

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635*

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

**Project Address:** 2222 E Washington Ave, Madison, WI 53704

**Aldermanic District:** 12

## 2. PROJECT

**Project Title/Description:** MMSD East High School Renovation/Addition Project

**This is an application for:** (check all that apply)

☒ **New Construction/Alteration/Addition in a Local Historic**

**District or Designated Landmark (specify)\*\*:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Mansion Hill       | <input type="checkbox"/> Third Lake Ridge    | <input type="checkbox"/> First Settlement    |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input checked="" type="checkbox"/> Landmark |

☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Mansion Hill       | <input type="checkbox"/> Third Lake Ridge    | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark         |

☐ **Demolition**

☐ **Alteration/Addition to a building adjacent to a Designated Landmark**

☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**

☐ **Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)

☐ **Other (specify):**

## 3. APPLICANT

**Applicant's Name:** Jackie Michaels **Company:** EUA

<b>Address:</b> 309 W Johnson Street, Suite 202	Madison	WI	53703
Street	City	State	Zip

**Telephone:** (414) 298-2240 **Email:** jackiem@eua.com

**Property Owner (if not applicant):** Madison Metropolitan School District

<b>Address:</b> 4711 Pflaum Rd	Madison	WI	53718
Street	City	State	Zip

**Property Owner's Signature:**  **Date:** 5/23/2021

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b> <b>RECEIVED</b> <b>6/7/21</b> <b>11:42 am</b>
	<b>Preliminary Zoning Review</b> Zoning Staff Initial: Date:        /        /

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)



<b>milwaukee</b> : 333 E Chicago St	414.271.5350
<b>madison</b> : 309 W Johnson St, Ste 202	608.442.5350
<b>denver</b> : 1899 Wynkoop St, Ste 300	303.595.4500
	<a href="http://eua.com">eua.com</a>

June 7th, 2021

Landmarks Commission  
City of Madison, Planning Division  
215 Martin Luther King Blvd. #017  
Madison, WI 53701-2985

**Re: East High School Additions and Renovations**  
**Letter of Intent – Project Description**  
**EUA Project No.: 320534-01**

**Contacts:**

**Owner:** Madison Metropolitan School District  
4711 Pflaum Rd  
Madison, WI 53718  
Contact: Brandon Halverson  
[blhalverson@madison.k12.wi.us](mailto:blhalverson@madison.k12.wi.us)  
(608) 204-7912

**Civil Engineer:** Wyser Engineering  
312 Main Street  
Mount Horeb, WI 53572  
Contact: Wade P. Wyse, P.E.  
[wade.wyse@wyserengineering.com](mailto:wade.wyse@wyserengineering.com)  
(608) 437-1980

**Landscape Design:** Saiki Design  
1110 S. Park Street  
Madison, WI 53715  
Contact: Jared Vincent  
[JVincent@ksd-la.com](mailto:JVincent@ksd-la.com)  
(608) 405-8148

**Architect:** EUA  
309 W. Johnson Street #202  
Madison, WI 53703  
Contact: Jackie Michaels  
[jackiem@eua.com](mailto:jackiem@eua.com)  
(414) 298-2240

Dear Commission Members:

The proposed project includes updating East High School located at 2222 East Washington Avenue. The goal of this project is to provide up to date learning environments for our Madison students. We are also updating much of the building infrastructure as many of those systems have reached the end of their life expectancy.



The project will include additions and interior renovations to the school building and renovations to the grounds and athletics fields. The summary of the proposed project follows.

#### School Building:

- Provide a new Welcome Center and front entrance to the school facing N 4<sup>th</sup> Street.
- Provide a new cafeteria expansion addition along N 4<sup>th</sup> Street with band and orchestra classrooms and associated practice rooms above.
- Partially infill a courtyard with new fitness center next to the existing field house.
- Renovating existing locker rooms to accommodate ADA.
- In addition to the additions listed, much of the building interior spaces and Mechanical, Electrical and Plumbing systems will be renovated. All toilet rooms will be made ADA accessible and 2 new elevators are to be added. These new elevators will improve ADA access to all parts of the building.
- For improved safety, the building is being fully sprinklered and an updated fire alarm system is being added.
- The building envelope is being improved with some exterior tuckpointing, roof replacement and window repair to existing windows.
- Window repair entails re-caulking around exterior window surround, repairing window operation, replacing interior muntins etc in kind to elongate the lifecycle of the window system.

#### Grounds and Athletics:

- To respond to the new additions, entry sidewalk and walkway is being planned from N 4<sup>th</sup> Street to the new Welcome Center.
- Parking lot repaving and striping along N 4<sup>th</sup> Street near new Welcome Center.
- New storm water bio retention areas are being planned to offset the new planned additions.
- New competition turf football field with relocated goal post.

The original East High School, designed by Frank Riley in 1922, is recognized as a Landmark by the City of Madison. According to the National Park Service Technical Preservation Briefs, a new addition must preserve the building's historic character and, to do that, it must be differentiated, but compatible with the historic building. A new addition must retain the essential form and integrity of the historic property. The additions to East High School are harmonious with, but do not overshadow the original design or subsequent additions. Identifying proportions and architectural elements of the original building informed the mass and articulation of the additions. Stone window surrounds and wall detailing are included in the additions but in a manner that allows each element of East High School to stand on its own. Predominant materials of the additions are modular brick masonry common bond to match the coursing of the original building, precast concrete details, banding and panels. See attached photos of existing conditions and context in application



LAKE  
CITY  
GLASS

3501 East Washington Ave. Madison, Wisconsin 53704  
Phone: 608-244-5681 Fax: 608-244-5531

June 3, 2021

J.H. Findorff and Son Inc.  
300 S. Bedford St.  
Madison, WI 53703

Attn: Aaron Zutz  
RE: East High School Windows

Dear Aaron,  
Thank you for meeting me at the school today, after looking at the windows I can confirm that these are not the original windows, they are replacement windows that were manufactured by Graham Architectural Products. Based on the age of these windows all parts should be available for repair.

