

# CAPITOL LAKES RETIREMENT COMMUNITY BASSETT PLACE



(AERIAL EXISTING SITE PHOTO)

**PROJECT NARRATIVE**

**SITE:**  
345 West Main Street  
Broom Street between Main Street and Doty Street  
The property is on the same block as Capitol Lakes Senior Living Community.  
**Current Use:**  
A 44 Unit Community Based Residential Facility  
**Zoning:**  
P.U.D (G.D.P) (S.I.P) 342 West Doty Street and 343-353 West Main Street  
Maximum Building Heights: 4 Stories

**PROPOSAL:**

To remove the existing building and construct a new 4 story approximately 49-unit apartment building for independent seniors. The building would include a below grade parking structure for approximately 50-60 spaces. This building will provide a link to the adjacent building near Main Street so residents can circulate to the other buildings and community services.

**AREA - OVERALL PROGRAM SUMMARY:**

UNITS - 75,187 SQFT  
BOH - 10,846 SQFT  
CIRCULATION - 15,033 SQFT  
COMMONS - 2,052 SQFT  
PARKING - 25,640 SQFT  
ROOF AMENITY - 3,171 SQFT  
GREEN ROOF - 1,606 SQFT  
**TOTAL - 133,535 SQFT**

**AREA - OVERALL NET UNIT SQFT:**

2 - 1 BR UNITS  
47 - 2 BR UNITS  
**49 TOTAL UNITS @ 75,187 SQFT**

NUMBER	SHEET NAME	UDOC/LAND-USE SET
00 GENERAL		
TS	TITLE SHEET	■
G0.03	SITE CONTEXT	■
G0.21	RENDERING	■
G0.22	STREETSCAPE RENDERING	■
G0.23	STREETSCAPE RENDERING	■
G0.24	STREETSCAPE RENDERING	■
G2.11	LEVEL P1 - FLS PLAN	■
G2.21	LOWER LEVEL - FLS PLAN	■
G2.22	LEVEL 1 - FLS PLAN	■
G2.23	LEVEL 2 - FLS PLAN	■
G2.24	LEVEL 3 - FLS PLAN	■
G2.25	ROOF - FLS PLAN	■
G4.03	FIRE ACCESS DIAGRAM	■
G4.04	FEC LOCATIONS	■
02 CIVIL		
C	REFER TO CIVIL SET	■
03 LANDSCAPE		
L	REFER TO LANDSCAPE SET	■
04 ARCHITECTURAL		

NUMBER	SHEET NAME	UDOC/LAND-USE SET
A0.02	DATA SHEET	■
A01.01	SITE DEMOLITION	■
A1.01	SITE PLAN	■
A1.02	ENLARGED SITE PLAN	■
A1.03	SITE DETAILS - PARKING	■
A2.P1	LEVEL P1 FLOOR PLAN	■
A2.01	LOWER LEVEL FLOOR PLAN	■
A2.02	LEVEL 1 FLOOR PLAN	■
A2.03	LEVEL 2 FLOOR PLAN	■
A2.04	LEVEL 3 FLOOR PLAN	■
A2.05	ROOF PLAN	■
A3.11	BUILDING ELEVATIONS - COLOR	■
A3.12	BUILDING ELEVATIONS - COLOR	■
A3.21	BUILDING ELEVATIONS	■
A3.22	BUILDING ELEVATIONS	■
A3.31	BIRD-SAFE GLASS DIAGRAMS	■
A3.32	BIRD-SAFE GLASS DIAGRAMS	■
A3.51	ENLARGED ELEVATIONS - EXHAUST LOUVERS	■
A4.01	BUILDING SECTIONS	■

**VICINITY MAP**



PROJECT SITE

**NOT FOR CONSTRUCTION**



38 NORTHWEST DAVIS, SUITE 300  
PORTLAND, OR 97209  
503.245.7100  
1505 5TH AVE, SUITE 300  
SEATTLE, WA 98101  
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115 SANSOME ST, SUITE 1005  
SAN FRANCISCO, CA 94104  
415.252.7063  
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**BASSETT PLACE**  
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

