



JLA ARCHITECTS | 501 EAST WASHINGTON
EXTERIOR DESIGN

APRIL 28, 2025



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501 EAST WASHINGTON SITE CONTEXT

APRIL 28, 2025



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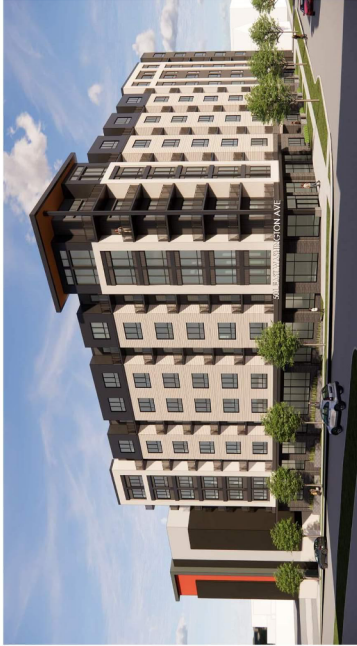
ARCHITECTS

501 EAST WASHINGTON

MASTERPLAN

APRIL 28, 2025
1"=60' @ 11x17





BEFORE



AFTER

PERSPECTIVE RENDERING: CORNER OF E. WASHINGTON AVE & S. FRANKLIN ST



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501 EAST WASHINGTON

BEFORE & AFTER EXTERIOR RENDERINGS

APRIL 28, 2025



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501 EAST WASHINGTON
EXTERIOR DESIGN



APRIL 28, 2025



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EXTERIOR DESIGN

APRIL 28, 2025



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APRIL 28, 2025



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501 EAST WASHINGTON EXTERIOR DESIGN

APRIL 28, 2025



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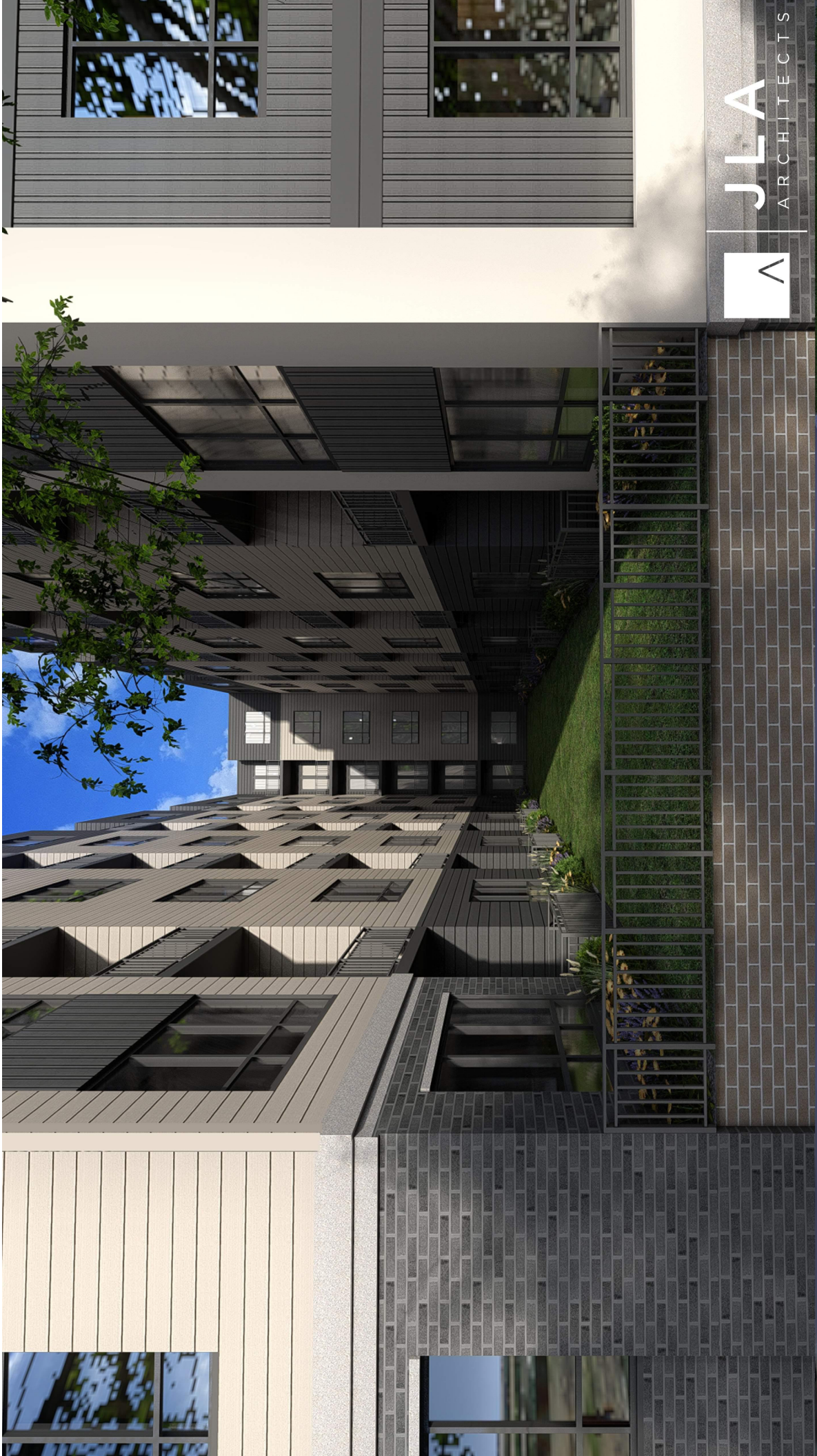
501 EAST WASHINGTON