Please let me know if you have any questions or need any additional information.

Best Regards,

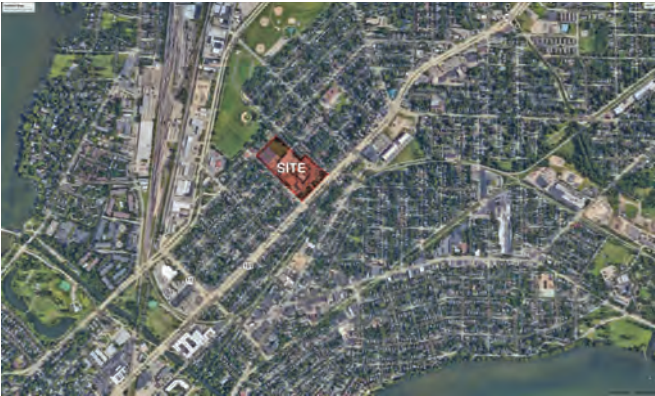
Mark Sheskey  
President  
Lake City Glass Inc.



SHEET NUMBER	SHEET NAME
T-000	COVER
T-001	TOPOGRAPHICAL AND UTILITY SURVEY
T-002	TOPOGRAPHICAL AND UTILITY SURVEY
T-003	TOPOGRAPHICAL AND UTILITY SURVEY
S-000	SITE PLAN OVERALL
S-001	SITE PLAN - PLANTING LOCATIONS
S-002	SEWERAGE & EROSION CONTROL PLAN
S-003	SEWER, WASTEWATER & EROSION CONTROL PLAN
S-004	UTILITY PLAN
S-005	UTILITY PLAN - BUILDING ADDITION DETAIL
L-000	LANDSCAPE PLAN - EXISTING CONDITIONS
L-001	LANDSCAPE PLAN
L-002	LANDSCAPE PLAN - ADJUSTMENTS
A-000	EXISTING CONTEXT IMAGES
A-001	EXISTING BUILDING ELEVATIONS
A-002	EXISTING PROPOSED PLAN
A-003	GROUND FLOOR PLAN
A-004	1ST FLOOR PLAN
A-005	2ND FLOOR PLAN
A-006	3RD FLOOR PLAN
A-007	ROOF PLAN
A-008	EXISTING BUILDING ELEVATIONS
A-009	EXISTING BUILDING ELEVATIONS
A-010	EXISTING BUILDING ELEVATIONS
A-011	PROSPECTIVE

# MMSD - EAST HS ADDITION AND RENOVATION

2222 E. WASHINGTON AVE  
MADISON, WI 53704



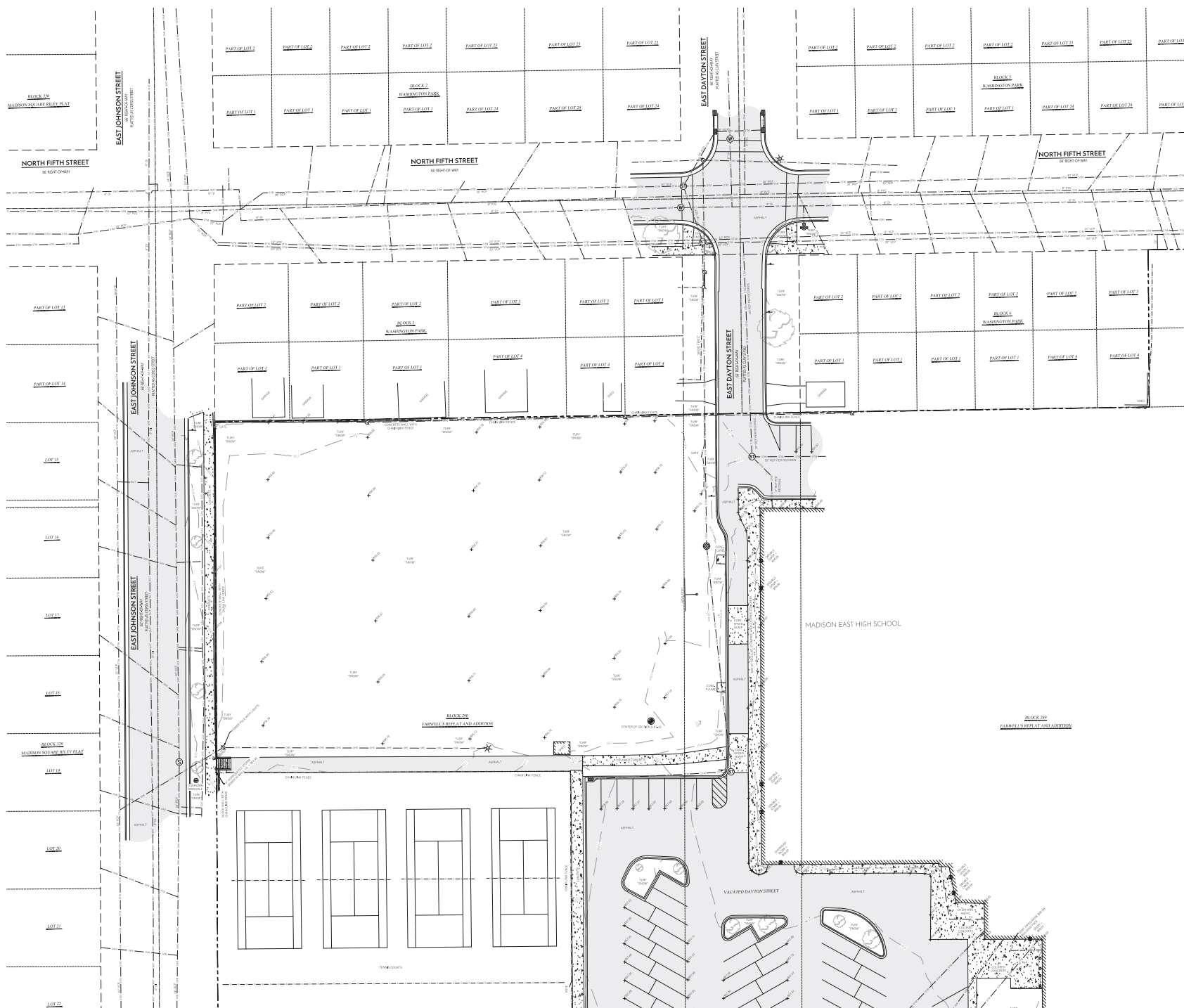
LANDMARKS COMMISSION

JUNE 7, 2021

PROJECT NUMBER: 320534-01







GRID NORTH WISCONSIN  
NAD 83(2011)