TITLE SHEET

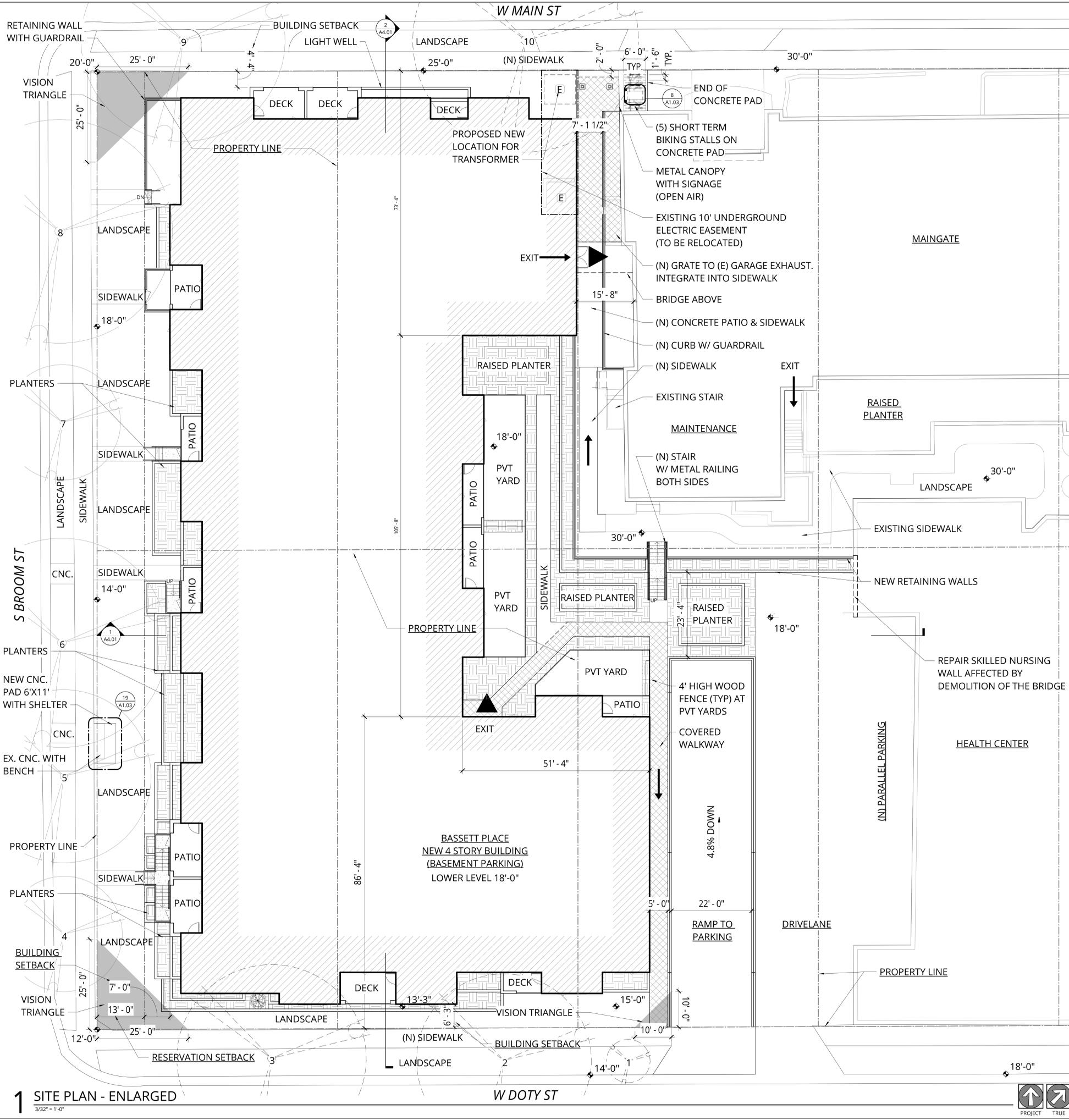
DESIGN DEVELOPEMENT

DATE 02/24/2025	PROJECT NUMBER 233810
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SHEET NUMBER