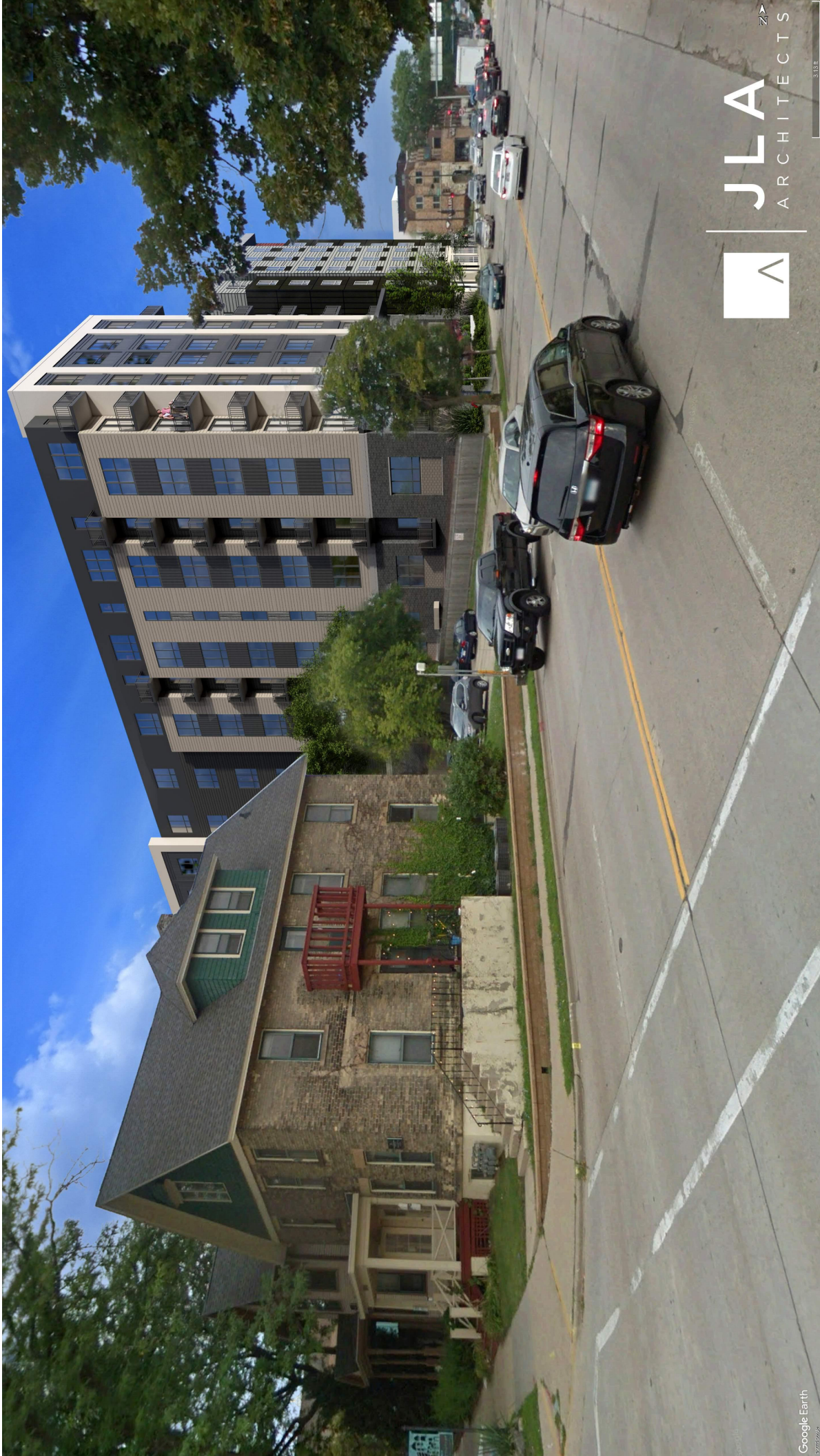
EXTERIOR DESIGN

APRIL 28, 2025



Google Earth
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Google Earth
3/10/2025 11:18



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501 EAST WASHINGTON
EXTERIOR DESIGN

APRIL 28, 2025



BEFORE



AFTER

PERSPECTIVE RENDERING; CORNER OF E. WASHINGTON AVE & S. BLAIR ST



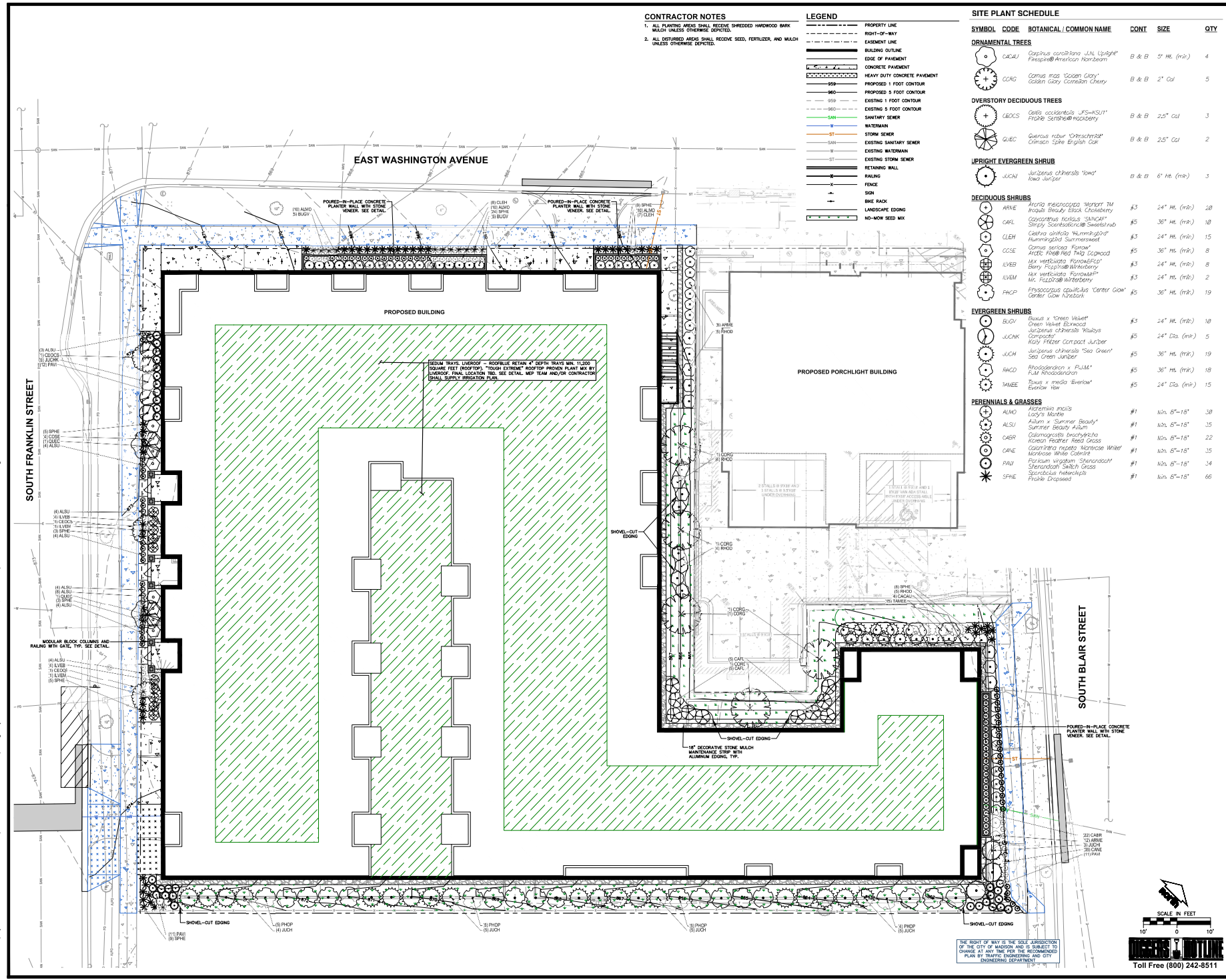
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501 EAST WASHINGTON

BEFORE & AFTER EXTERIOR RENDERINGS

APRIL 28, 2025

File: \\USDC\projects\2024\1481\DWG\Landscape_Sheets\1481_L100_Landscape.dwg Layout: L100 User: matt.ammal Project: Jun 05, 2023 3:02pm Xref's: 24-1481-1 501 E. Washington Ave



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JLA PROJECT NUMBER: W24-0927