0° 10° 20° 30°  
1" = 20' on 30"x42"


- | LEGEND |                               |
|--------|-------------------------------|
|        | FOUND FLOOR MONUMENT          |
|        | FOUND FLOOR PEAK              |
|        | FOUND FLOOR SIZE NOTED        |
|        | SIGN                          |
|        | ROLLING                       |
|        | SAWDUST MANHOLE               |
|        | FIRE HYDRANT                  |
|        | WATER MANHOLE                 |
|        | INLET CAVITY BASIN            |
|        | STORM BOX VAULT               |
|        | STORM MANHOLE                 |
|        | GAS VALVE                     |
|        | UTILITY PEDIESTAL             |
|        | UTILITY VAULT                 |
|        | UNKNOWN MANHOLE               |
|        | UTILITY POLE                  |
|        | LIGHT POLE                    |
|        | ELECTRICAL TRANSFORMER        |
|        | PROPERTY LINE                 |
|        | PLATTED LINE                  |
|        | ADJACENT RIGHT-OF-WAY LINE    |
|        | SECONDARY CENTERLINE          |
|        | CENTERLINE                    |
|        | RIGHT-OF-WAY LINE             |
|        | RAILING FOOTPRINT             |
|        | EDGE OF CONCRETE              |
|        | EDGE OF ASPHALT               |
|        | TIE-OFF LINE                  |
|        | RAILING                       |
|        | STORM DRAIN                   |
|        | SAWDUST ACCESS                |
|        | WATER MAIN                    |
|        | STORM SEWER                   |
|        | NATURAL GAS LINE              |
|        | FIBER OPTIC LINE              |
|        | COMMUNICATION LINE            |
|        | UNDERGROUND UTILITY LINE      |
|        | OVERHEAD UTILITY LINE         |
|        | TRAFFIC ENGINEERING LINE      |
|        | UTILITY PAVEMENT              |
|        | CONCRETE PAVEMENT             |
|        | PAVEMENT FOR SAWDUST CONCRETE |
|        | CURBTOP MARK                  |
|        | CURBTOP MARK                  |

3. FIELD WORK CONDUCTED BY WYSE ENGINEERING, LLC DURING THE MONTH OF JANUARY AND FEBRUARY 2023.
4. NORTH REFERENCE FOR THIS ALANDS/LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY SURVEYING SYSTEM, NAD 83, WITH THE COUNTY OF DANE, WISCONSIN.
5. SURFACEPLAT FEATURES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING VISUAL SURFACE FEATURES AND ADJACENT PROPERTY LINES, INCLUDING FIELD BARRIERS AND EXISTING MAP RECORDS.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS NOT GUARANTEED.
7. SURVEY WAS PERFORMED UNDER WINTER CONDITIONS, WITH SNOW COVER OVER LARGE PORTIONS OF THE SITE AT THE TIME OF FIELD DATA COLLECTION. THEREFORE, THE PRESENT STATE OF THE SURVEY THIS WAS NOT OBSERVABLE.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH WRITTEN AND UNWRITTEN, THAT MAY AFFECT THIS PARCEL.
9. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN THE FIELD, BUT MAY HAVE ADVERSE TITLE CLAIMS, AS TO BOUND ELEMENT.
10. ANY TITLE CLAIM AS TO BOUND ELEMENT, OR ANY OTHER POSITIVE EASEMENT, AND EASEMENTS ARE NOT TO BE DETERMINED BY SURVEYOR.

MADISON EAST HIGH SCHOOL, BEING A PART OF SW - 1/4 OF THE NE - 1/4, THE NW - 1/4 OF THE SE - 1/4, THE NE - 1/4 OF THE SW - 1/4, AND THE SE - 1/4 OF THE NW - 1/4, SECTION 6 T 7 N, R 10 E CITY OF MADISON, DANE COUNTY, WISCONSIN