TS

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**GENERAL NOTES - SITE PLAN**

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. <VERIFY>
4. <ADD THE FOLLOWING FOR SDCJ JURISDICTION PROJECTS ONLY>  
ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN #XXXX FOR WORK IN THE RIGHT OF WAY

**SHORT TERM BIKE PARKING**

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	N/A	49 / 96 BEDS	3

TOTAL REQUIRED: N/A  
 TOTAL PROVIDED: 3 STANDARD STALLS, 2 ACCESSIBLE = 5 TOTAL SHORT TERM BIKE PARKING

**TREE INVENTORY**

#	COMMON NAME	CONDITION
1	CALLERY PEAR	GOOD
2	WHITE ASH	POOR
3	GREEN ASH	FAIR
4	ELM HYBRID	FAIR
5	GREEN ASH	GOOD
6	GREEN ASH	GOOD
7	ELM HYBRID	GOOD
8	GREEN ASH	FAIR
9	GREEN ASH	POOR
10	NORTHERN HACKBERRY	FAIR

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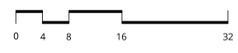
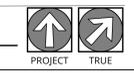
ENLARGED SITE PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025	PROJECT NUMBER 233810
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SHEET NUMBER  
**A1.02**

**1 SITE PLAN - ENLARGED**  
 3/32" = 1'-0"



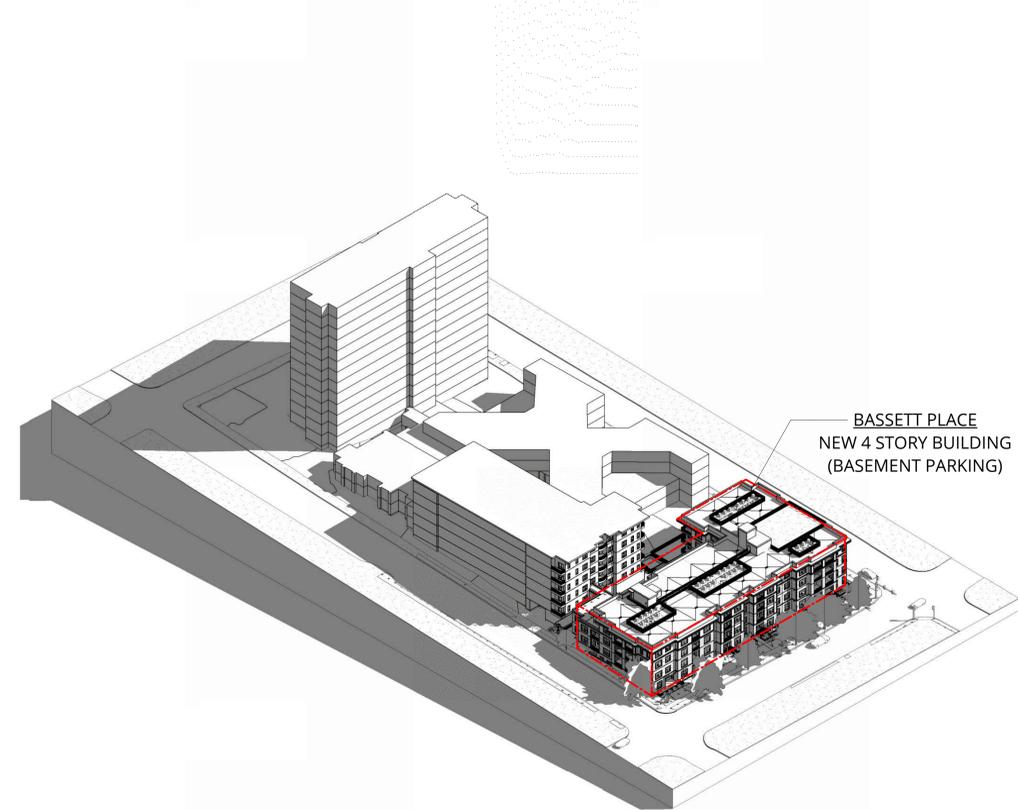




SW CORNER PERSPECTIVE



NW CORNER PERSPECTIVE



OVERALL SITE ISOMETRIC VIEW

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SEATTLE, WA 98101  
206.576.1600

