

project

**MOKA Drive-up Coffee**  
**1801 Northport Drive**  
**Madison, WI 53704**

client

**Northside Town Center**  
**1865 Northport Drive**  
**Madison, WI 53704**

client agent

**Dave Bruns**

**phone: (608) 575-1582**

**email: coachbruns@gmail.com**

issue date:

**2022-10-31**

**Application for Land Use Activity &  
Urban Design Commission Review**

**SHEET INDEX:**

TITLE

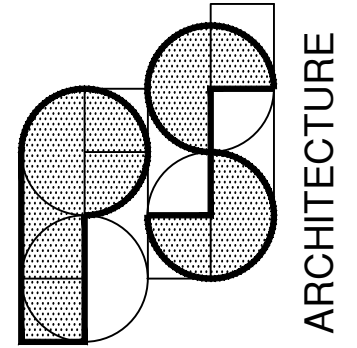
T-1 TITLE SHEET

ARCHITECTURAL

- C-1 PROJECT LOCATION & PARKING COUNT
- C-2 SITE PLAN; DEMOLITION
- C-3 SITE PLAN; CIRCULATION
- C-4 SITE PLAN; SITE DRAINAGE
- L-1 LANDSCAPE PLAN
- E-1 SITE LIGHTING
- A-1 BUILDING PLAN
- A-2 ROOF PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- P-1 PHOTOS: EAST ELEVATION (SIMILAR)
- P-2 PHOTOS: NORTH ELEVATION (SIMILAR)
- P-3 PHOTOS: WEST ELEVATION (SIMILAR)
- P-4 PHOTOS: SOUTH ELEVATION (SIMILAR)
- P-5 PHOTOS: EXISTING VEGETATION
- P-6 PHOTOS: EXISTING VEGETATION
- P-7 PHOTOS: EXISTING ATM & MAILBOX
- P-8 PHOTOS: EXISTING ATM

MISCELLANEOUS

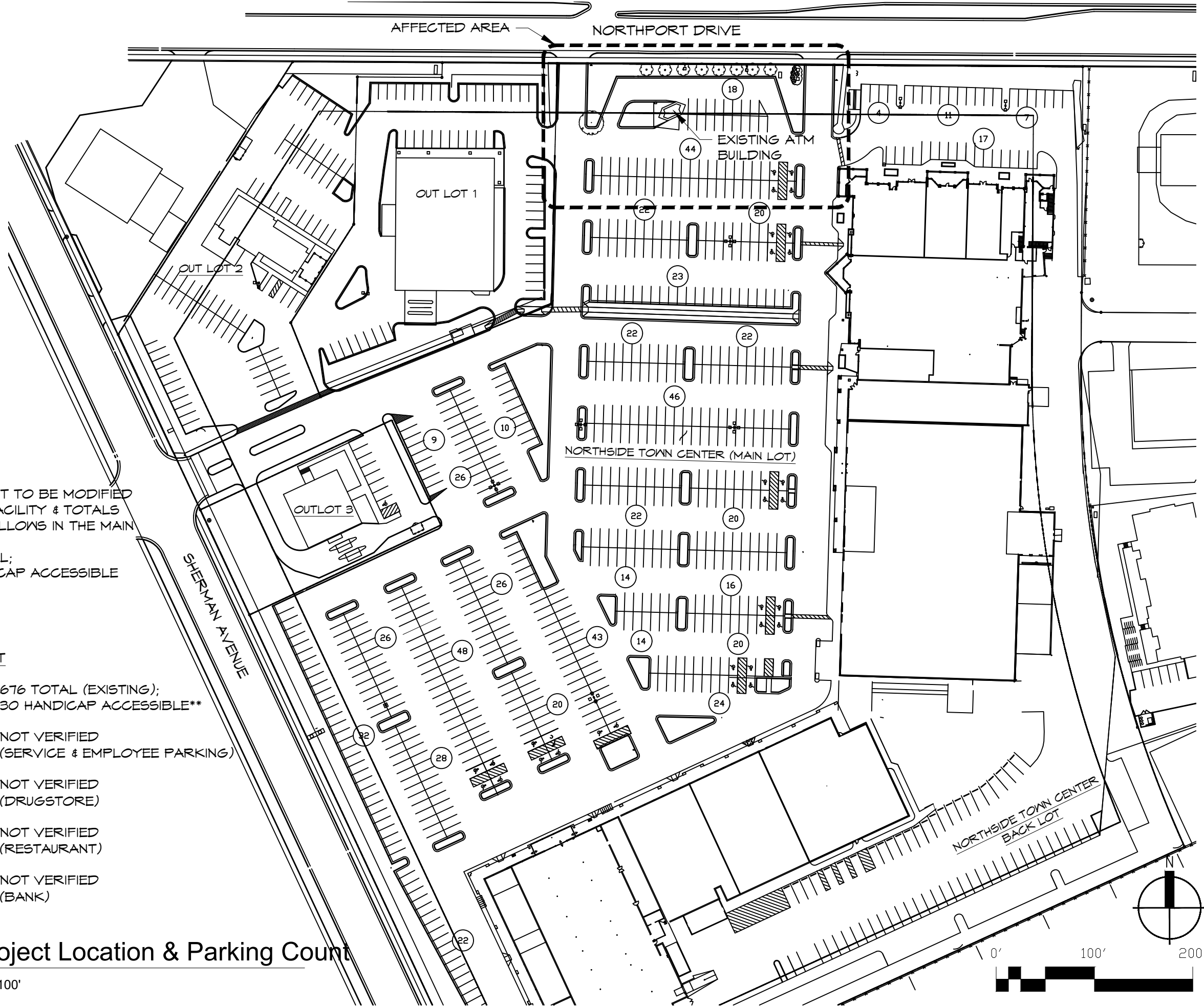
- |                          |                         |
|--------------------------|-------------------------|
| LETTER OF INTENT         | ORIGINAL                |
| LETTER OF INTENT         | AMENDED                 |
| SITE PHOTOMETRICS        | (NOT IN THIS SUBMITTAL) |
| LIGHT FIXTURE CUT SHEETS | (NOT IN THIS SUBMITTAL) |
| LANDSCAPE PLANS          | (NOT IN THIS SUBMITTAL) |
| LANDSCAPE WORKSHEET      | (NOT IN THIS SUBMITTAL) |
| PLANT IMAGES             | (NOT IN THIS SUBMITTAL) |



6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

drawing no.

**T-1**



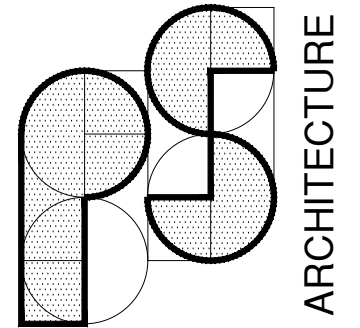
**\*\*NOTE**  
 PARKING COUNT TO BE MODIFIED  
 W/ WITH NEW FACILITY & TOTALS  
 WILL BE AS FOLLOWS IN THE MAIN  
 LOT:

643 TOTAL;  
 28 HANDICAP ACCESSIBLE

SEE SHEET C-3

**PARKING COUNT**

- MAIN LOT 676 TOTAL (EXISTING);  
30 HANDICAP ACCESSIBLE\*\*
- BACK LOT NOT VERIFIED  
(SERVICE & EMPLOYEE PARKING)
- OUTLOT 1 NOT VERIFIED  
(DRUGSTORE)
- OUTLOT 2 NOT VERIFIED  
(RESTAURANT)
- OUTLOT 3 NOT VERIFIED  
(BANK)



