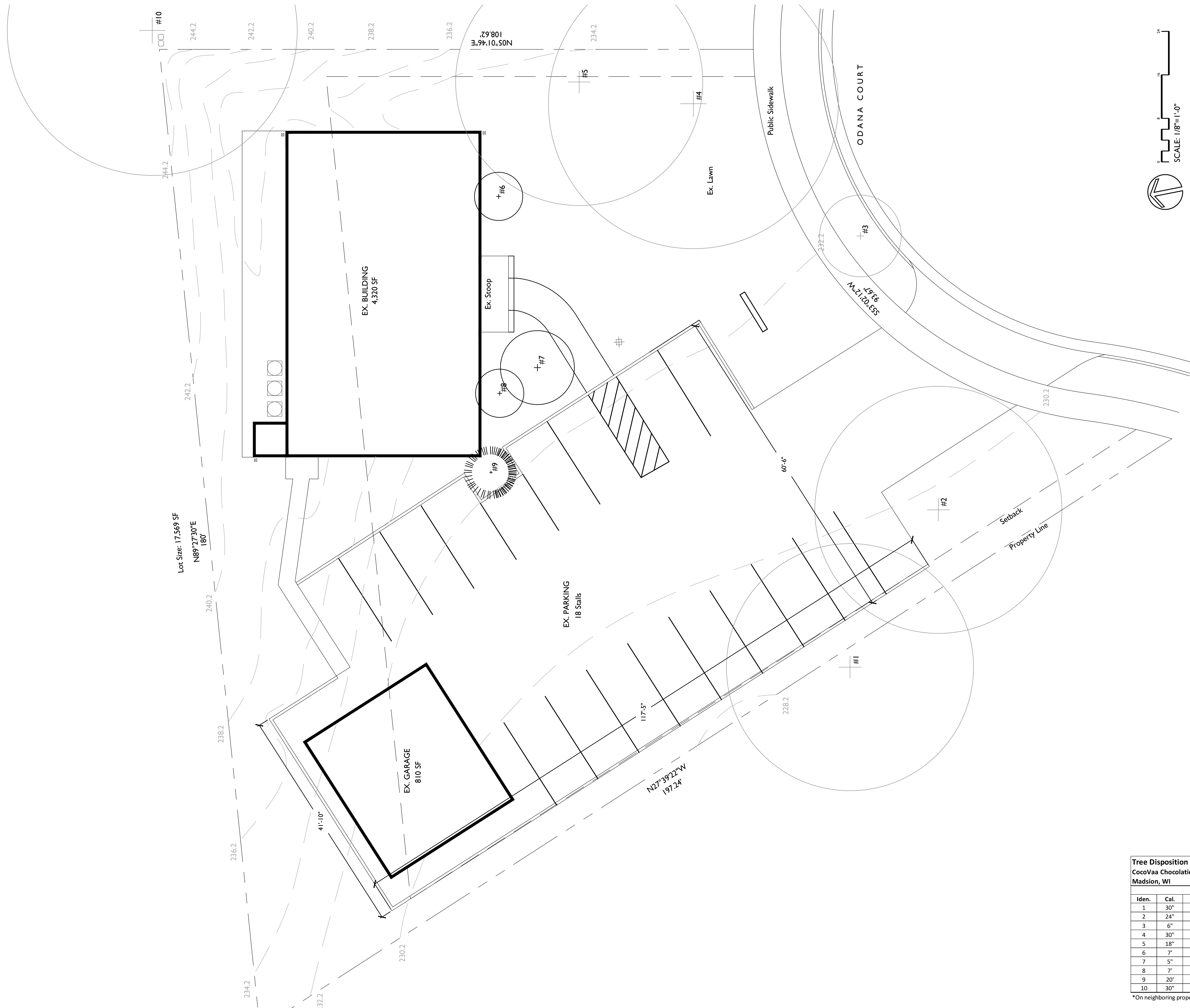
NOTE: NOT APPLICABLE FOR RESIDENTIAL TYPE A AND B UNITS