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501 WEST VIRGINIA AVENUE, SUITE 500
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P. 608.448.5000

501
E. WASHINGTON AVE

AND USE SUBMITTAL: APRIL 28, 2023

REVISION SCHEDULE		
NO.	Description	Date

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L100



PROJECT SITE

512 East Main Street



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501 EAST WASHINGTON
SITE CONTEXT

APRIL 28, 2025



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501 EAST WASHINGTON SITE CONTEXT

APRIL 28, 2025



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501 EAST WASHINGTON

SITE CONTEXT

APRIL 28, 2025





JL A

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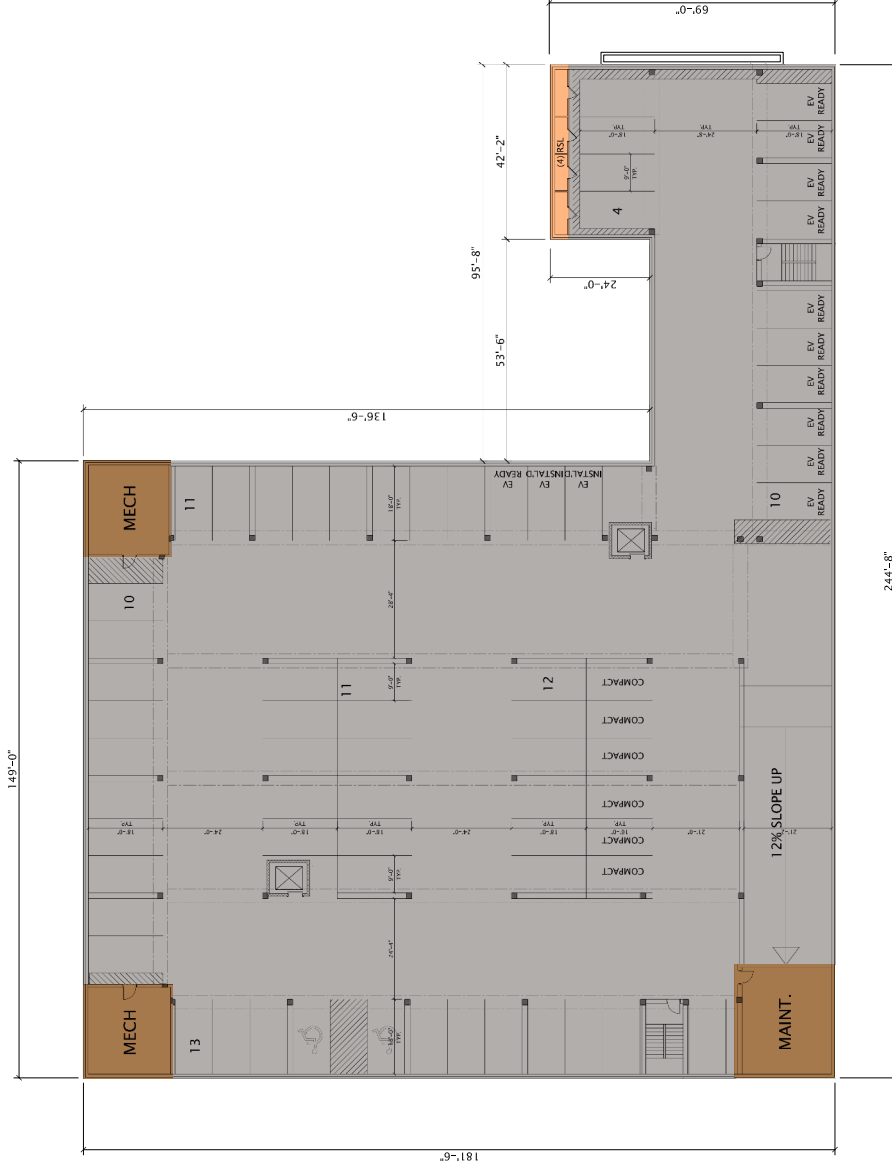
501 EAST WASHINGTON

CONCEPTUAL LOWER LEVEL PLAN

APRIL 23, 2025

1"=30' @ 11x17

32,360 s.f.





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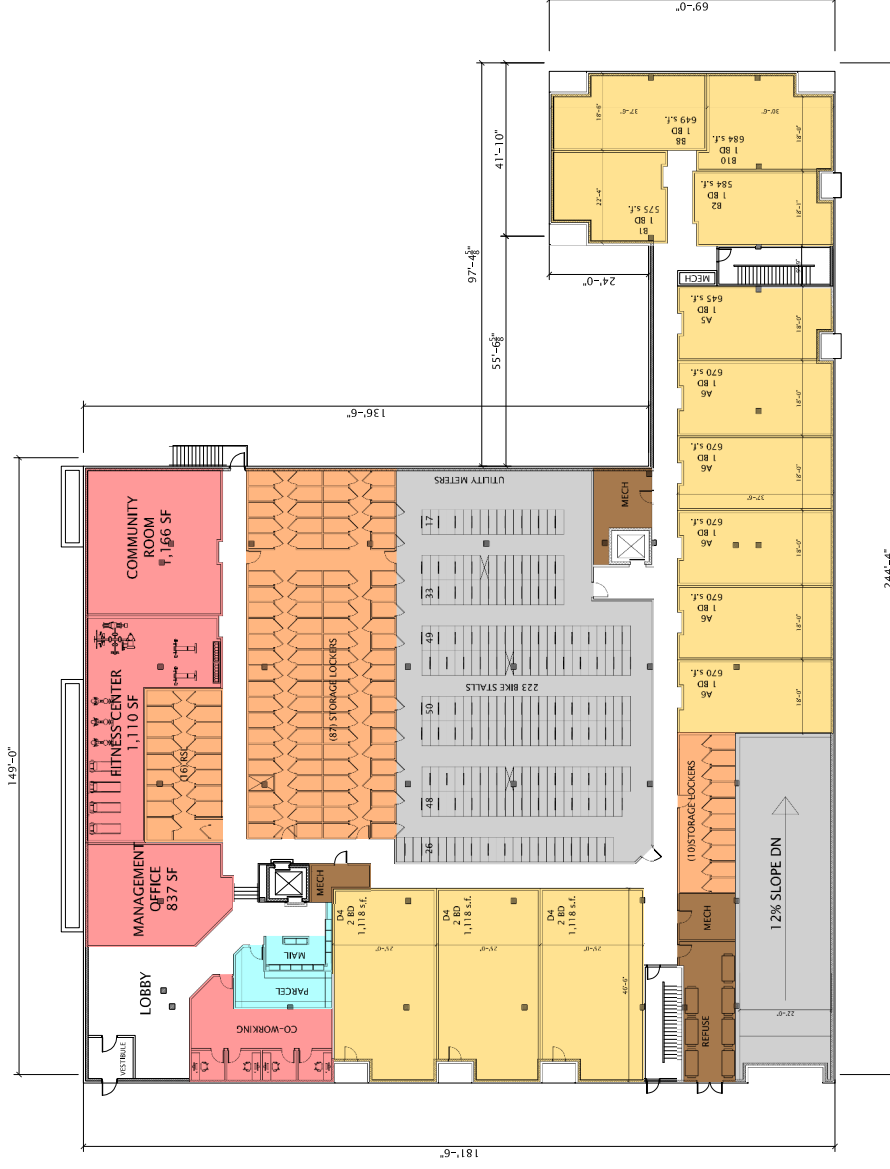
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501 EAST WASHINGTON

CONCEPTUAL FLOOR PLAN – LEVEL 1

APRIL 23, 2025
1"=30' @ 11x17

31,494 s.f.