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

RENDERING

DESIGN  
DEVELOPEMENT

DATE: 02/24/2025 PROJECT NUMBER: 233810

SHEET NUMBER

G0.21



1 PERSPECTIVE - S BROOM STREET - NORTH



2 PERSPECTIVE - S BROOM STREET - SOUTH



3 ISOMETRIC PERSPECTIVE - SOUTH BROOM STREET

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
5	CLIP CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP



4 WEST ELEVATION - STREETScape  
1/8" = 1'-0"

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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

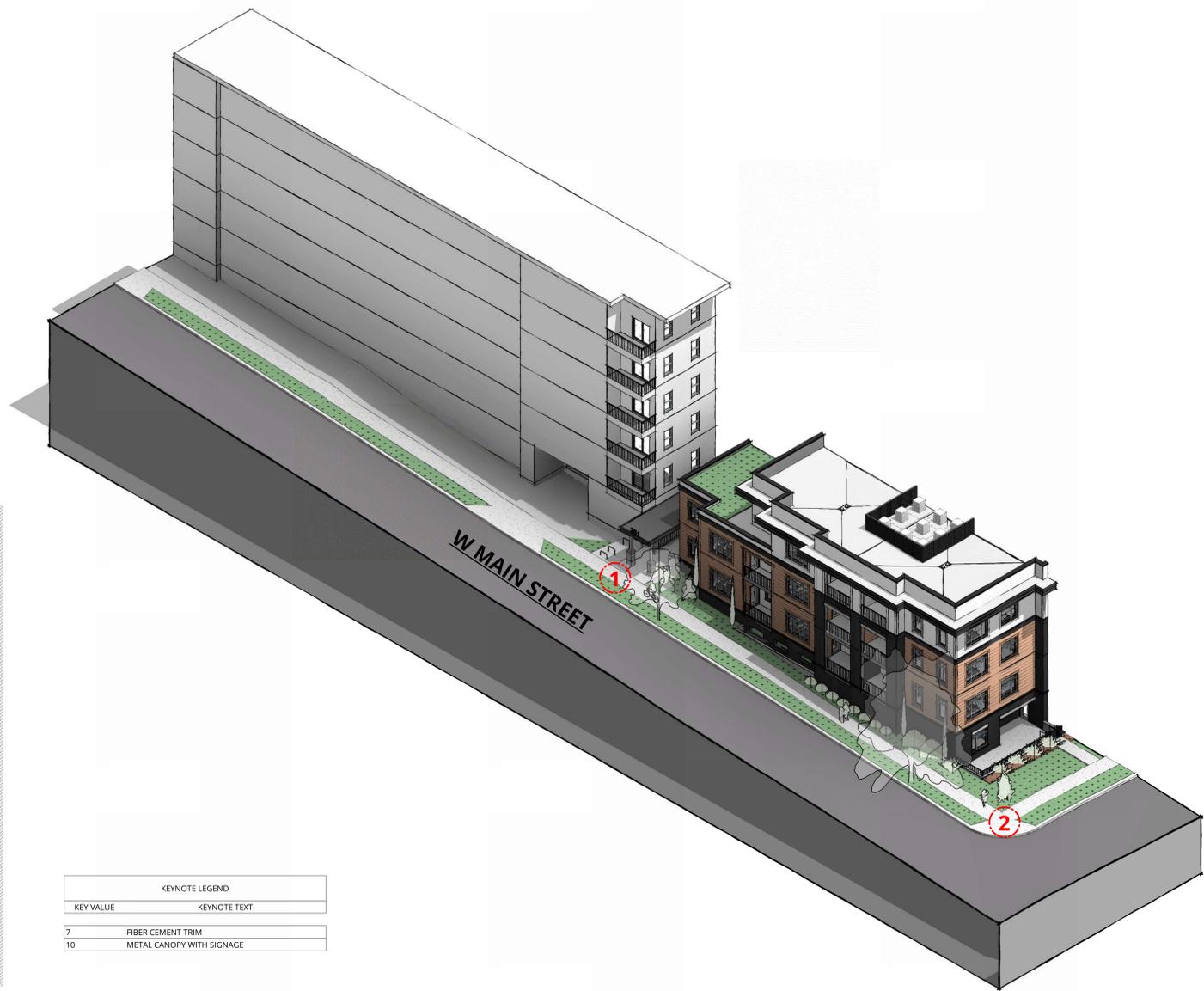
DATE 02/24/2025 PROJECT NUMBER 233810

SHEET NUMBER

G0.22

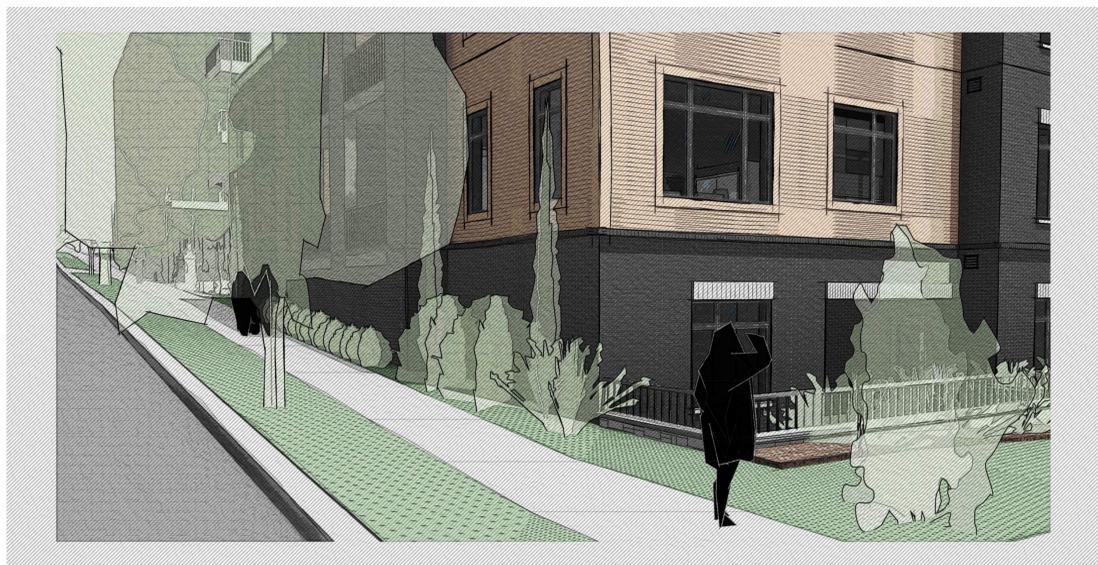


1 PERSPECTIVE - W MAIN STREET - ENTRY



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE

3 ISOMETRIC PERSPECTIVE - WEST MAIN STREET

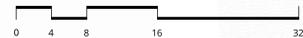


2 PERSPECTIVE - W MAIN STREET - NW CORNER



4 NORTH ELEVATION - STREETScape

1/8" = 1'-0"



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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025 PROJECT NUMBER 233810

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G0.23



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STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE: 02/24/2025 PROJECT NUMBER: 233810

SHEET NUMBER

G0.24



1 PERSPECTIVE - W DOTY STREET - SW CORNER



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P. CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP

3 ISOMETRIC PERSPECTIVE - WEST DOTY STREET



2 PERSPECTIVE - W DOTY STREET - SIDE ENTRY



4 SOUTH ELEVATION - STREETSCAPE  
1/8" = 1'-0"



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### GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
- SEE SHEET AX.XX FOR WINDOW AND LOUVER INFORMATION.