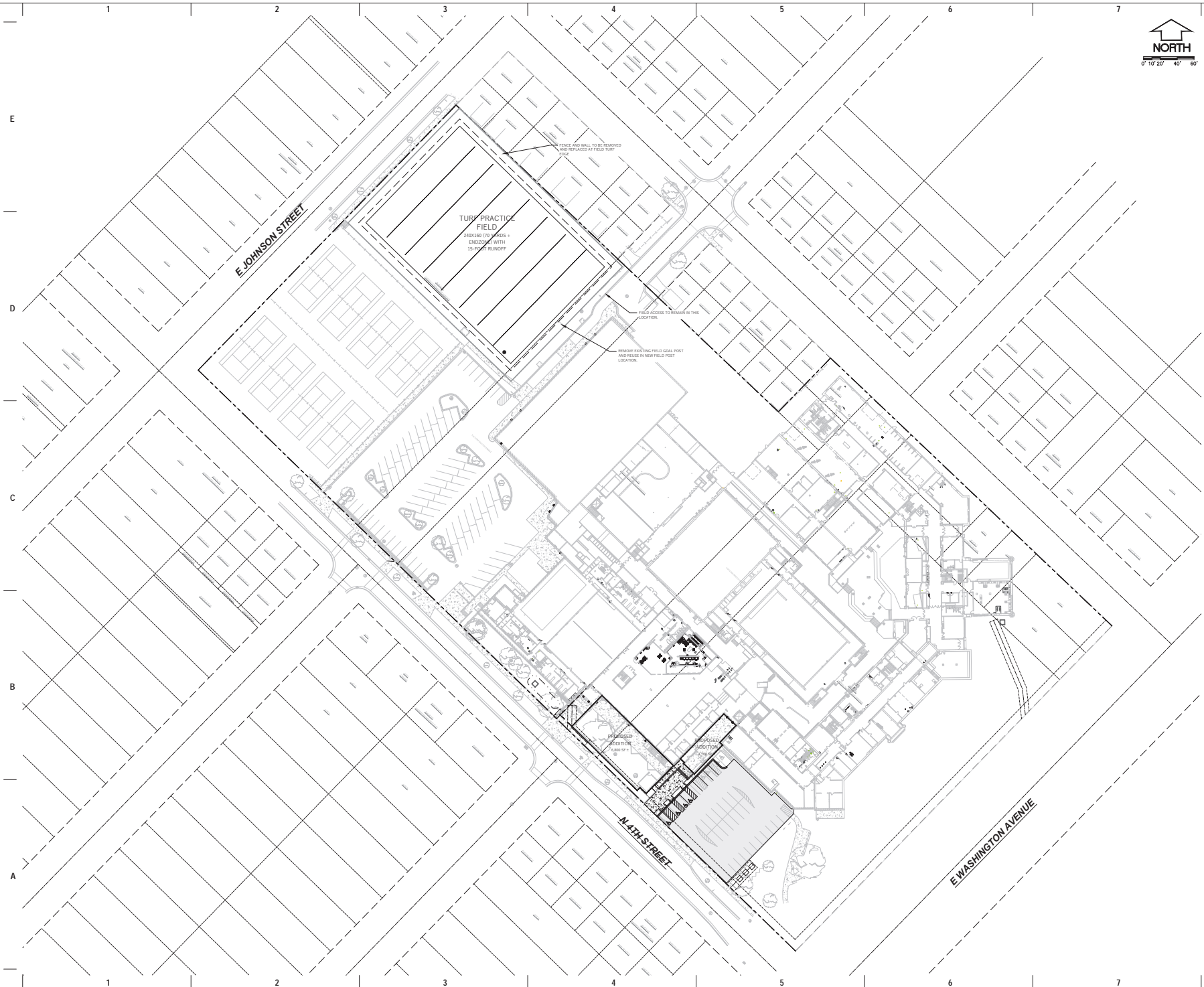
Sheet: \_\_\_\_\_ Date: \_\_\_\_\_

TOPOGRAPHICAL AND UTILITY SURVEY

<p>  </p>	<p>             PREPARED FOR              THE WISCONSIN DEPARTMENT OF              TRANSPORTATION              480 WEST WISCONSIN AVENUE              MADISON, WI 53703-1001           </p>	<p>             PREPARED BY              WYSE ENGINEERING, INC.              1000 WEST WISCONSIN AVENUE              MADISON, WI 53703-1001           </p>
<p>             SUPERVISOR: JOURNAL              CHECKED BY: JOURNAL              APPROVED BY: JOURNAL           </p>	<p>             PROJECT LOCATION: UNIVERSITY              OF WISCONSIN              480 WEST WISCONSIN AVENUE              MADISON, WI 53703-1001           </p>	<p>             PROJECT NUMBER: 1000              DRAWING NUMBER: 1000           </p>

[illegible]





MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
414.271.5300  
MADISON 200 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.5300  
DENVER 1889 Maryland Street, Suite 300  
Denver, Colorado 80202  
303.586.4600

PROJECT INFORMATION  
**MMMSD - EAST HIGH SCHOOL**

D 2222 E.  
WASHINGTON AVE  
MADISON, WI 53704

ISSUANCE AND REVISIONS

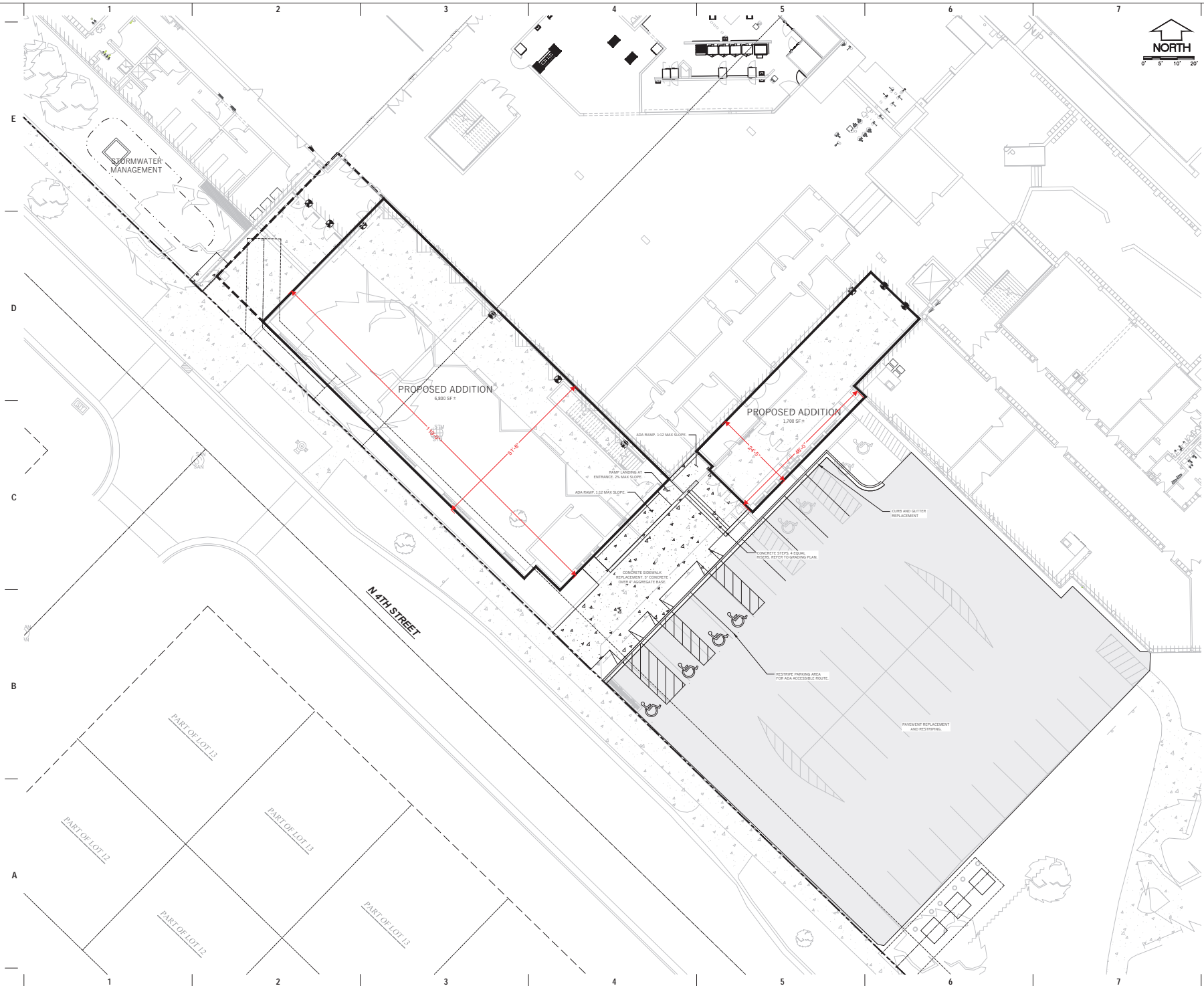
DATE	DESCRIPTION
08/07/2021	LANDMARKS COMMISSION REVIEW