SIGNAGE NOTES

- ALL CODE-REQUIRED SIGNAGE IS TO BE INSTALLED PRIOR TO BUILDING OCCUPANCY.
- SIGNAGE SUPPLIER IS TO BE RESPONSIBLE FOR CODE COMPLIANCE OF SIGNAGE AND TO BE RESPONSIBLE FOR ALL CODE REQUIRED SIGNAGE, WHETHER LISTED BELOW OR NOT, EXCEPT EXISTING SIGNAGE.
- CODE REQUIRED SIGNAGE INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - ACCESSIBILITY SIGNAGE PER IBC:
 - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS:
 - ACCESSIBLE AREAS OF REFUGE AS REQUIRED BY IBC 1007.9
 - UNISEX TOILET AND BATHING ROOMS AS REQUIRED BY IBC 1110.1.6
 - DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LINE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:
 - AT EACH SEPARATE-SEX TOILET AND BATHING ROOM INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM IF PROVIDED IN ACCORDANCE WITH IBC SECTION 1110.2.4
 - SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT PERMANENT INTERIOR SPACES OF THE SITE AND FACILITIES SHALL CONTAIN VISUAL CHARACTERS COMPLYING WITH ANS I117.1
 - SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS FOLLOWS: SIGNAGE TO BE DESIGNED AND MOUNTED PER THE PROVISIONS OF ICC/ANSI A117.1-2009, SECTION 703:
 - AT EACH DOOR TO AN EXIT STAIRWAY, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1011.3
 - SIGNAGE SHALL DESIGNATE NEXT FLOOR OF RE-ENTRY IN BOTH EMERGENCY AND NON-EMERGENCY CONDITIONS.
 - AT EACH DOOR TO AN EXIT STAIRWAY, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1011.3
 - SIGNAGE SHALL DESIGNATE EACH AREA OF RESCUE ASSISTANCE (AOR) AND BE PROVIDED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS NOTED ABOVE.
 - AT AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1007.11
 - AT AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1007
 - SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR OTHER SIGNAGE REQUIREMENTS.