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project # 2201

content  
**Project Location & Parking Count**

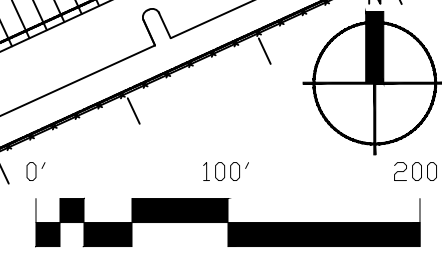
submittals

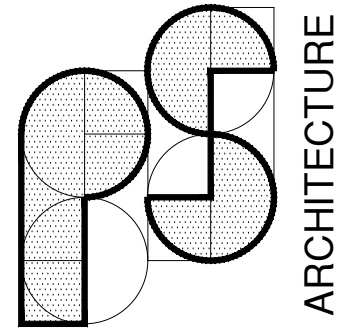
DESCRIPTION	DATE

revisions

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content

Site Plan  
Demolition

submittals

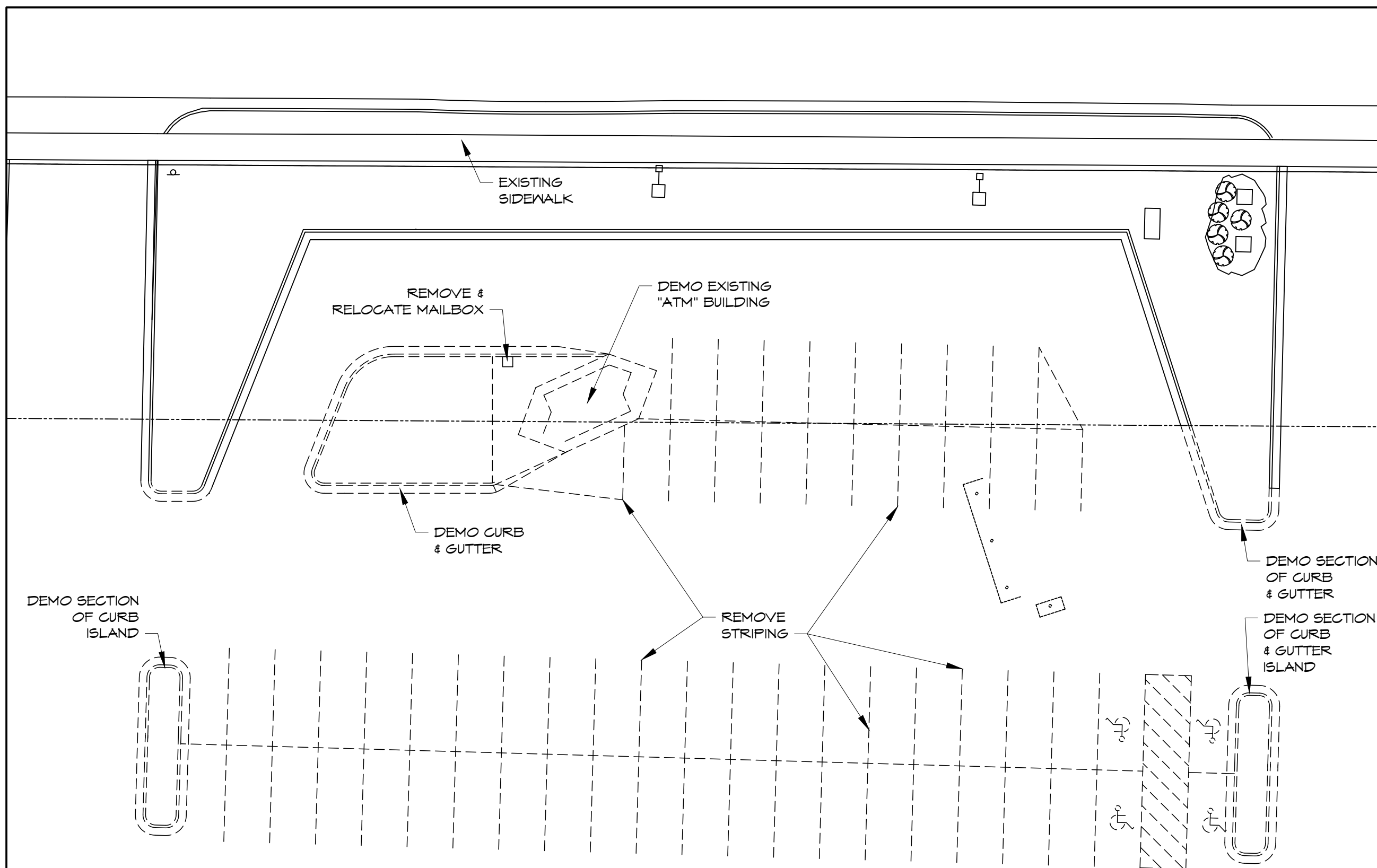
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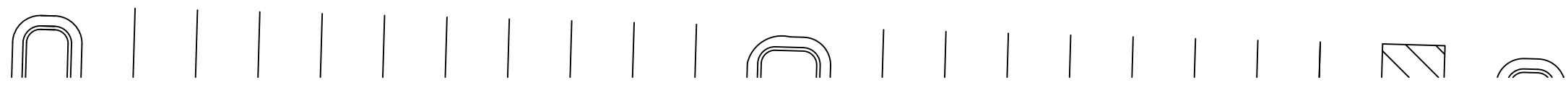
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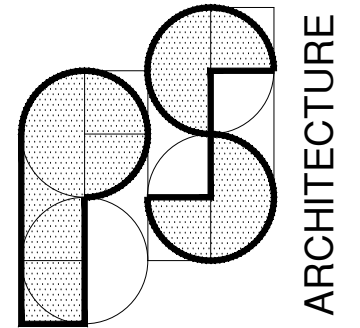
**C-2**



**1** Site Plan - Demolition  
C-2 1" = 20'



BUILDING STRUCTURE TO BE  
MINIMUM OF 50' OFF PROPERTY LINE;  
PER D.O.T. COVENANT



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content

Site Plan;  
Circulation

submittals

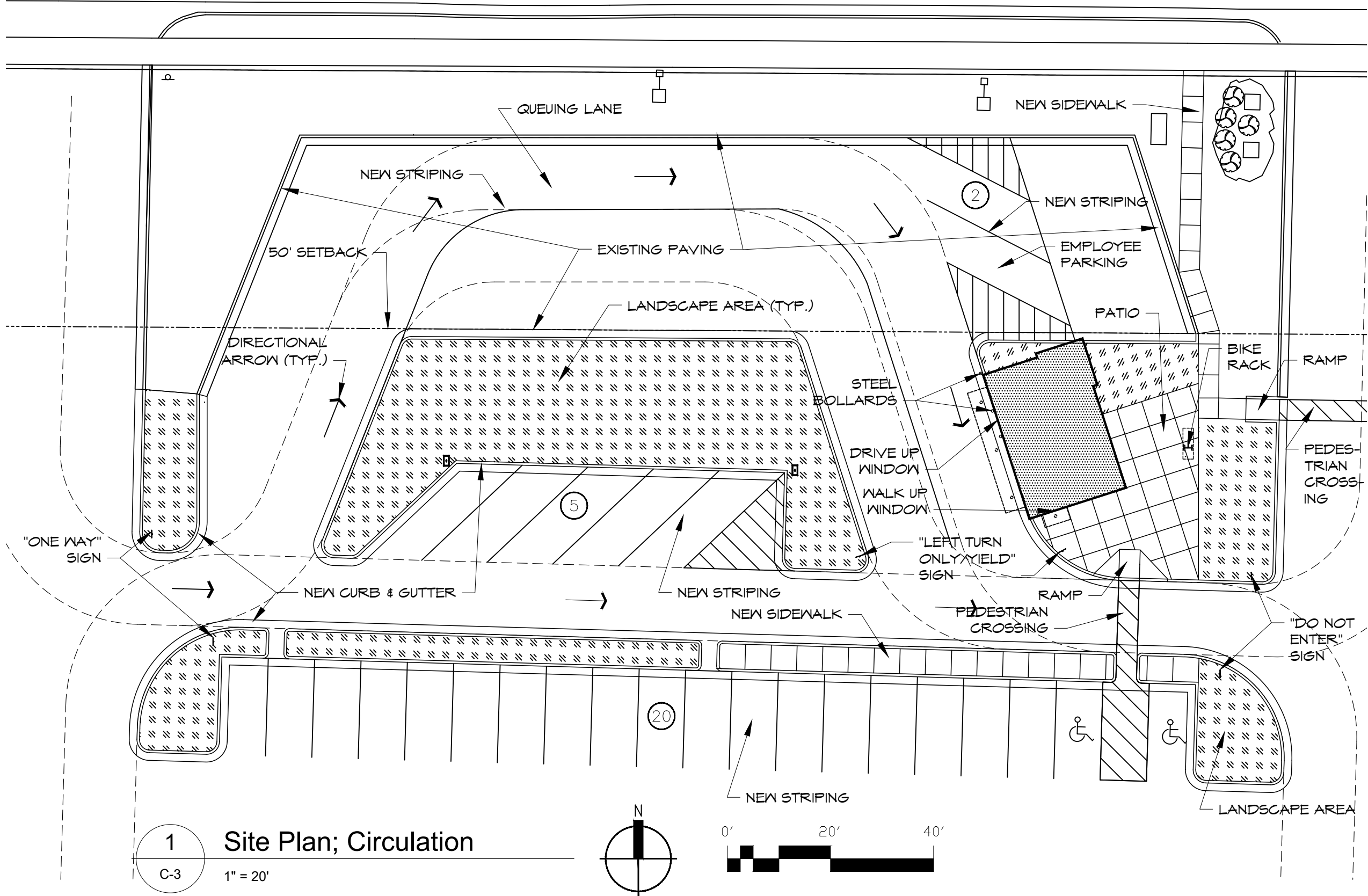
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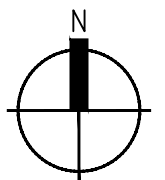
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**C-3**