KEY PLAN

SHEET INFORMATION  
**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JM  
PROJECT NUMBER 320534-01

SITE PLAN -  
OVERALL  
**C-010**



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303.586.4600

PROJECT INFORMATION  
**MMSD - EAST HIGH SCHOOL**

2222 E. WASHINGTON AVE  
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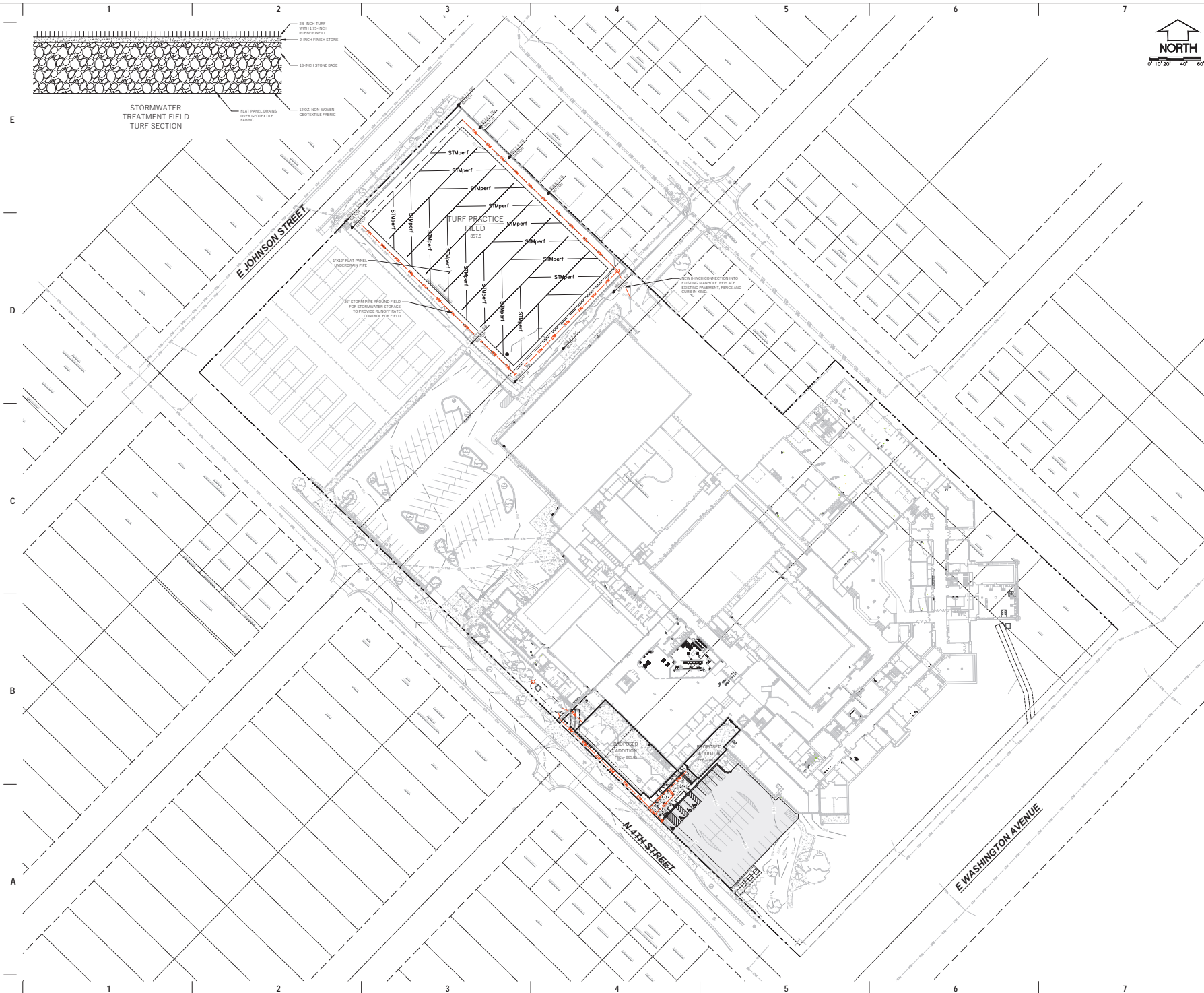
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PROJECT MANAGER JM  
PROJECT NUMBER 320534-01