ACCESSIBILITY NOTES

- THIS PROJECT SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND ANS I117.1-2009 AS APPLICABLE
- ELEVATORS REQUIRED TO BE ACCESSIBLE BY IBC 1109.6 SHALL COMPLY FULLY WITH THE REQUIREMENTS IN IBC 3001.3 (ELEVATORS), AND ANS I117.1-2009 SECTION 407.
- ALL DOORS LEADING TO REQUIRED ACCESSIBLE SPACES SHALL BE MINIMUM 3'-0" WIDE, 18" CLEARANCE ON PULL SIDE, & HAVE LEVER OPERATED HARDWARE AND COMPLY FULLY WITH ANS I117.1-2009 SECTION 404 (DOORS AND DOORWAYS).
- ALL CONTROLS AND OPERATING MECHANISMS SHALL BE WITHIN REACH RANGE (AS DESCRIBED IN ANS I117.1 SECTION 308) AND COMPLY WITH IBC 15" A.F.F. TO 48" A.F.F.
- ALL EMERGENCY WARNING / FIRE ALARM SYSTEMS SHALL BE BOTH AUDIBLE AND VISUAL AND SHALL COMPLY FULLY WITH ANS I117.1 2009 SECTION 702. ALL VISUAL ALARMS THROUGHOUT THE BUILDING TO BE SYNCHRONIZED.
- VISUAL ALARMS SHALL BE MOUNTED 80" AFF OR 0" BELOW CEILING, WHOEVER IS LESS. VISUAL ALARMS ONLY ARE ACCEPTABLE IF AN AUDIBLE ALARM LOCATED IN THE CORRIDOR IS CLOSE ENOUGH TO EXCEED SOUND LEVELS WITHIN THE ROOM OR SPACE BY A MINIMUM OF 15 DBA.
- WHERE A REQUIRED EXIT FROM AN OCCUPIABLE LEVEL ABOVE OR BELOW A LEVEL OF ACCESSIBLE EXIT DISCHARGE IS NOT ACCESSIBLE, AN AREA OF RESCUE ASSISTANCE SHALL BE PROVIDED AT EACH LEVEL AND MUST COMPLY WITH IBC.
- SIGNAGE (W/C) PROVIDED THROUGHOUT THE FACILITY SHALL BE BRILLE, TACTILE AND COLOR CONTRASTING AND FULLY COMPLY WITH IBC.
- PROVIDE MAXIMUM 1:12 SLOPE AT ALL RAMPS WITH HANDRAILS AT BOTH SIDES. (ANSI A117.1-405)
- ACCESSIBLE ENTRANCE MAIN ENTRY SHALL BE FULLY ACCESSIBLE, EQUIPPED WITH ELECTRIC PUSH BUTTON POWER DOOR ASSIST, AND COMPLY FULLY WITH 2010 ADAAG. RECEPTION DESK TO PROVIDE ACCESSIBLE ACCESS (36" WIDE @ 28" TO 34" A.F.F.)
- TOILET HEIGHT CLEARANCES MUST BE 17"-19" A.F.F. PER ANS I117.1-404.4. VERTICAL GRAB BAR REQUIRED. ALL OTHER PLUMBING FIXTURES SHALL COMPLY WITH ANS I117.1-404 THROUGH 610.
- BOTTOM OF REFLECTIVE SURFACE ON MIRRORS WITHIN ACCESSIBLE BATHROOMS MUST BE AT 40" A.F.F. PER ANS I117.1 - 603.3.
- GRAB BARS SHALL BE INSTALLED AT 33" TO 36" A.F.F. TO TOP OF GRAB BAR. FLUSH CONTROLS IN ACCESSIBLE STALLS AND BATHROOMS TO BE ON THE WIDE SIDE OF THE TOILET.
- ALL DRINKING FOUNTAINS SHALL BE IAC REQUIRED "H-LO" TYPE, AND SHALL COMPLY WITH ANS I117.1-2009 SECTION 602.
- ALL CURB RAMPS SHALL COMPLY WITH ANS I117.1 SECTION 409 AND LOCAL DEPT. OF TRANSPORTATION STANDARDS FOR SIDEWALK CURB RAMPS.
- DETECTABLE SURFACE TO BE 2" x 4" USING TRUNCATED DOMES IN SQUARE PATTERN.
- IN ADDITION TO REQUIREMENTS LISTED ABOVE, TOILET ROOMS, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH 2010 ADAAG.
- CHANGE IN LEVEL OF 1/4" INCH HIGH MAXIMUM SHALL BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" INCH HIGH MAXIMUM AND 1/2" INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" INCH SHALL BE RAMPED AND SHALL COMPLY WITH ANS I117.1.



Tree Disposition Schedule			
CocoVaa Chocolatier			
Madsion, WI			
Iden.	Cal.	Species	Disposition
1	30"	Red Oak	Remain*
2	24"	Maple	Remain
3	6"	Linden	Remain
4	30"	Maple	Remain
5	18"	Maple	Remain
6	7'	Burning Bush	Remove
7	5"	Crabapple	Remove
8	7'	Burning Bush	Remove
9	20"	Arborvitae	Remove
10	30"	Ash	Remain*