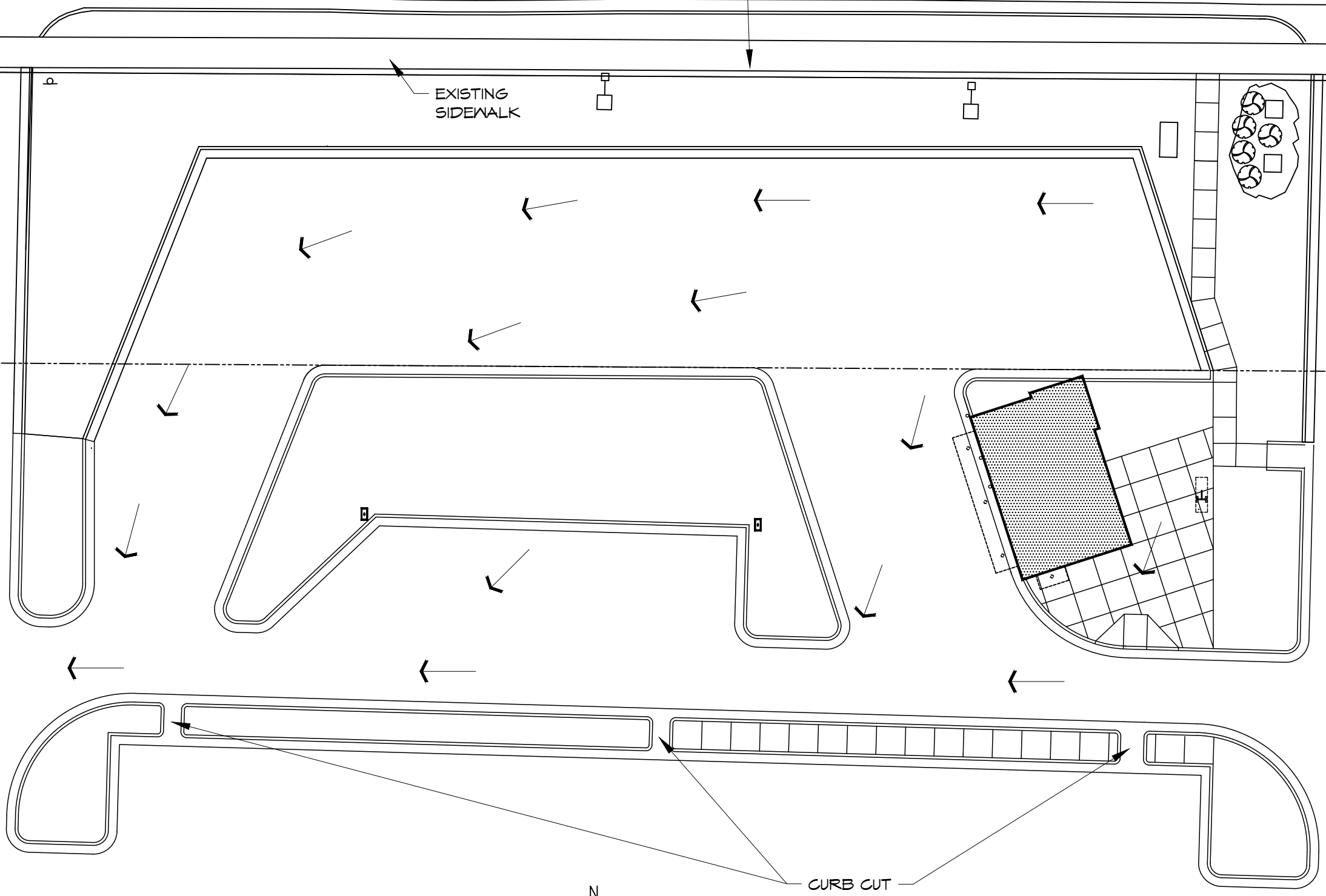
**1** Site Plan; Circulation  
C-3 1" = 20'



PATCH AREAS WHERE PAVING HAS BEEN REMOVED WITH PITCH AS NEEDED TO MAINTAIN NATURAL DRAINAGE TO SOUTH & WEST

PROPERTY LINE

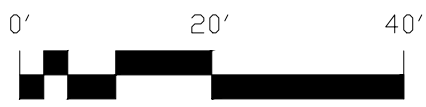
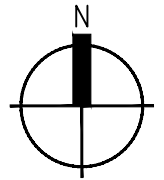
EXISTING SIDEWALK



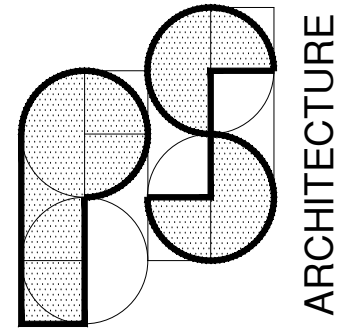
1  
C-4

Site Plan - Site Drainage

1" = 20'