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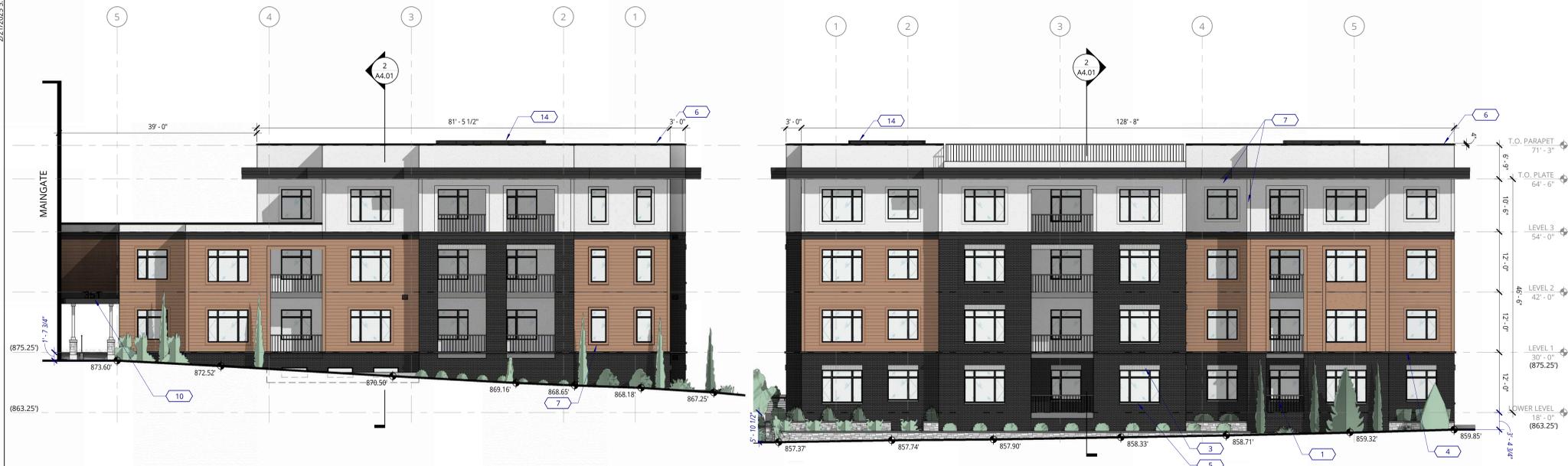
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### EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE
14	MECHANICAL SCREEN



**1 NORTH ELEVATION - COLOR**  
3/32" = 1'-0"

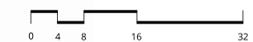
**2 SOUTH ELEVATION - COLOR**  
3/32" = 1'-0"



**3 EAST ELEVATION - COLOR**  
3/32" = 1'-0"



**4 WEST ELEVATION - COLOR**  
3/32" = 1'-0"



**BASSETT PLACE**  
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

DATE: 02/24/2025 PROJECT NUMBER: 233810

SHEET NUMBER: A3.11

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FIBER CEMENT PANEL:  
SW7005 PURE WHITE