*On neighboring property, included for visual reference only

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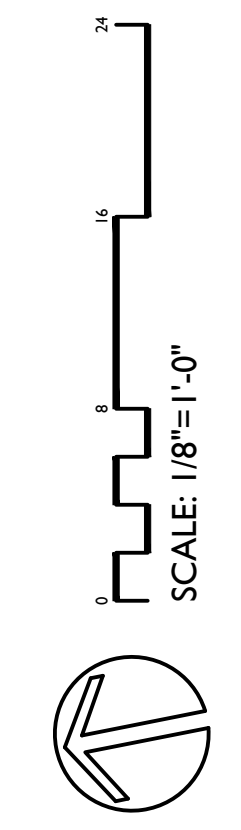
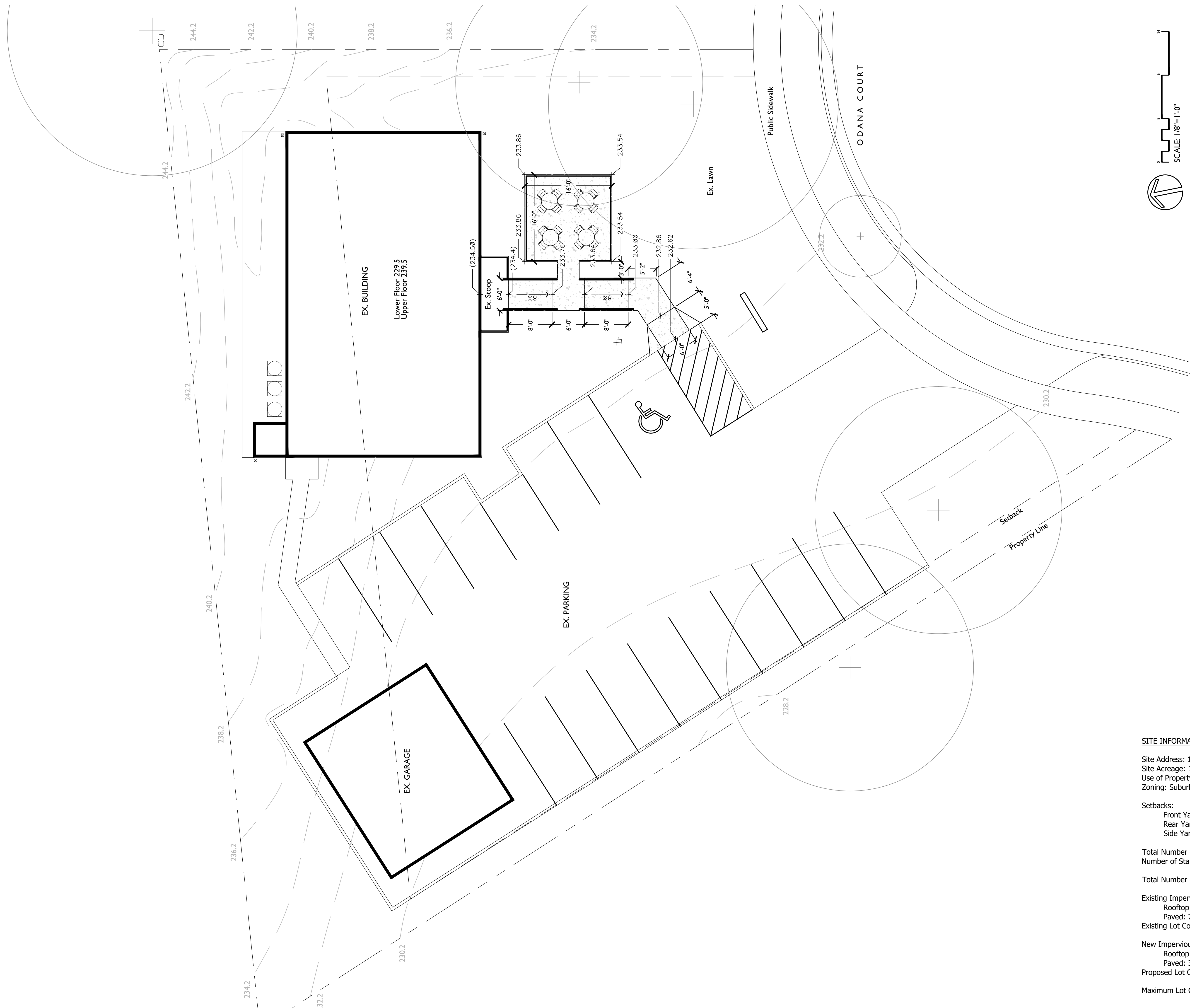
CocoVaa Chocolatier

10 Odana Court
 Madison, WI 53719

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 Drawn By: CS
 Revised: 07-26-2024
 Revised: ----
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L001