EXISTING DRAINAGE PATTERN TO REMAIN; ADJUST GRADE ONLY AT POINTS w/ NEW CURB & GUTTER AS REQ'D TO FLOW SOUTH & WEST



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Site Plan  
Site Drainage

submittals

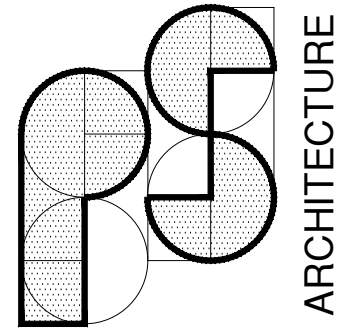
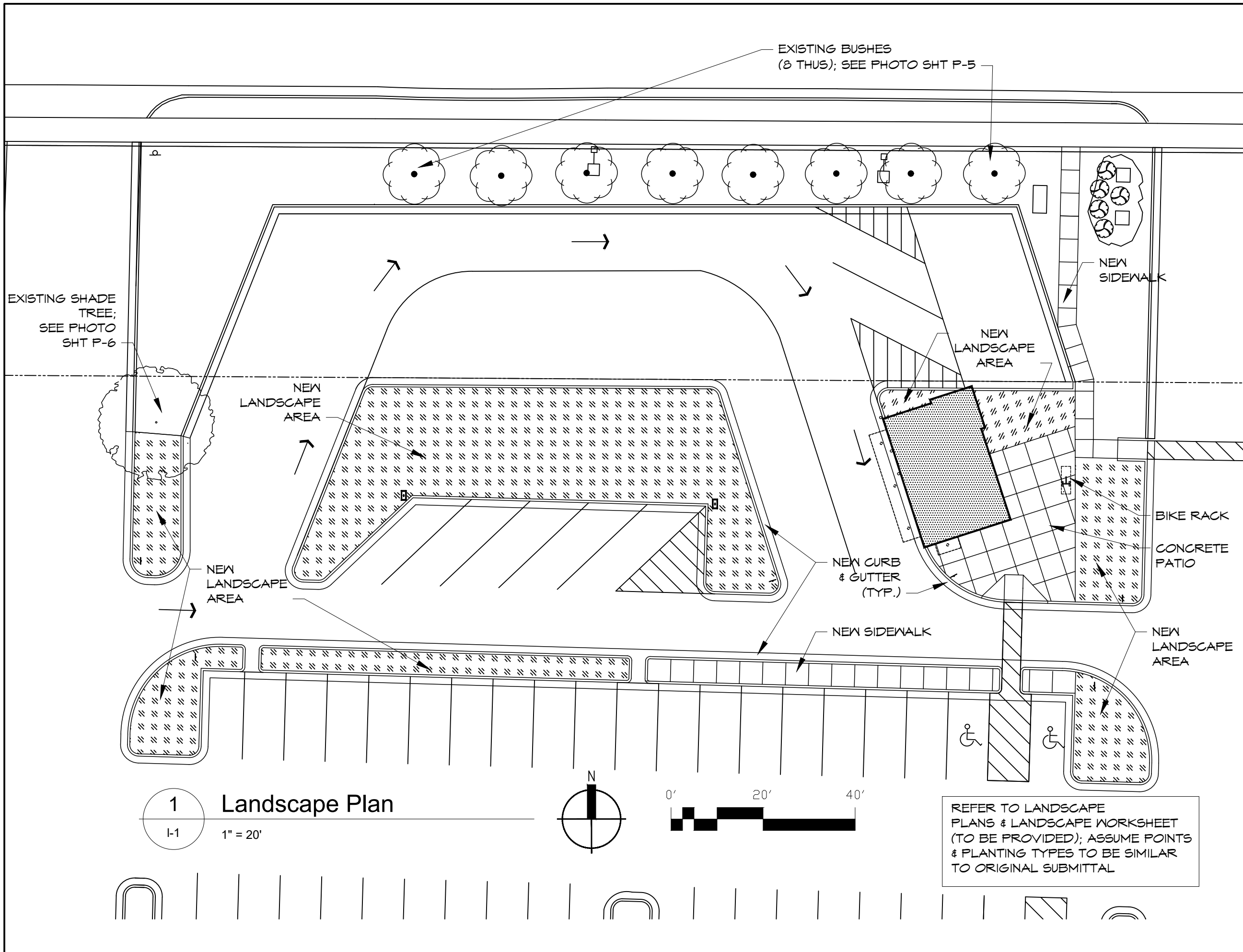
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C-4



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content  
**Landscape Plan**

submittals

DESCRIPTION	DATE

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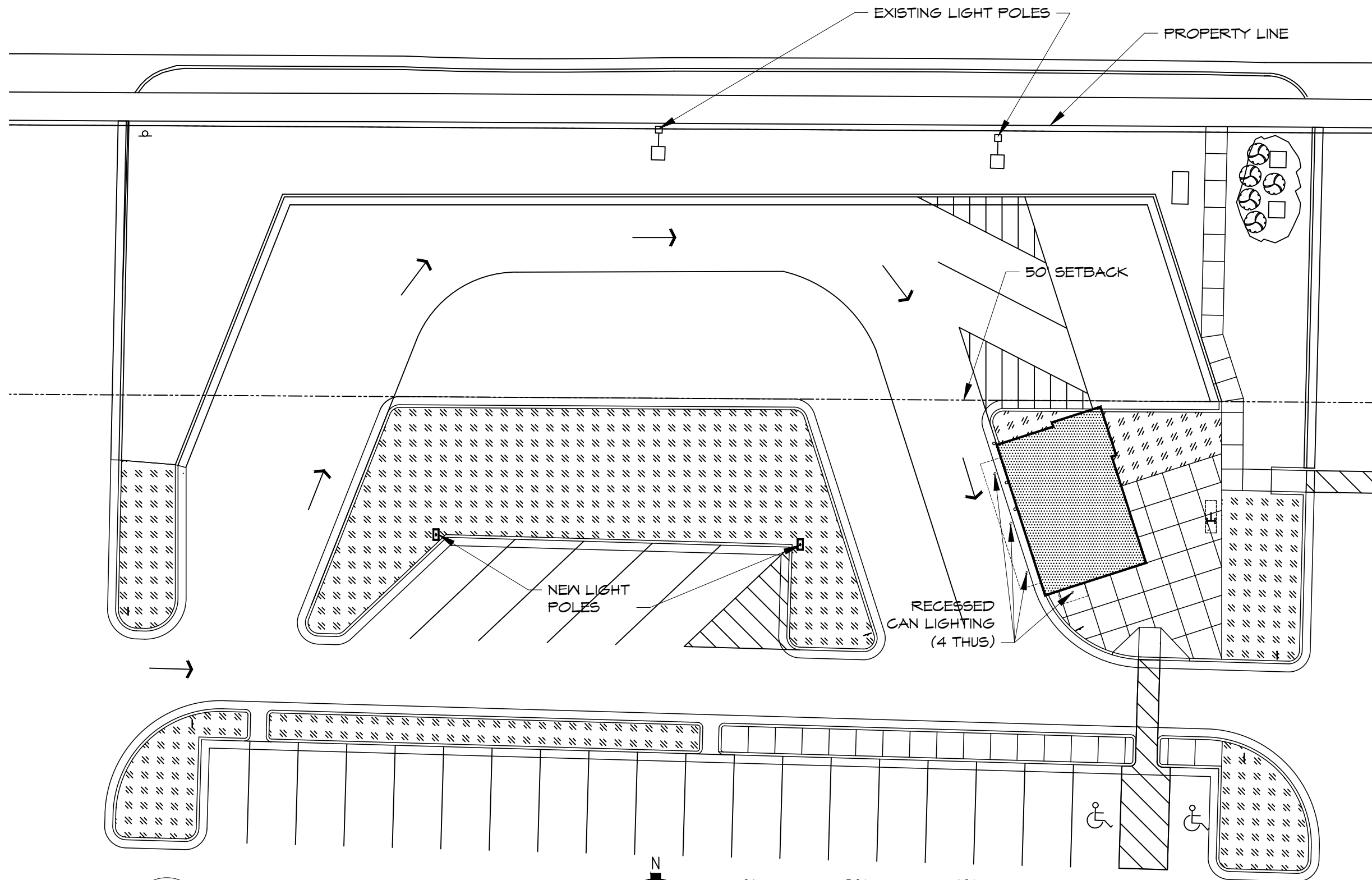
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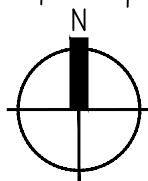
**L-1**

**1** Landscape Plan  
I-1 1" = 20'

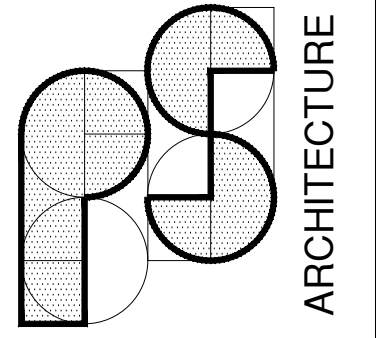
REFER TO LANDSCAPE PLANS & LANDSCAPE WORKSHEET (TO BE PROVIDED); ASSUME POINTS & PLANTING TYPES TO BE SIMILAR TO ORIGINAL SUBMITTAL