501 EAST WASHINGTON

27,647 s.f.

1"=30' @ 11x17





501 EAST WASHINGTON

27,647 s.f.





501 EAST WASHINGTON

27,449 s.f.

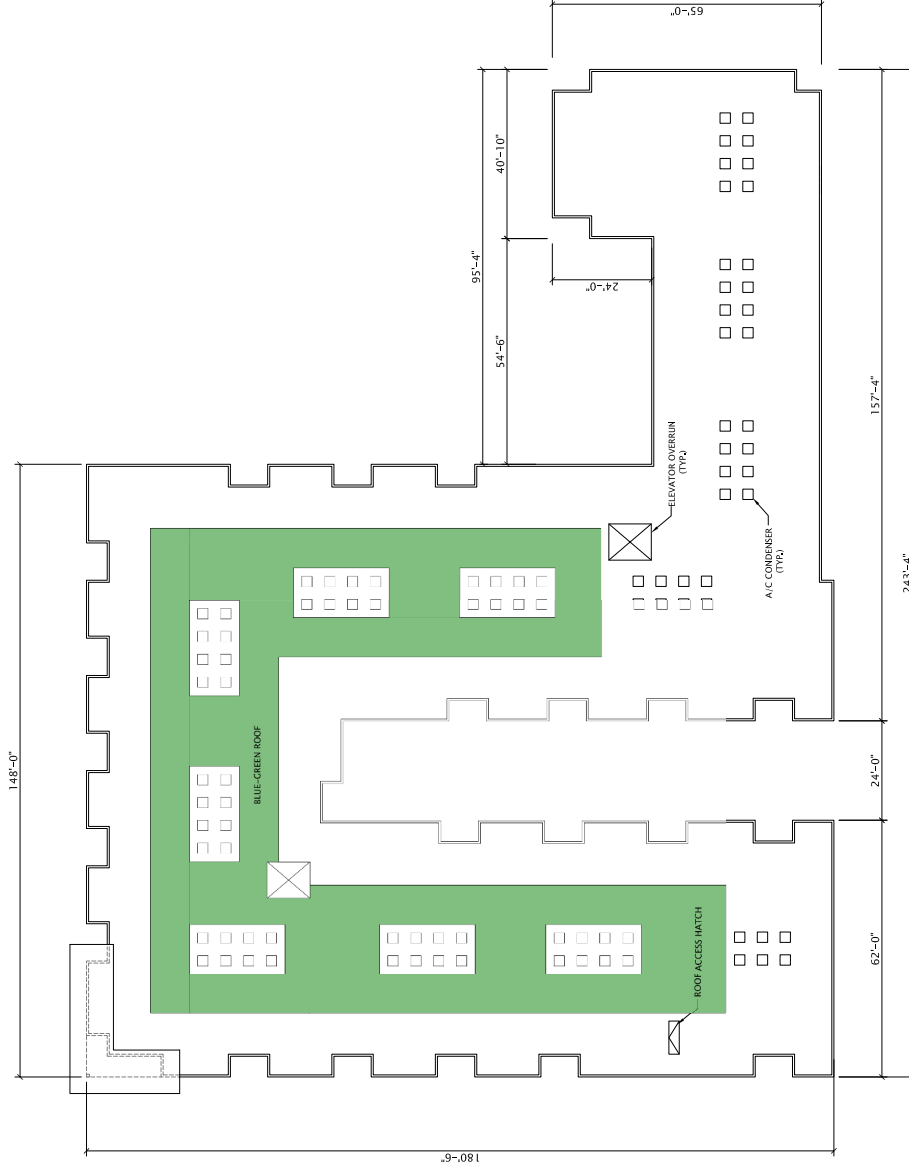




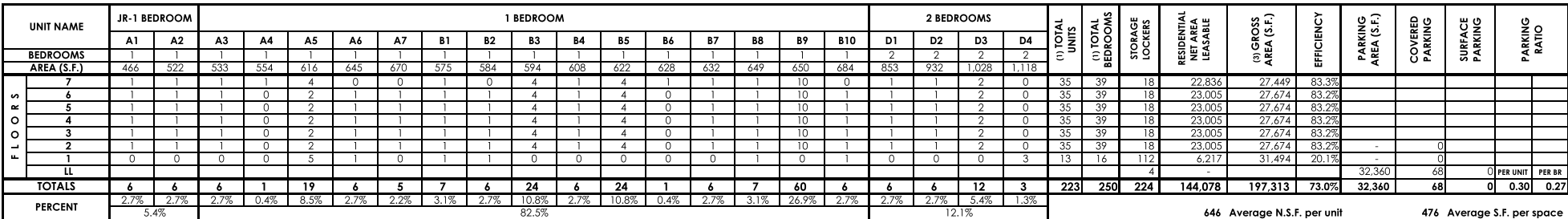
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501 EAST WASHINGTON CONCEPTUAL ROOF PLAN

APRIL 16, 2025
1"=30' @ 11x17



April 25, 2025



NOTES:

- 1 TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 1 THRU 6.
2 1st FLOOR CONTAINS THE MAIN ENTRY LOBBY, LEASING OFFICE, FITNESS CENTER, CO-WORKING, COMMUNITY ROOM, STORAGE LOCKERS, BIKE PARKING, MECHANICALS, AND PARKING RAMPS.
3 GROSS AREA DOES NOT INCLUDE PARKING AREAS
4 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR & MECHANICAL ROOMS!



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501 EAST WASHINGTON
EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



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501 EAST WASHINGTON
EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



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EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