SITE PLAN -  
BUILDING ADDITIONS  
**C-011**



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Milwaukee, Wisconsin 53202  
414.271.5300

madison 200 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.5300

denver 1800 Maryland Street, Suite 300  
Denver, Colorado 80202  
303.586.4500

PROJECT INFORMATION

MMMSD - EAST HIGH SCHOOL

D 2222 E. WASHINGTON AVE  
MADISON, WI 53704

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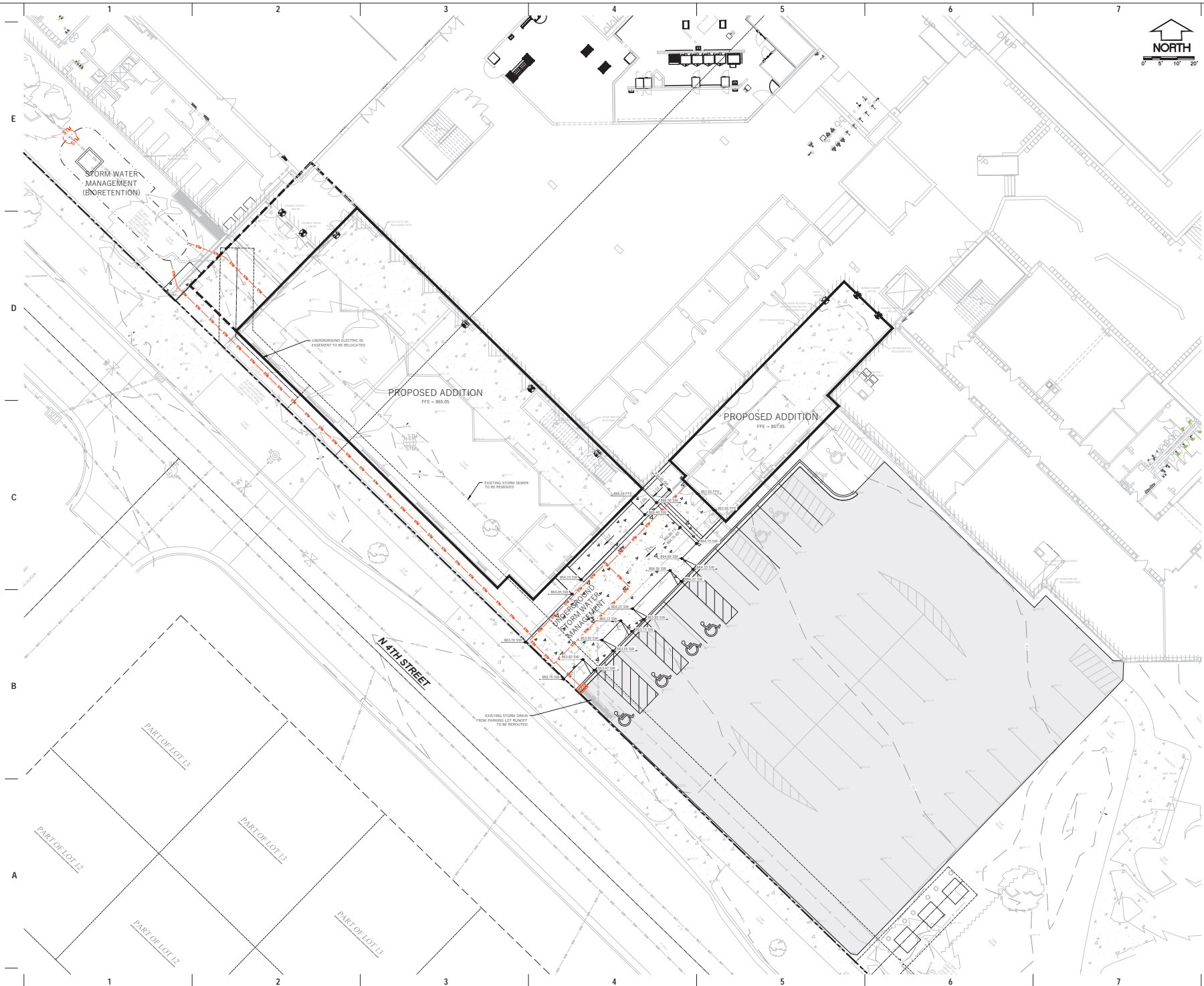
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GRADING & EROSION  
CONTROL PLAN