1 Site Lighting  
E-1 1" = 20'



SEE SHEET A-1 FOR PERIMETER SOFFIT LIGHTING AROUND BUILDING  
REFER TO ATTACHED PHOTOMETRIC PLAN & FIXTURE CUT SHEETS



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Site Lighting

submittals

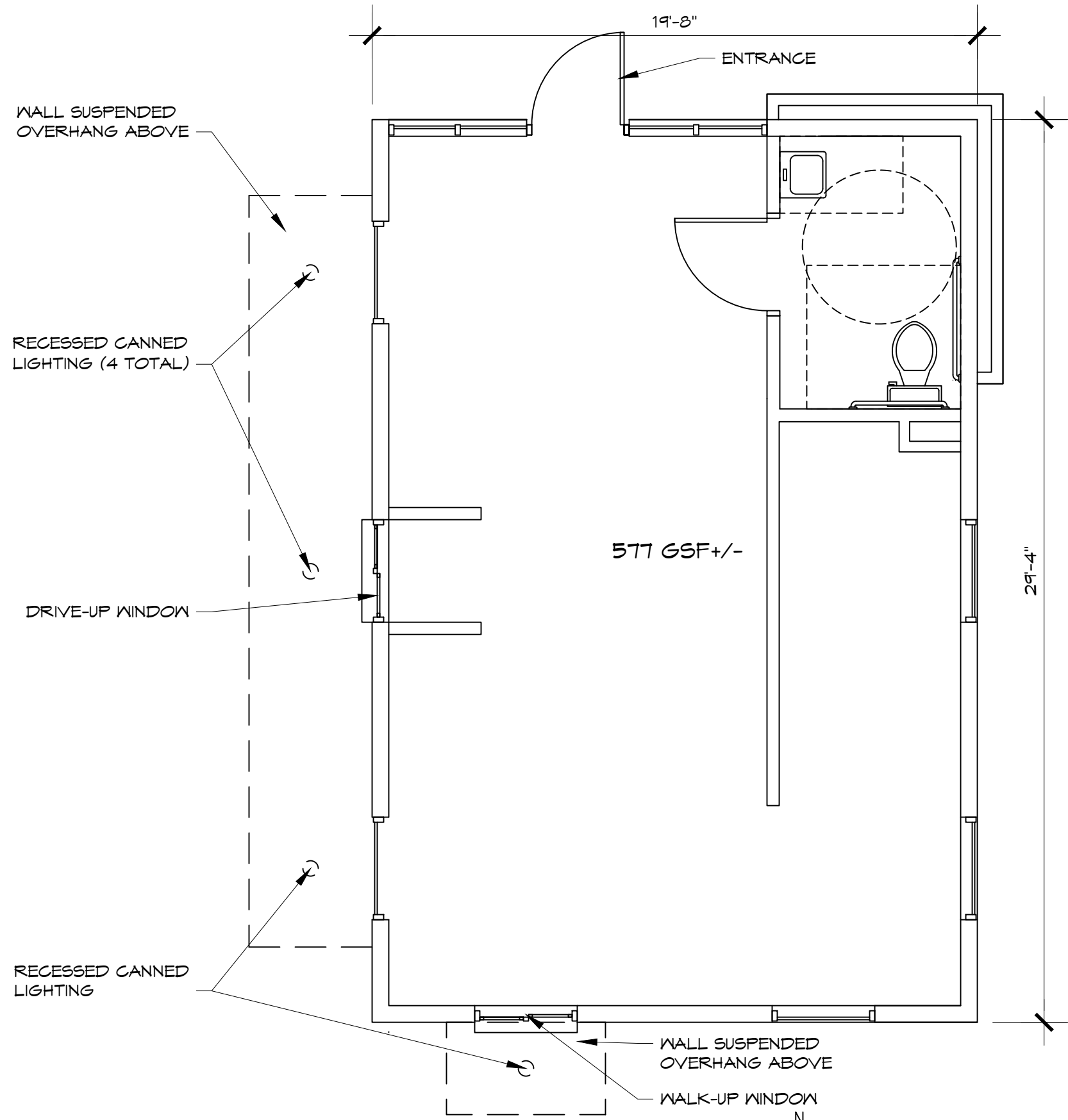
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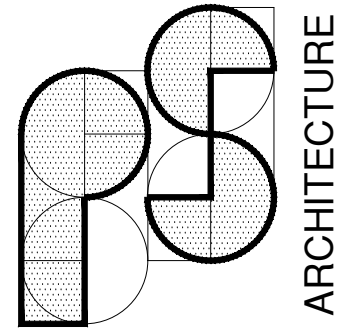
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E-1



1 Building Plan  
 A-1 1/4" = 1'-0"



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content  
**Building Plan**

submittals

DESCRIPTION	DATE

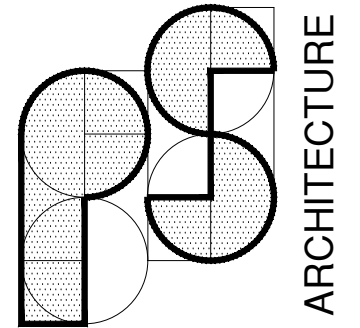
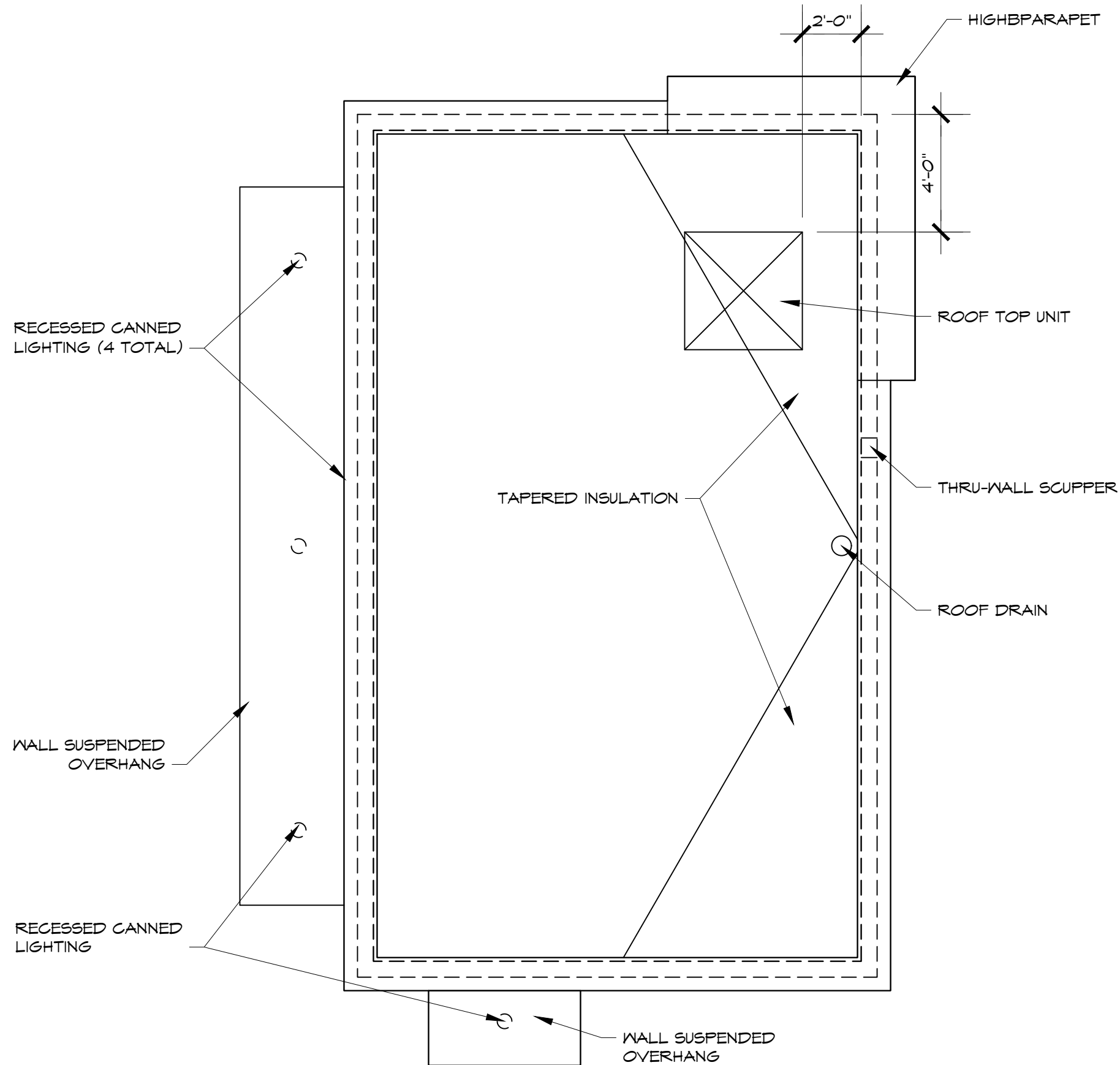
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**A-1**





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Roof Plan

submittals

DESCRIPTION	DATE

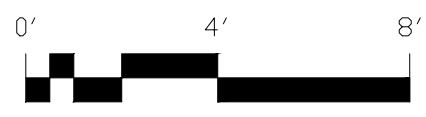
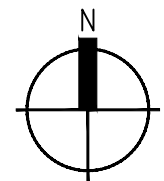
revisions