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EXTERIOR ELEVATIONS

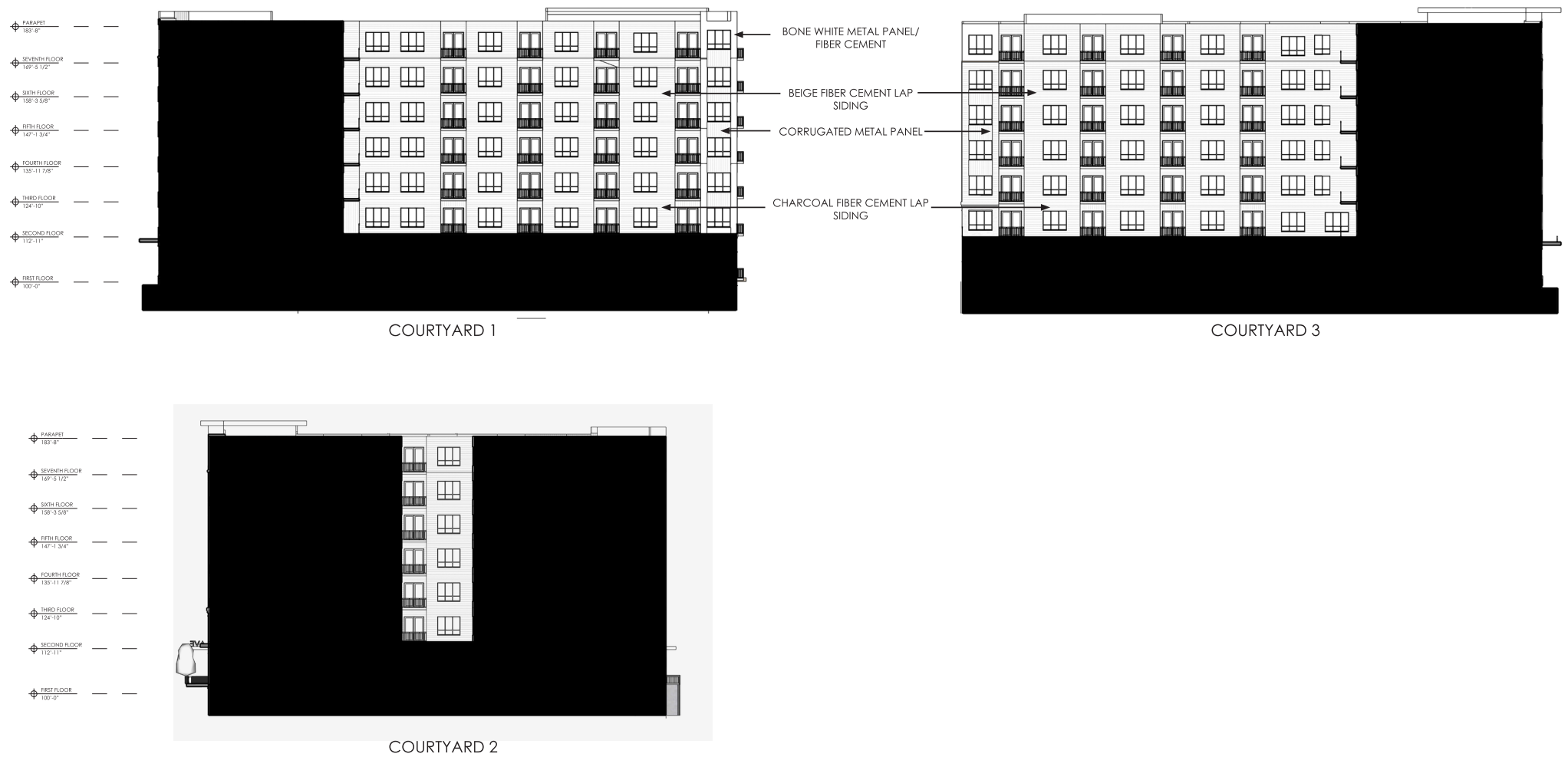
APRIL 28, 2025
1" = 30' @ 11x17



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501 EAST WASHINGTON
EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



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EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



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EXTERIOR ELEVATIONS

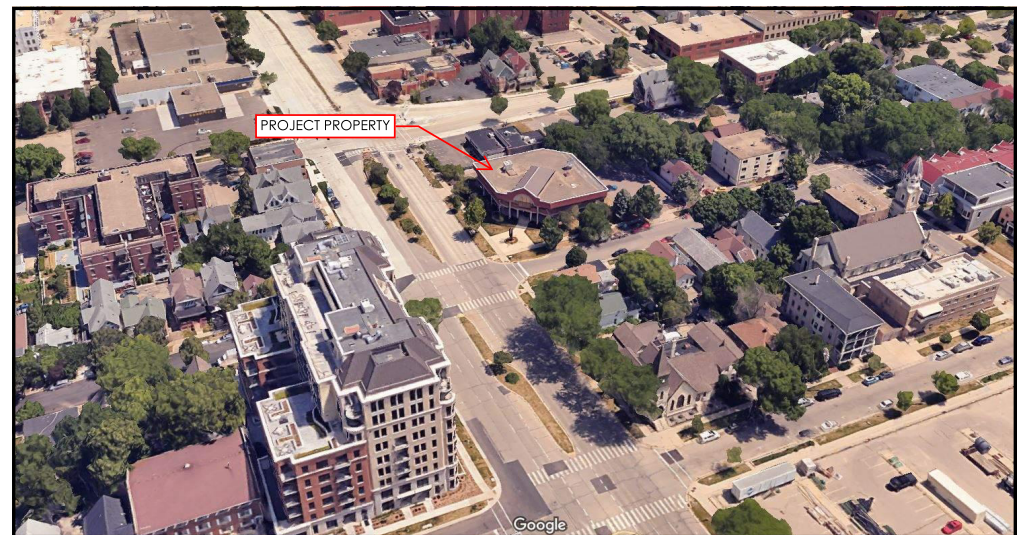
APRIL 28, 2025
1" = 30' @ 11x17



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501 E. WASHINGTON AVE
SITE LOCATOR MAP

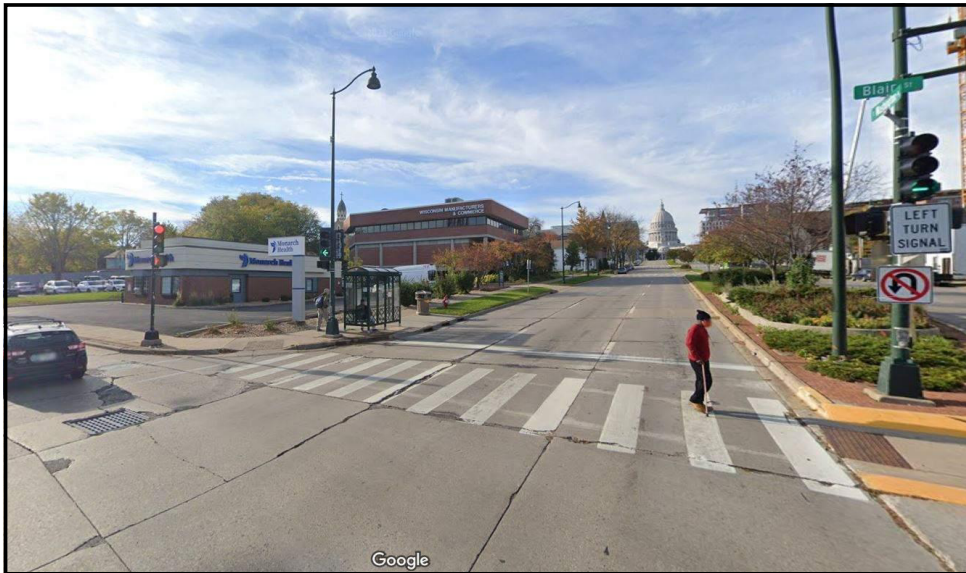
FEBRUARY 17, 2025



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501 E. WASHINGTON AVE
CONTEXTUAL INFORMATION