C-020

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PROJECT INFORMATION  
**MMSD - EAST HIGH SCHOOL**

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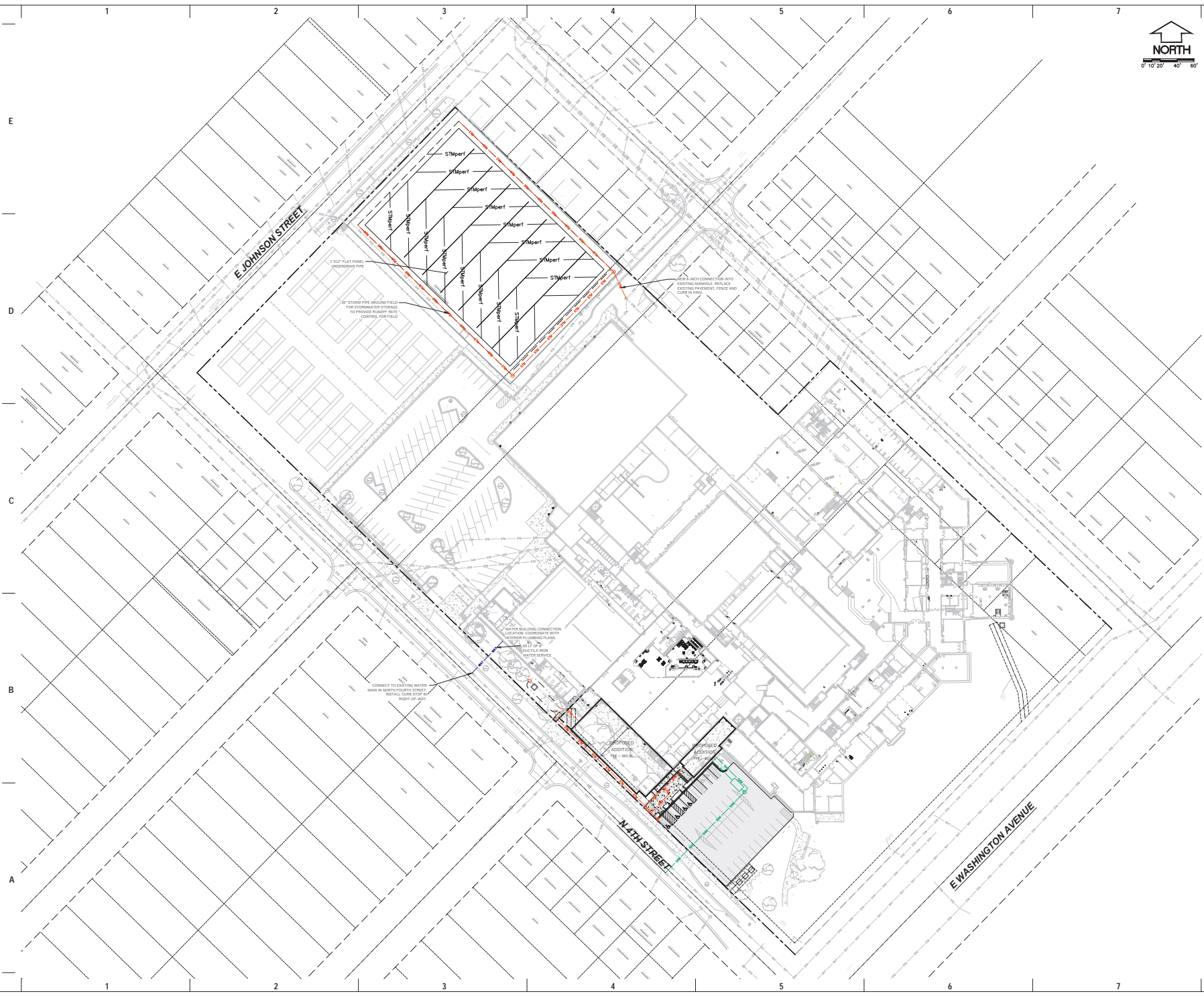
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PROJECT MANAGER JM  
PROJECT NUMBER 320534-01  
**DETAIL GRADING &  
EROSION CONTROL  
PLAN**

**C-021**

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PROJECT INFORMATION  
**MMSD - EAST HIGH SCHOOL**

2222 E. WASHINGTON AVE  
MADISON, WI 53704

ISSUANCE AND REVISIONS

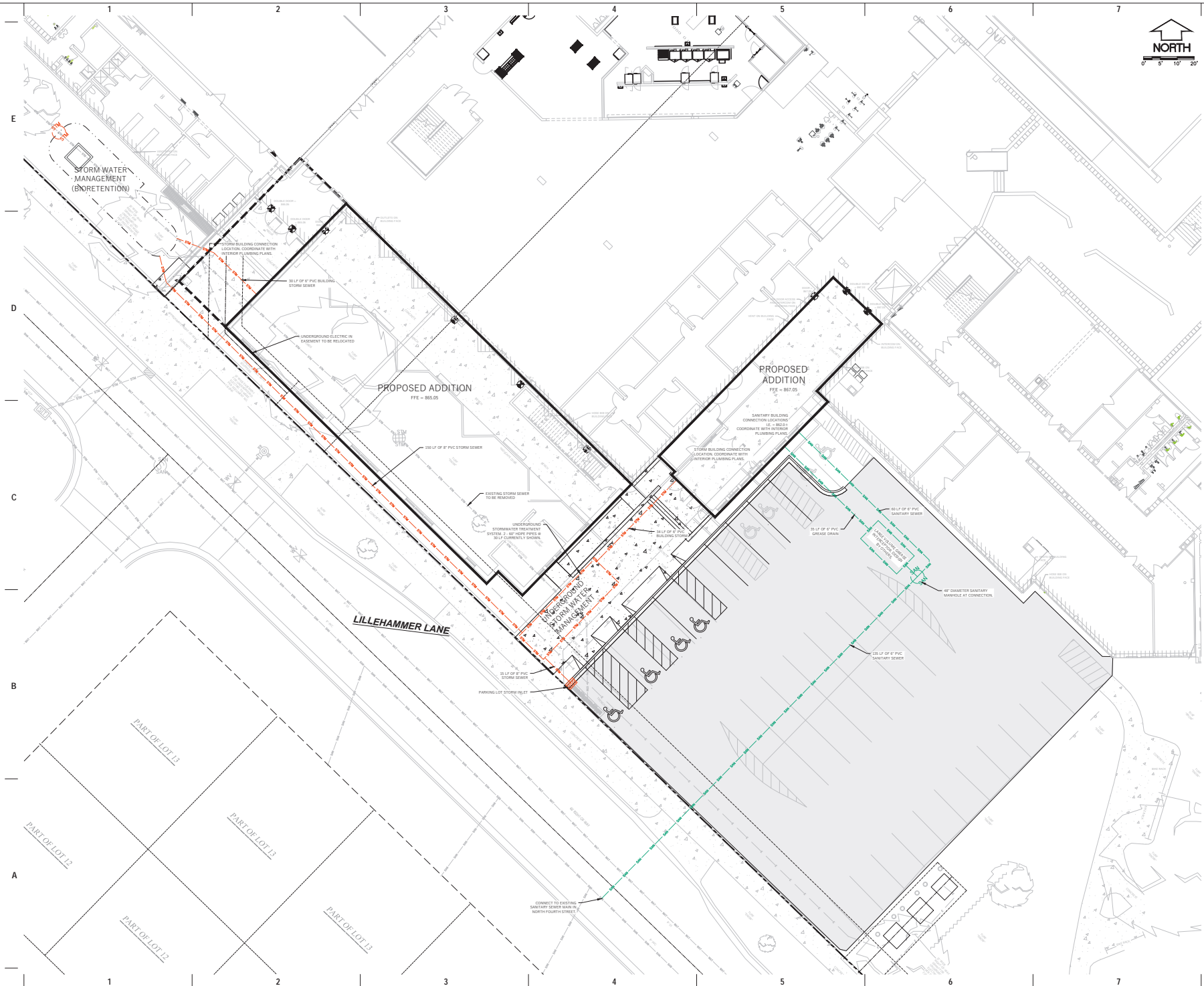
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PROJECT MANAGER JM  
PROJECT NUMBER 320534-01