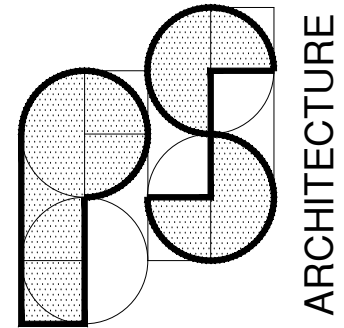
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**A-2**

1 Roof Plan  
A-2 1/4" = 1'-0"





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content

Elevations

submittals

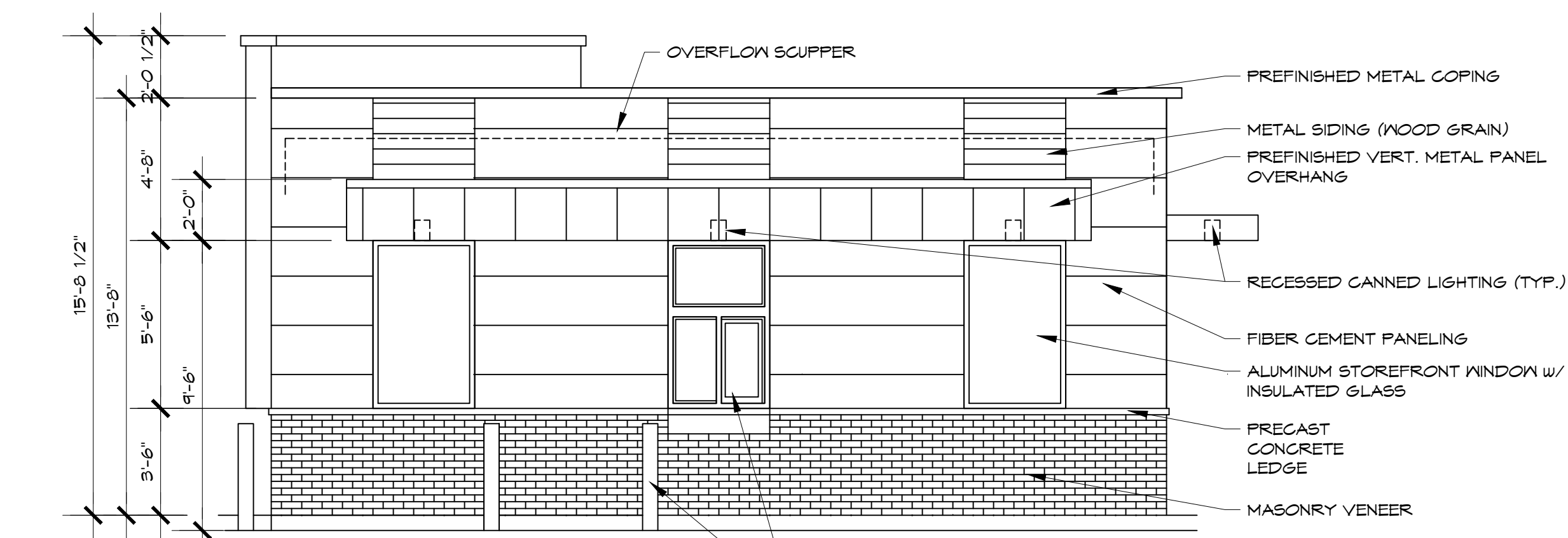
DESCRIPTION	DATE

revisions

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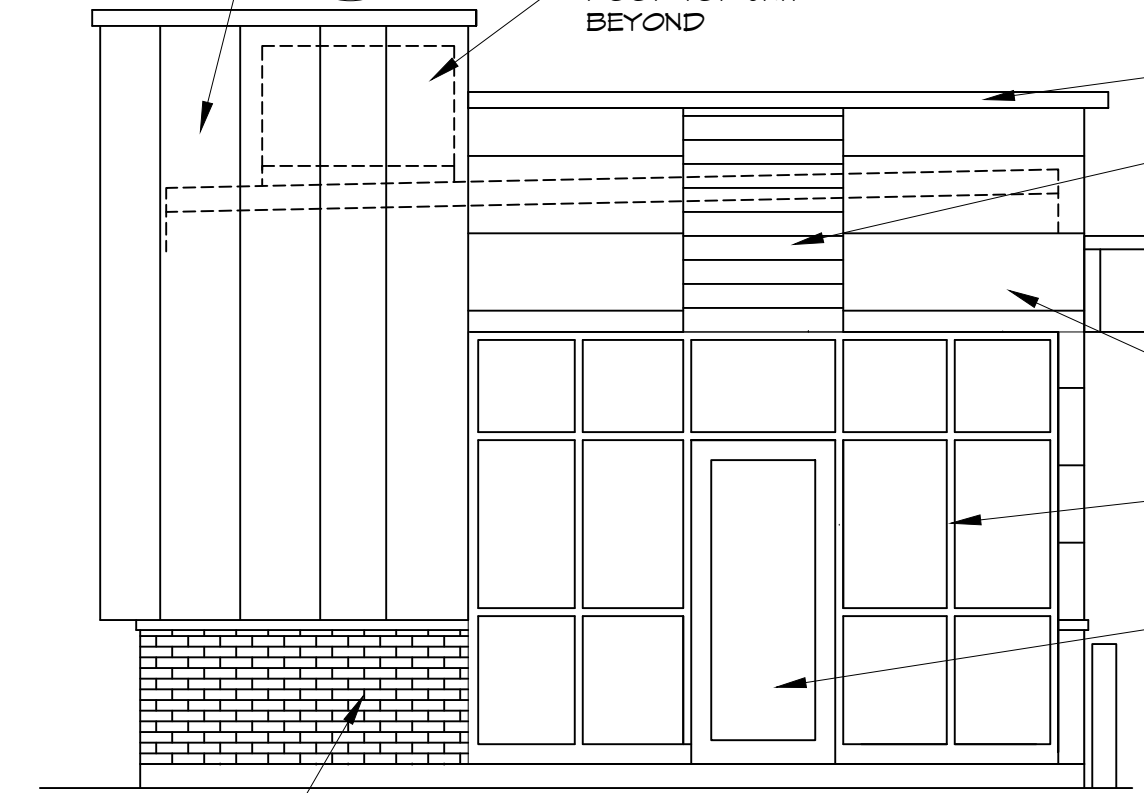
**A-3**



**1 West Elevation**

A3.0  
1/4" = 1'-0"

PREFINISHED VERTICAL METAL PANEL



**2 North Elevation**

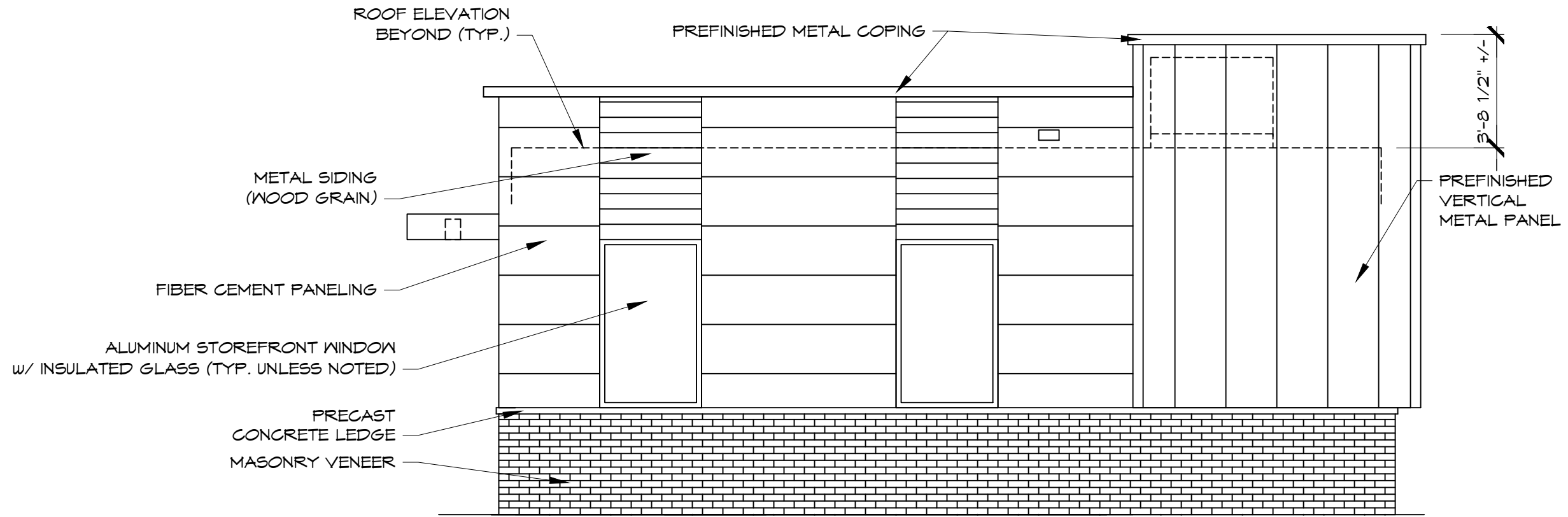
A=3  
1/4" = 1'-0"