FEBRUARY 17, 2025

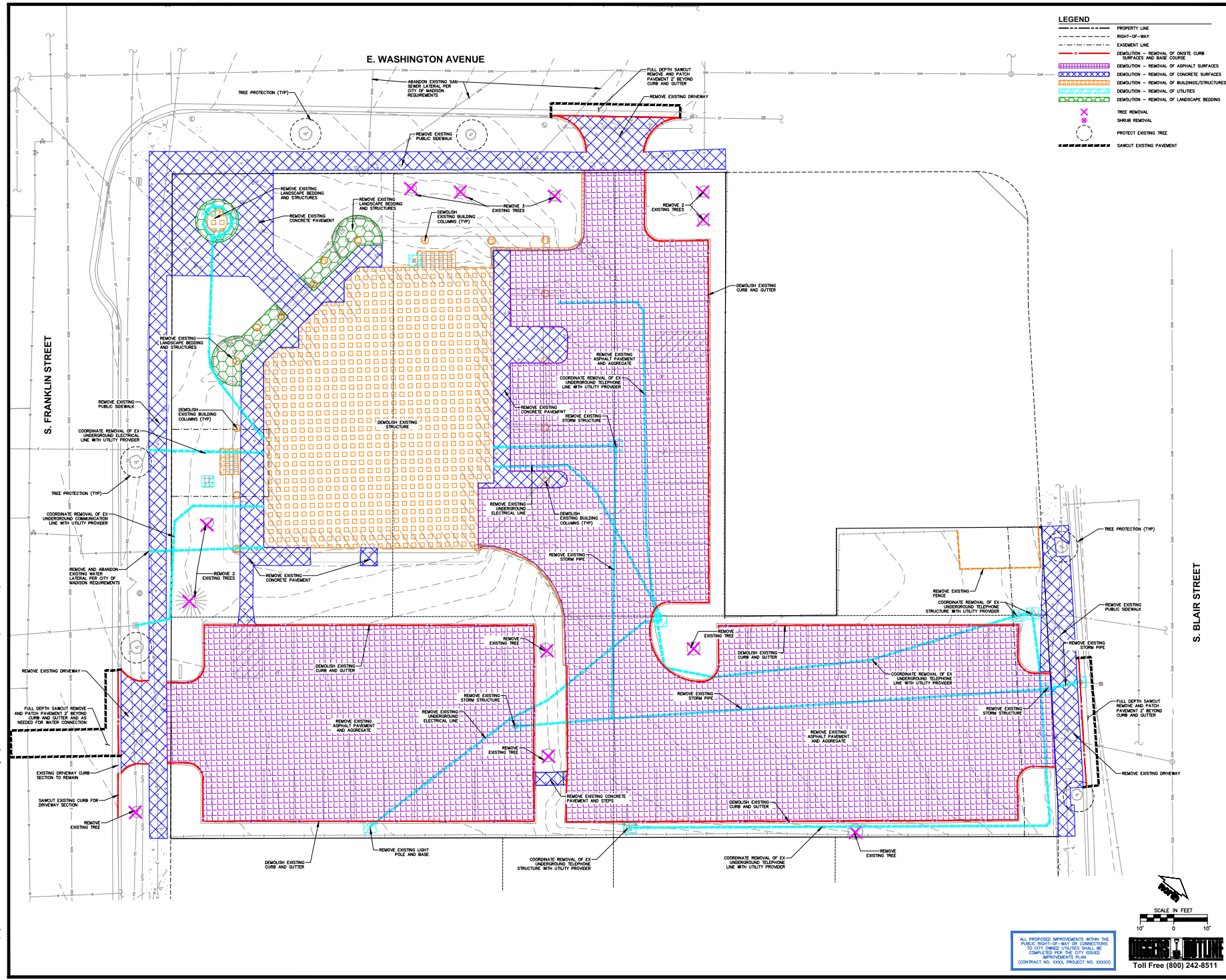


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501 E. WASHINGTON AVE
CONTEXTUAL INFORMATION

FEBRUARY 17, 2025

File: \\USD\CD\projects\2024\0414891\DWG\Civil Sheets\0414891_C200 User: laaac.newman Plotted: Apr 25, 2025 - 3:34pm Xref's



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DEMOLITION - REMOVAL OF ON-SITE CURB SURFACES AND BASE COURSE
- DEMOLITION - REMOVAL OF ASPHALT SURFACES
- DEMOLITION - REMOVAL OF CONCRETE SURFACES
- DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
- DEMOLITION - REMOVAL OF UTILITIES
- DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE
- SAW CUT EXISTING PAVEMENT