EXISTING CONDITIONS



SITE INFORMATION BLOCK

Site Address: 10 Odana Court
 Site Acreage: 17,569 Sq. Ft. (0.4 Acre)
 Use of Property: Commercial
 Zoning: Suburban Employment (SE)

Setbacks:
 Front Yard: 5'
 Rear Yard: 30'
 Side Yard: 5'

Total Number of Parking Stalls: 17
 Number of Stalls Designated Accessible: 1

Total Number of Bike Stalls: 0

Existing Impervious Surface Area: 10,091 Sq. Ft.
 Rooftop: 3,009 Sq. Ft.
 Paved: 7,082 Sq. Ft.
 Existing Lot Coverage: 57.4%

New Impervious Surface Area: 336 Sq. Ft.
 Rooftop: 0 Sq. Ft.
 Paved: 336 Sq. Ft.
 Proposed Lot Coverage: 59.3%

Maximum Lot Coverage: 75%

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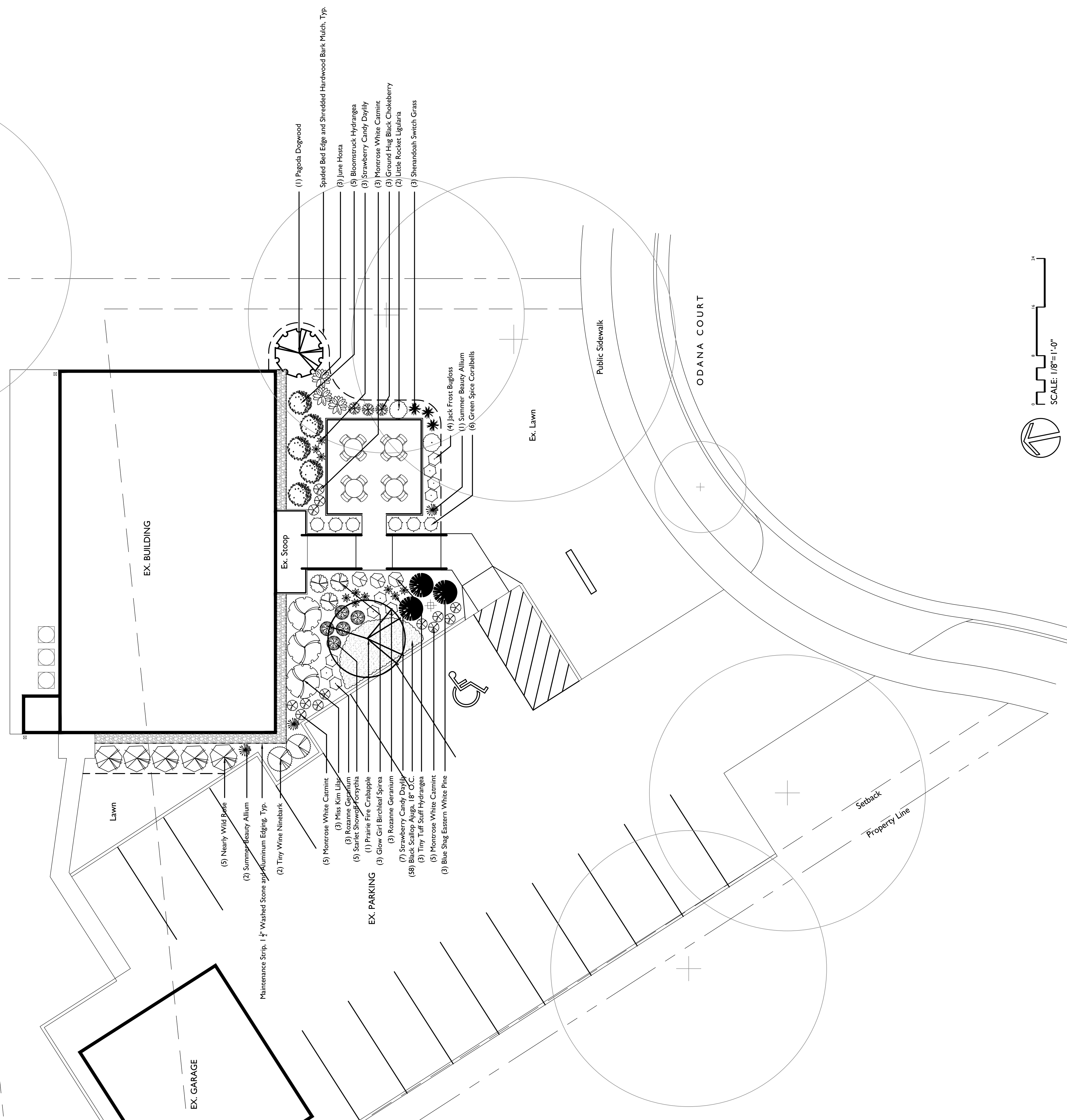
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L100