MASONRY VENEER

ZONING ORDINANCE 28.060  
NORTH FACADE:  
AREA = 294 SF  
LENGTH = 19'-8"  
40% OF 294 SF = 118+/- SF (REQUIRED);  
118 SF (PROVIDED)  
60% OF 19'-8" = 11'-10" (REQUIRED);  
12'-10" (PROVIDED)

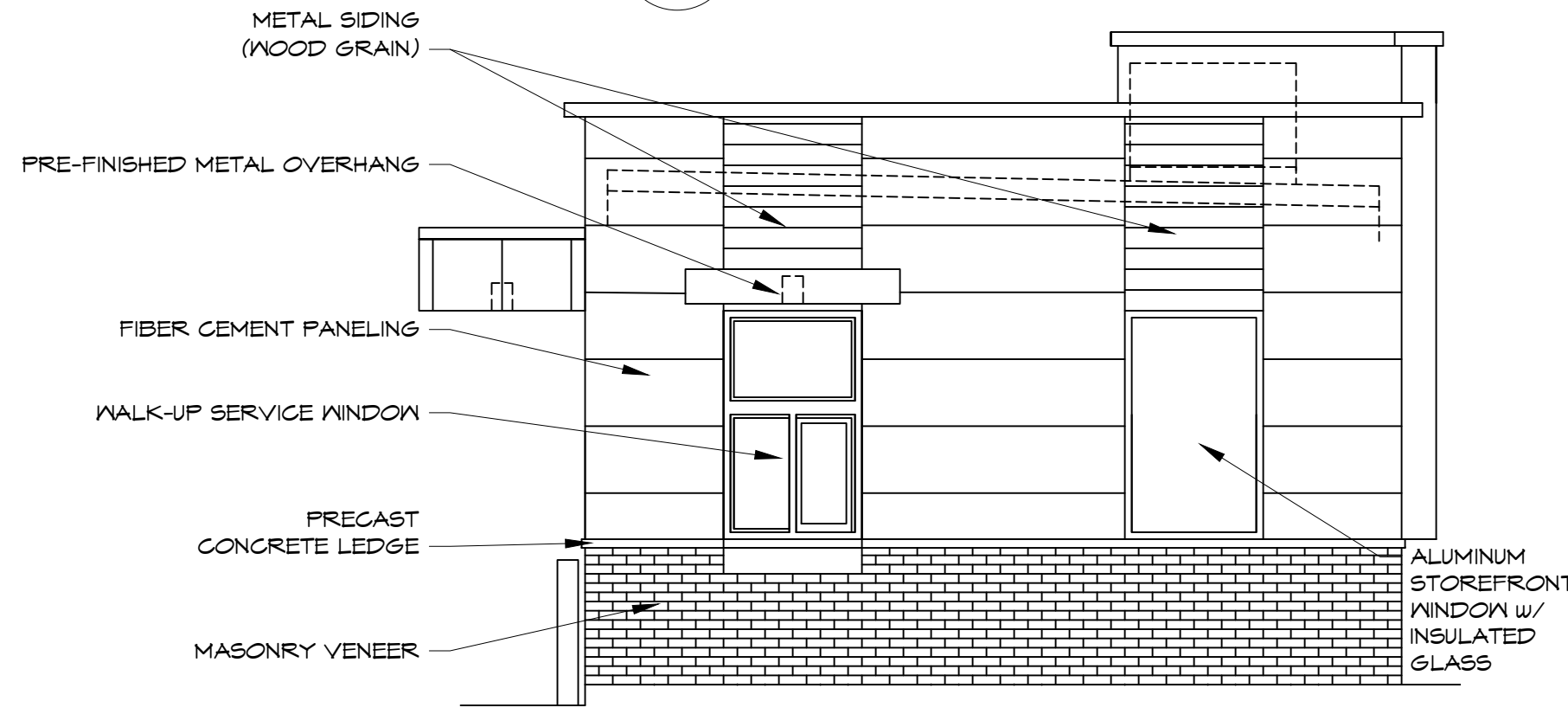
SEE PHOTOS ON SHEETS  
P-1, P-2, P-3 & P-4  
FOR APPEARANCE & COLORS  
OF SURFACE MATERIALS

EXTERIOR FINISH SCHEDULE			
PRODUCT	COLOR	TYPE	MANUFACTURER
MASONRY VENEER	MISSION POINT	--	VERSETTA STONE
LEDGE STONE	STONE GREY	--	VERSETTA STONE
METAL SIDING	481 DRIFTWOOD	VESTA HD3 WD GRAIN	QUALITY EDGE
METAL SIDING, ETC.	MATTE BLACK	--	FIRESTONE MTL PRODUCTS
FIBER CEMENT SIDING	FOG	ILLUMINATION SERIES	NICHIHA
WINDOWS	CLEAR ANONIZED	1" INSUL. GLASS; TINTED	QUICK SERVE

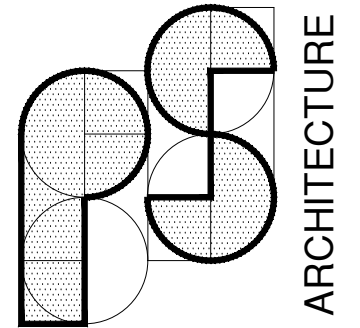


1 East Elevation  
A-4 1/4" = 1'-0"

SEE PHOTOS ON SHEETS P-1, P-2, P-3 & P-4 FOR APPEARANCE & COLORS OF SURFACE MATERIALS



2 South Elevation  
A-4 1/4" = 1'-0"



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project # 2201

content  
Elevations

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

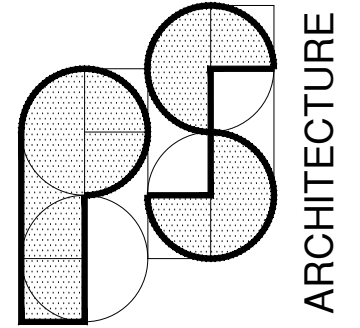
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**A-4**

PROPOSED SIGNAGE;  
EAST ELEVATION



PROPOSED SIGNAGE;  
NORTH ELEVATION



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East Elevation  
(Similar)

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**P-1**

**1** East Elevation (Similar)  
P-1 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE  
NOTE ADDITIONAL GLAZING  
REQUIRED ON NORTH ELEVATION

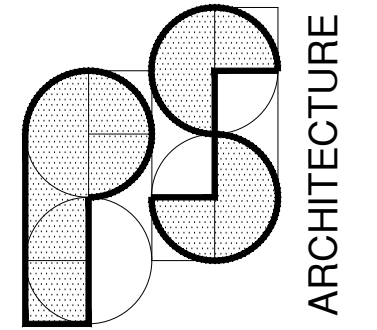
PROPOSED SIGNAGE  
SIMILAR ON  
NORTH ELEVATION



1 North Elevation (Similar)  
P-2 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

NEW FACILITY TO HAVE 40%  
GLAZING ON THIS ELEVATION



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North Elevation  
(Similar)