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501
E. WASHINGTON AVE

AND USE SUBMITTAL: APRIL 28, 2025

REVISION SCHEDULE	
NO.	DESCRIPTION

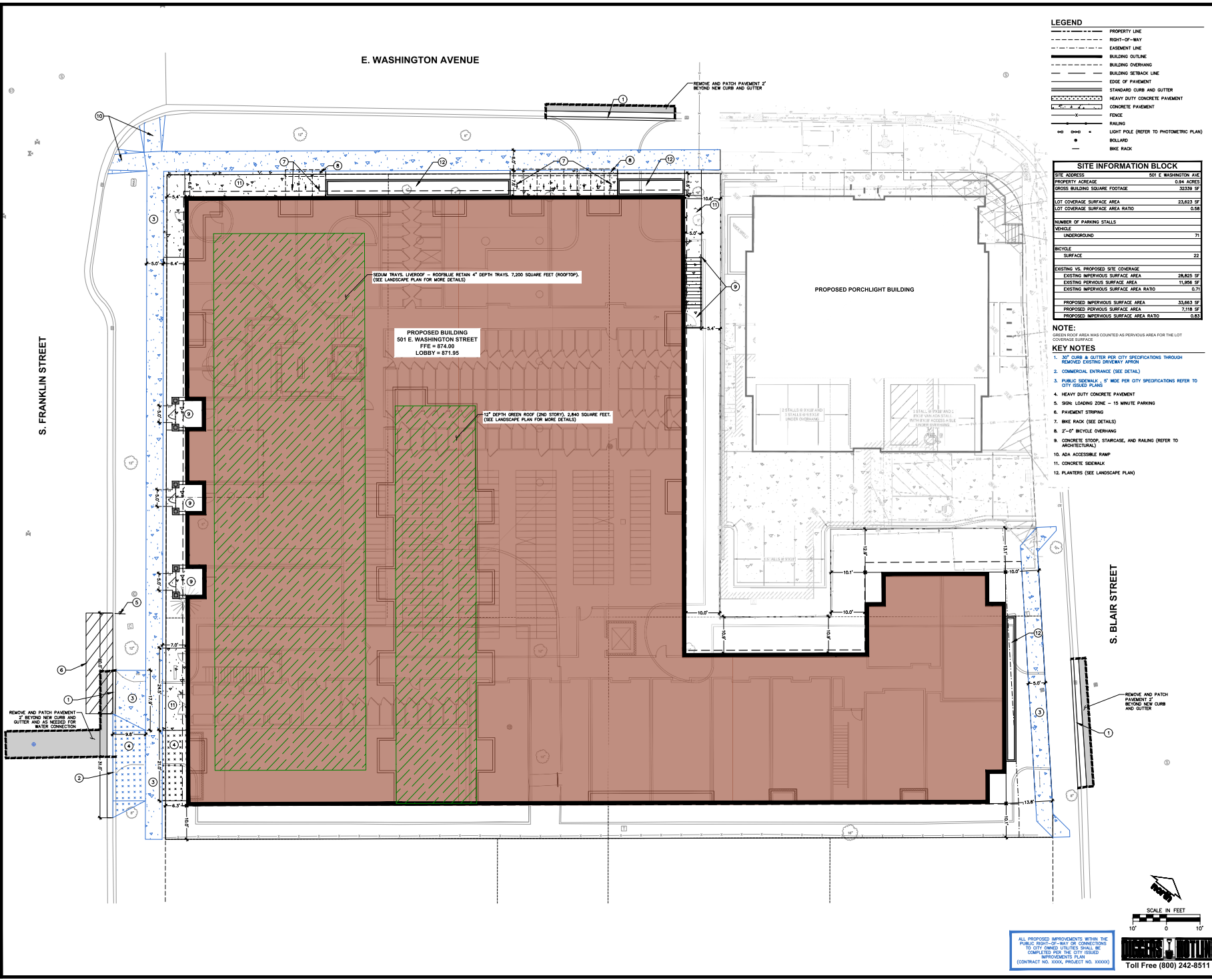
SHEET TITLE
DEMO PLAN

SHEET NUMBER
C200

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX)

SCALE IN FEET
10' 0' 10'
Toll Free (800) 242-8511

File: \\USD\CD\projects\2024\041881\DWG\Civil Sheets\041881_C0300.dwg Layout: C300 User: isaac.newman Plotted: Apr 25, 2025 - 3:34pm Xref's:



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AND USE SUBMITTAL: APRIL 28, 2025

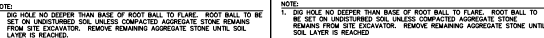
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SHEET TITLE

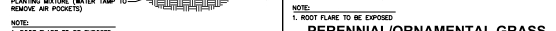
SITE PLAN

SHEET NUMBER

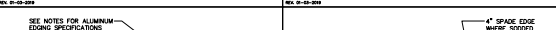
C300



N.T.S.



N.T.S.



PLANTING DETAIL
N.T.S.



DETAIL



N.T.S.



FENCE AND GATE



Unifloor Module



SEE 3/4 TO 1-1/2" O.D. IN



PANTER WALL WITH STONE VENEER

TABULATION OF LANDSCAPE CREDITS AND POINTS

	NUMBER OF INDIVIDUALS	PERCENT OF INDIVIDUALS
--	-----------------------	------------------------



Broadleaf & Sedge Mix

Continuum, Custom, Choice, etc.

1. REFER TO THE EXISTING COND

2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE

1. MATERIALS = PLANTING MIXTURE: ALL HOLES EXCAVATED TO A DEPTH OF 10 CM.

- ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

1. MATERIALS - TURFGRASS SEED: DISTURBED LA...

8. OF TOPSOIL AND EARTH COMPLET. MADISON PARKS GROSS SUEDE, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION

1. **GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER PLANTING OF THE GUARANTEE PERIOD. PLANTS SHALL BE ALIVE AND IN HEALTH

1. **GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER

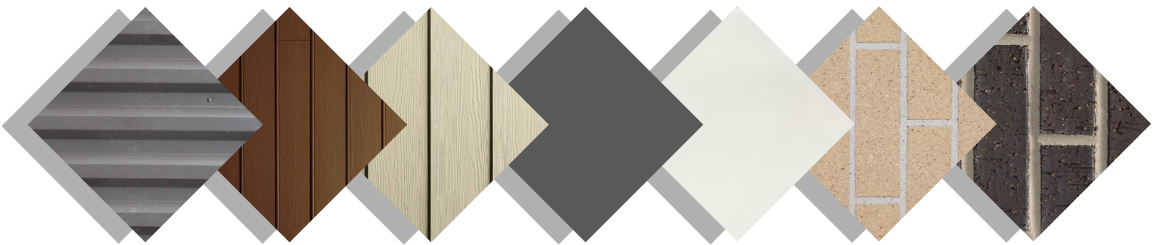


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501 EAST WASHINGTON

EXTERIOR ELEVATIONS

APRIL 28, 2025
1" = 30' @ 11x17



CORRUGATED
METAL PANEL

BEIGE FIBER
CEMENT LAP
SIDING

BROWN FIBER
CEMENT LAP
SIDING

IRON ORE METAL
PANEL/ FIBER
CEMENT

BONE WHITE
METAL PANEL /
FIBER CEMENT

TAN COLORED
BRICK

SLATE COLORED
BRICK



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501 EAST WASHINGTON
MATERIAL BOARD

APRIL 7, 2025



EAST WASH ELEVATION
332' x 110'



FRANKLIN ELEVATION
232' x 110'

BIRD GLASS LEGEND	
	PURPLE SHADED AREA REPRESENTS LOCATION WHERE BIRD GLASS IS REQUIRED
NOTES:	
1. SEE BIRD GLASS EXAMPLE CALLOUT ON A208	
2. SEE ADD-ADD EXTERIOR ELEVATIONS FOR MATERIAL CALLOUTS	
3. SEE ABBS FOR WINDOWS & STOREFRONT	

GLAZING TAGS	
	WINDOW A - 2'-0" x 6'-0"
	WINDOW B - 2'-0" x 6'-0"
	WINDOW C - 5'-4" x 3'-2"
	WINDOW D - 5'-4" x 3'-2"
	WINDOW E - 7'-4" x 3'-2"
	WINDOW F - 7'-4" x 6'-0"
	PATIO DOOR G - 6'-0" x 8'-0"
	WINDOW H - 6'-0" x 11'-8"
	WINDOW I - 7'-4" x 11'-8"
	PATIO DOOR J - 3'-0" x 6'-0"
	STOREFRONT 1 - 7'-0" x 9'-0" (8" MIDDLE MULLION)
	STOREFRONT 2 - 10'-0" x 8'-0" (6" MULLION)
	STOREFRONT 3 - 6'-0" x 8'-0"



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JLA PROJECT NUMBER: W24-0927

BEAR 501 E WASH

SCHEMATIC DESIGN

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final building or construction related purposes.

The seal is governed by the Architect's Record for this sheet is affixed to Sheet G001, which identifies this sheet as part of the sealed & signed document set in this set's title block.