FIBER CEMENT LAP SIDING:  
SW7513 SANDERLING



WINDOWS, MECHANICAL  
SCREENING, LOUVERS, COPING,  
RAILINGS, PICKET FENCES:  
SW6258 TRICORN BLACK



CLOUD CERAMICS  
SMOOTH BLACK DIAMOND BRICK



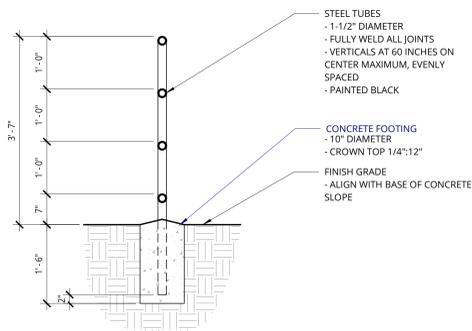
EXPOSED CONCRETE



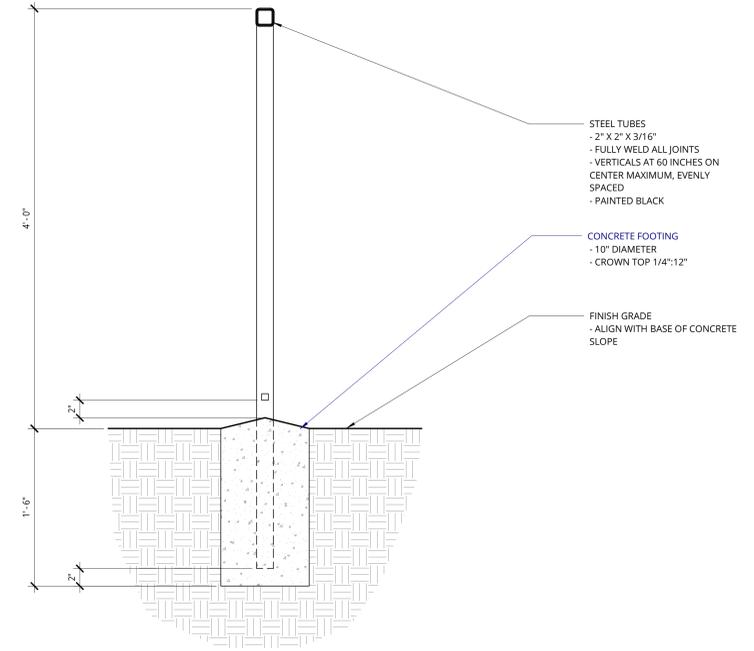
MADISON BLOCK&STONE  
STACKED STONE:  
RIVERCREST COASTAL SLATE



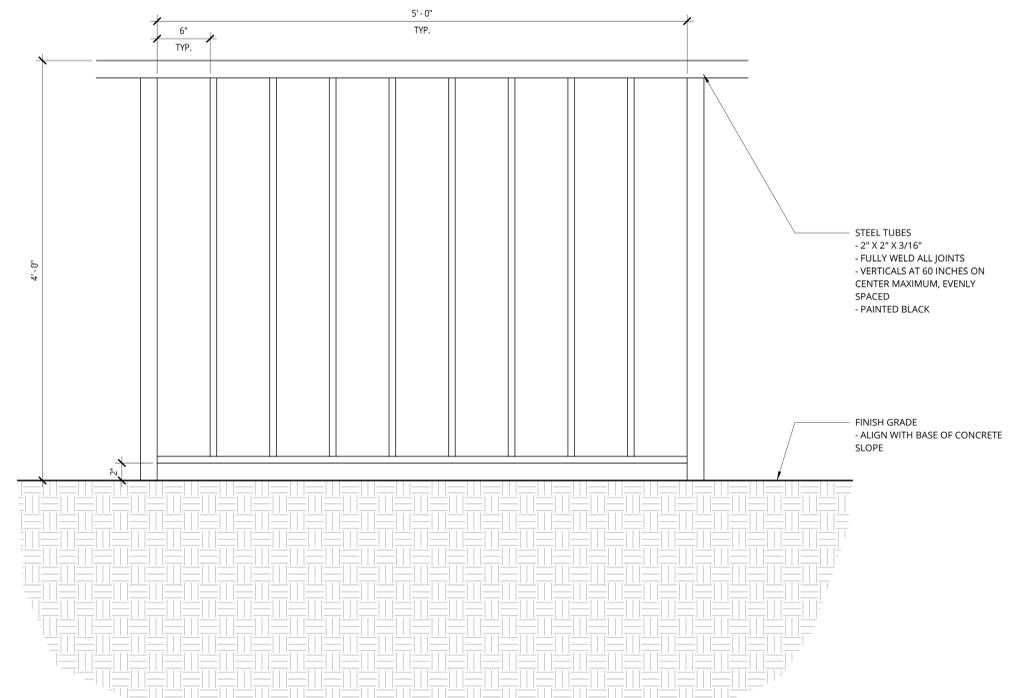
PRECAST CONCRETE SILL



SITE GUARDRAIL



WALL SECTION - ALUMINUM PICKET FENCE



ENLARGED ELEVATION - ALUMINUM PICKET FENCE

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

EXTERIOR  
MATERIALS &  
BUILDING DETAILS  
DESIGN  
DEVELOPEMENT

DATE  
02/24/2025

PROJECT NUMBER  
233810

SHEET NUMBER

**A3.52**