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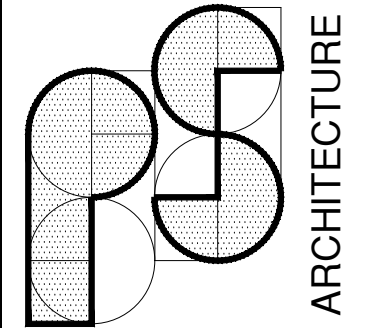
P-2





**1** West Elevation (Similar)  
 P-3 No Scale

MATERIALS & SIGNAGE FOR  
 NEW FACILITY TO MATCH THOSE  
 IN PICTURE



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**West Elevation  
 (Similar)**

submittals

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**P-3**



METAL PANELING

DRIVE-UP WINDOW

PRECAST MASONRY LEDGE

MASONRY VENEER

METAL SIDING  
(WOOD GRAIN)

WALK-UP WINDOW

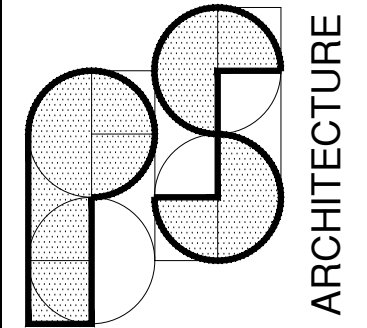
FIBER CEMENT  
PANELING

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

1  
P-4

South Elevation (Similar)

No Scale



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South Elevation  
(Similar)

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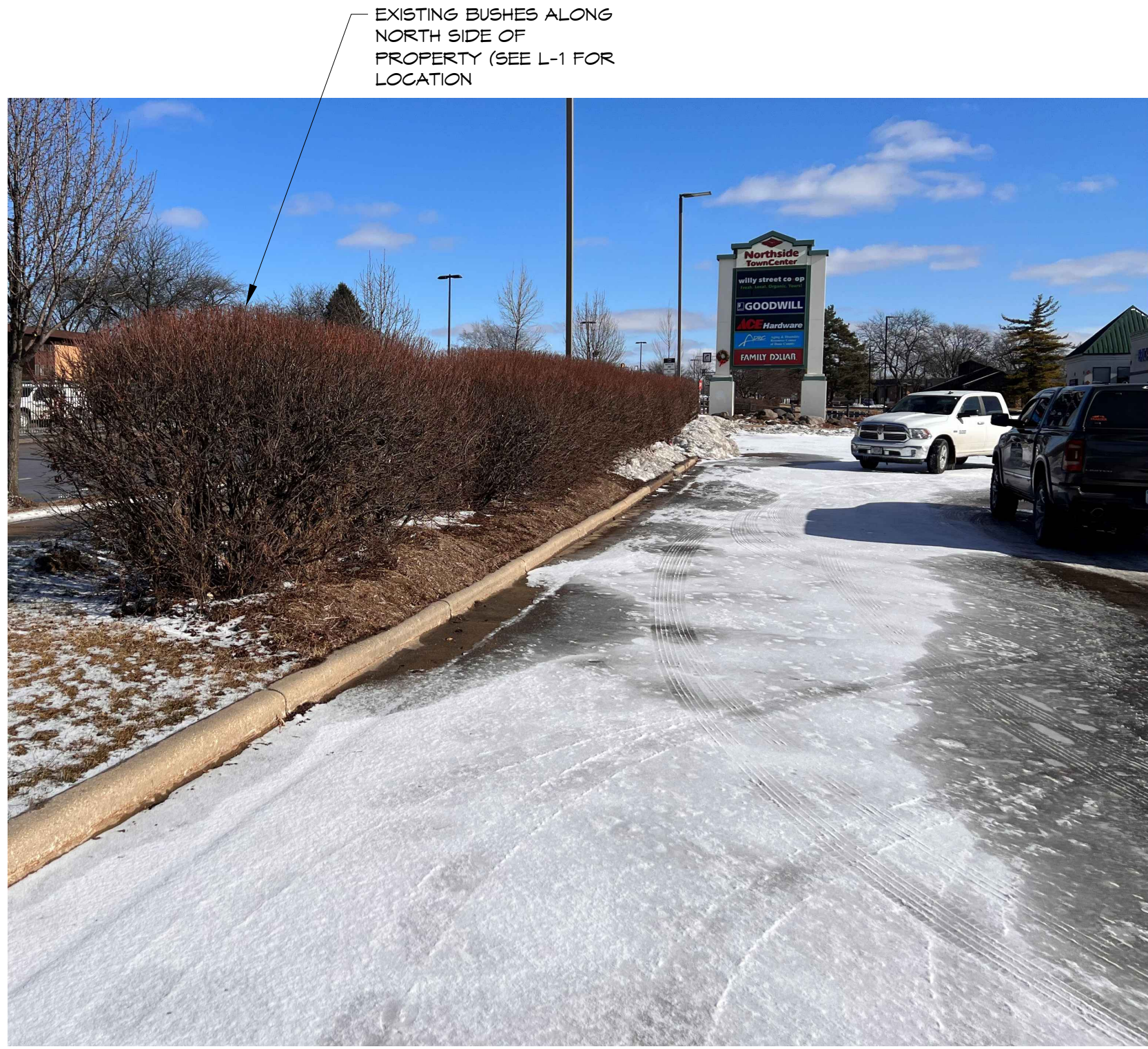
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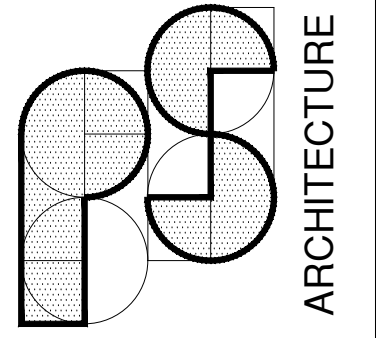
P-4





EXISTING BUSHES ALONG  
NORTH SIDE OF  
PROPERTY (SEE L-1 FOR  
LOCATION)

1 Existing Vegetation  
P-5 No Scale



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Existing Vegetation

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**P-5**



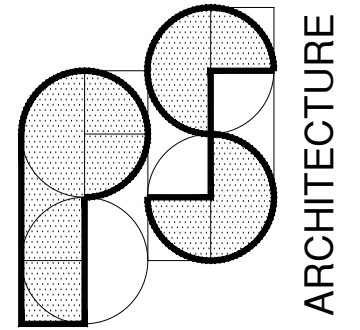
EXISTING TREE



1  
P-6

Existing Vegetation

No Scale



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Existing Vegetation

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P-6



EXISTING ATM BUILDING  
TO BE DEMOLISHED  
(SEE SHEET C-2)

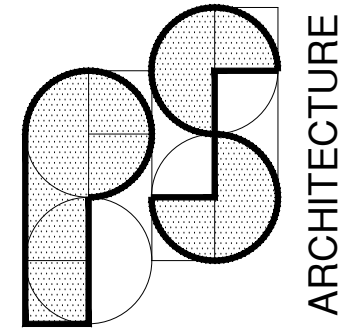
EXISTING MAILBOX  
TO BE RELOCATED  
(SEE SHEET C-2)



1  
P-7

Existing ATM & Mailbox; View from West

No Scale



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project  
MOKA Drive-up Coffee  
1803 Northport Drive.  
Madison, WI 53704

client  
Northside Town Center  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing ATM &  
Mailbox

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

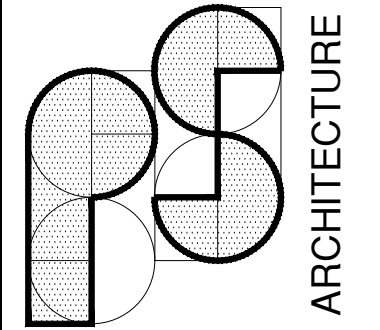
drawn by; PLS  
checked by; PLS  
date; 10/31/2022  
drawing no.

P-7





1 Existing ATM  
 P-8 No Scale



6621 BOULDER LANE  
 MIDDLETON, WI. 53562  
 608-770-5848  
 psarch@tds.net

project  
 MOKA Drive-up Coffee  
 1803 Northport Drive.  
 Madison, WI 53704

client  
 Northside Town Center  
 1865 Northport Drive  
 Madison WI 53704

project # 2201

content

Existing ATM

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
 checked by; PLS  
 date; 10/31/2022  
 drawing no.

**P-8**