DATE OF ISSUANCE: 04/26/2024

REVISION SCHEDULE		
NO.	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS - BIRD
GLASS

SHEET NUMBER

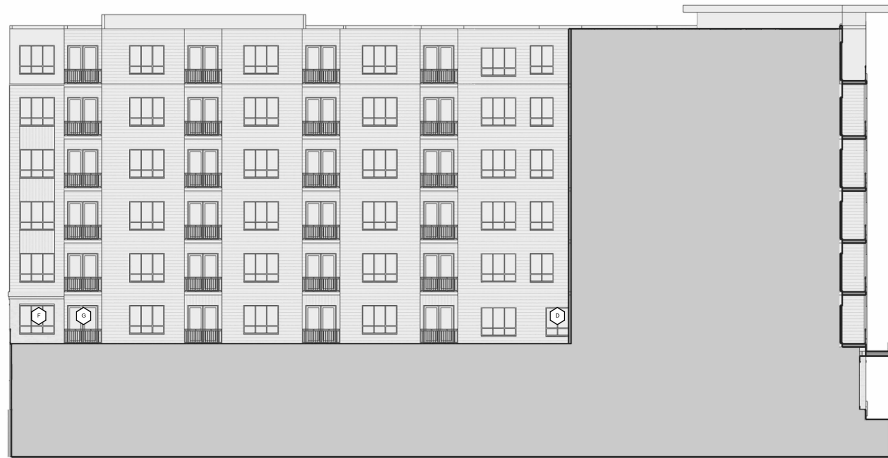
A205



① SOUTHWEST ELEVATION
332' x 14'

BIRD GLASS LEGEND	
	PURPLE SHADED AREA REPRESENTS LOCATION WHERE BIRD GLASS IS REQUIRED
NOTES:	
1. SEE BIRD GLASS EXAMPLE CALL OUT ON A206	
2. SEE ADD-ADD EXTERIOR ELEVATIONS FOR MATERIAL CALLOUTS	
3. SEE ADDS FOR WINDOWS & STOREFRONT	

GLAZING TAGS	
	WINDOW A - 2'-0" x 6'-0"
	WINDOW B - 3'-0" x 6'-0"
	WINDOW C - 6'-0" x 3'-0"
	WINDOW D - 5'-0" x 6'-0"
	WINDOW E - 7'-4" x 3'-0"
	WINDOW F - 7'-4" x 6'-0"
	PATIO DOOR G - 6'-0" x 8'-0"
	WINDOW H - 6'-0" x 1'-0"
	WINDOW I - 7'-4" x 1'-0"
	PATIO DOOR J - 3'-0" x 6'-0"
	STOREFRONT 1 - 7'-0" x 9'-0" (8" MIDDLE MULLION)
	STOREFRONT 2 - 10'-0" x 8'-0" (8" MULLION)
	STOREFRONT 3 - 6'-0" x 8'-0"



② COURTYARD ELEVATION 1
332' x 14'



③ COURTYARD ELEVATION 2
332' x 14'



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JLA PROJECT NUMBER: W24-0927

BEAR 501 E WASH

SCHEMATIC DESIGN

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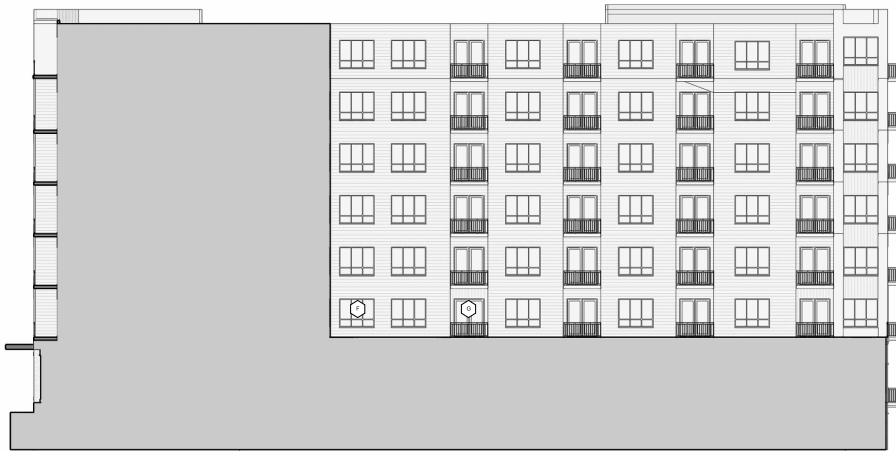
REVISION SCHEDULE		
NO.	Description	Date

SHEET TITLE

EXTERIOR
ELEVATIONS - BIRD
GLASS

SHEET NUMBER

A206



1 COURTYARD ELEVATION 3
302' x 142'



2 BLAIR ELEVATION 1
302' x 142'

BIRD GLASS LEGEND

PURPLE SHADED AREA REPRESENTS
LOCATION WHERE BIRD GLASS IS REQUIRED

NOTES:
1. SEE BIRD GLASS EXAMPLE CALC. ON A208
2. SEE ADD-ADD EXTERIOR ELEVATIONS FOR
WATERFALL CALCULATIONS
3. SEE ADDS FOR WINDOWS & STOREFRONT

GLAZING TAGS

- WINDOW A - 2'-0" x 6'-0"
- WINDOW B - 2'-0" x 6'-0"
- WINDOW C - 6'-0" x 3'-0"
- WINDOW D - 5'-0" x 3'-0"
- WINDOW E - 7'-0" x 3'-0"
- WINDOW F - 7'-0" x 6'-0"
- PATIO DOOR G - 6'-0" x 8'-0"
- WINDOW H - 6'-0" x 1'-0"
- WINDOW I - 7'-0" x 1'-0"
- PATIO DOOR J - 3'-0" x 6'-0"
- STOREFRONT 1 - 7'-0" x 9'-0" (8' MIDDLE MALLION)
- STOREFRONT 2 - 10'-0" x 8'-0" (8' MALLION)
- STOREFRONT 3 - 6'-0" x 8'-0"



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JLA PROJECT NUMBER: W24-0927

BEAR 501 E WASH

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A signed document and in the same order for.

DATE OF ISSUANCE 04/26/2024

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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SHEET TITLE

EXTERIOR
ELEVATIONS - BIRD
GLASS

SHEET NUMBER

A207

[illegible]

NOTES:

1. SEE BIRD GLASS EXAMPLE CALCS ON A208
2. SEE A200-A232 EXTERIOR ELEVATIONS FOR MATERIAL CALLOUTS
3. SEE A800'S FOR WINDOWS & STOREFRONT

A	WINDOW A - 2'-0" x 6'-0"
B	WINDOW B - 3'-0" x 5'-0"
C	WINDOW C - 5'-0" x 3'-0"
D	WINDOW D - 5'-0" x 6'-0"
E	WINDOW E - 7'-4" x 3'-2"
F	WINDOW F - 7'-4" x 6'-0"
G	PATIO DOOR G - 0'-0" x 8'-0"
H	WINDOW H - 6'-0" x 1'-8"
I	WINDOW I - 7'-4" x 1'-4"
J	PATIO DOOR J - 3'-0" x 6'-0"
	STOREFRONT 1 - 7'-0" x 6'-0" (8' MIDDLE MULLION)
	STOREFRONT 2 - 10'-0" x 6'-0" (8' MULLION)
	STOREFRONT 3 - 6'-0" x 6'-0"

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Mark	Description	Date
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SHEET TITLE

EXTERIOR
ELEVATIONS - BIRD
GLASS

SHEET NUMBER

A208