SITE AND GRADING PLAN

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Plant Schedule			
Qty	Scientific Name	Common Name	Size
Ornamental Trees			
1	Cornus alternifolia	Pagoda Dogwood	5' B&B
1	Malus x Prairie Fire	Prairie Fire Crabapple	2.5' B&B
Evergreen Shrubs			
3	Pinus strobus 'Blue Shag'	Blue Shag White Pine	#5 Cont.
Deciduous Shrubs			
3	Aronia melanocarpa 'UConnAMD12'	Ground Hug Black Chokeberry	#2 Cont.
5	Forsythia x 'Show Off Scarlet'	Scarlet Showoff Forsythia	#2 Cont.
5	Hydrangea macrophylla 'P11HM-11'	Bloomstruck Hydrangea	#5 Cont.
3	Hydrangea serrata 'MAKD'	Tiny Tuff Stuff Hydrangea	#3 Cont.
2	Physocarpus opulifolius 'SMPTW'	Tiny Wine Ninebark	#3 Cont.
5	Rosa 'Nearly Wild'	Nearly Wild Rose	#5 Cont.
3	Spirea betulifolia 'Tor Gold'	Glow Girl Birchleaf Spirea	#3 Cont.
3	Syringa pubescens 'Miss Kim'	Miss Kim Lilac	#5 Cont.
Perennials			
58	Ajuga reptans 'Black Scallop'	Black Scallop Ajuga	4' Cont.
3	Allium 'Summer Beauty'	Summer Beauty Allium	#1 Cont.
4	Brunnera macrophylla 'Jack Frost'	Jack Frost Bugloss	#1 Cont.
13	Calamintha nepeta 'Montrose White'	Montrose White Calmint	#1 Cont.
6	Geranium 'Rozanne'	Rozanne Geranium	#1 Cont.
10	Hemerocallis 'Strawberry Candy'	Strawberry candy daylily	#1 Cont.
6	Heuchera americana 'Green Spice'	Green Spice Coralbells	#1 Cont.
3	Hosta x 'June'	June Hosa	#1 Cont.
2	Ligularia stenocephala 'Little Rocket'	Little Rocket Ligularia	#1 Cont.
3	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	#1 Cont.

Imagination Center at Reindahl Park
Madison, WI
 2024-07-26

Developed Lots	SF	Acres	Landscape Points	
			Subtotal	Required
Total Developed Area	8,760	0.20	1540	1540
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			1540	
			Landscape Points Required	1540

Development Frontage	LF	Overstory Trees Required*		Shrubs Required
		Quantity	Points	
Total LF of Street Frontage				
Between Parking/Building & Street	89	3		15

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	1	35
Ornamental Tree	15	1	0	15
Tall Evergreen Tree	35	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	22	0	66
Shrub, evergreen	4	3	0	12
Ornamental Grass/Perennial	2	107	0	214
Development Frontage Points Total				342

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	2	70
Ornamental Tree	15	1	0	15
Tall Evergreen Tree	35	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	7	0	21
Shrub, evergreen	4	0	0	0
Vine, deciduous	3	0	0	0
Ornamental Grass/Perennial	2	1	0	2
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Foundation Plantings Total				108

TOTAL LANDSCAPE POINTS 450

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
 ** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

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L200

LANDSCAPE PLAN

EXISTING SITE PHOTOS:



Front/ South Elevation



Side/ East Elevation



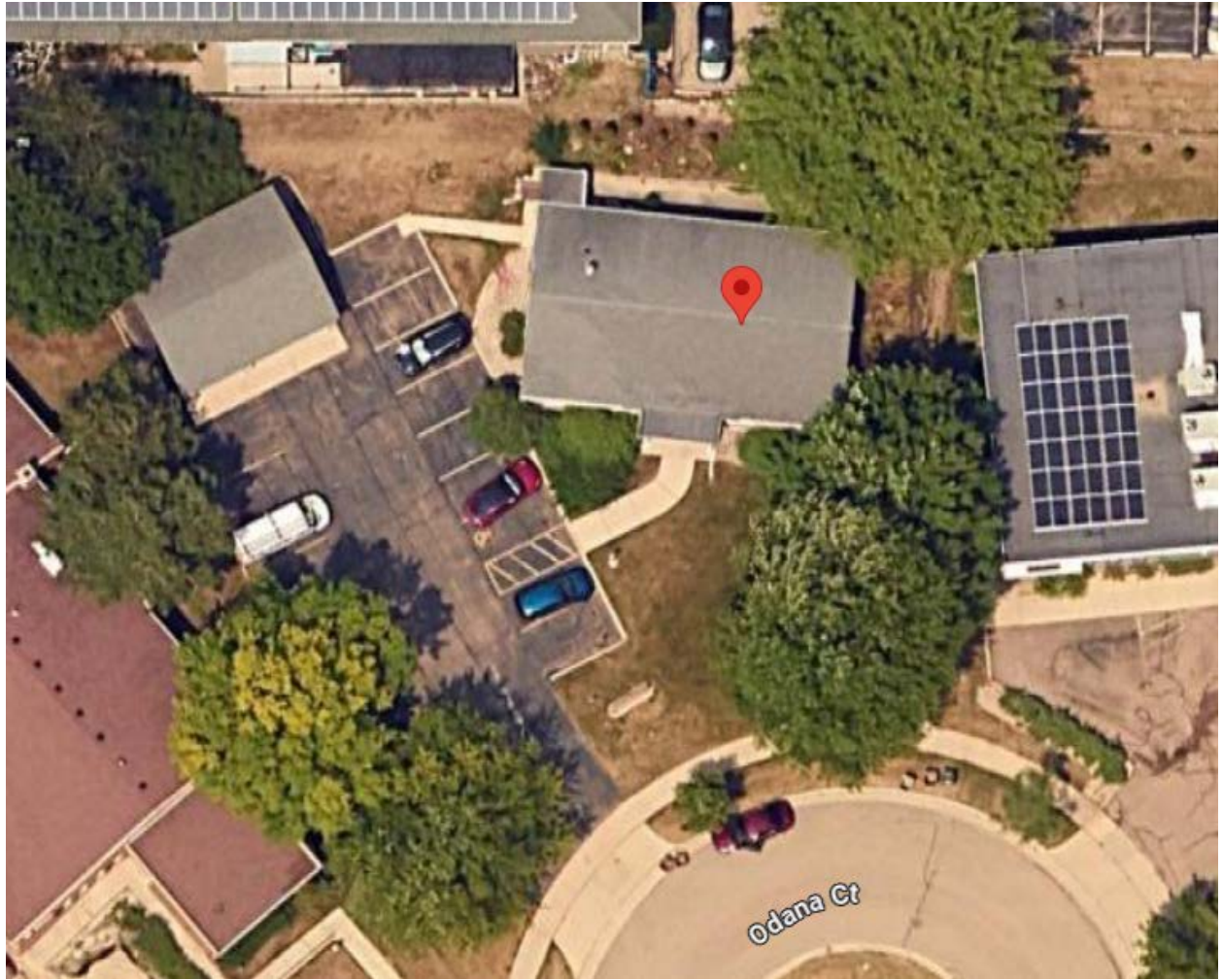
Rear/ North Elevation



Side/ West Elevation



Parking Lot



Aerial View