UTILITY PLAN  
**C-030**



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Milwaukee, Wisconsin 53202  
414.271.5300

**MADISON** 200 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.5300

**DENVER** 1889 Wynnton Street, Suite 300  
Denver, Colorado 80202  
303.586.4500

**PROJECT INFORMATION**

**MMSD - EAST HIGH SCHOOL**

**D 2222 E. WASHINGTON AVE  
MADISON, WI 53704**

**ISSUANCE AND REVISIONS**

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**PROJECT MANAGER** JM

**PROJECT NUMBER** 320534-01

**UTILITY PLAN -  
BUILDING ADDITION  
DETAIL**

**C-031**

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Denver, Colorado 80202  
303.896.4500

PROJECT INFORMATION  
**MMSD - EAST HIGH SCHOOL**

2222 E.  
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KEY PLAN



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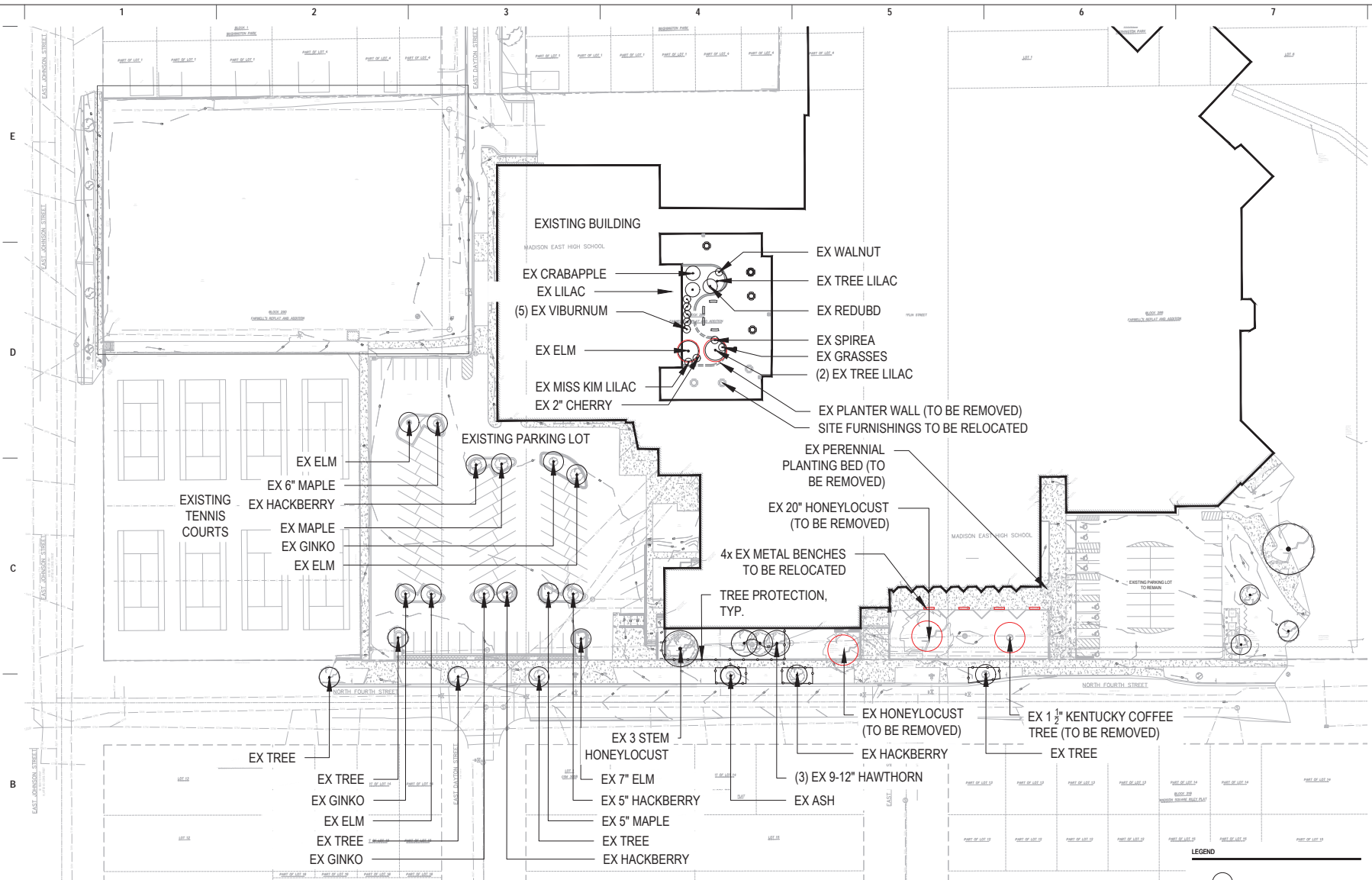
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PROJECT MANAGER JM  
PROJECT NUMBER 320534-01

LANDSCAPE PLAN -  
EXISTING CONDITIONS

**L-010**

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TREE PROTECTION & REMOVAL NOTES

- All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued.
- Contractor shall contact City Forestry at 266-4816 to issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location).
- As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
- Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
- Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.

- On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.
- Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning.
- At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
- Forestry Specialist: Brad Hoffmann (Districts 3, 7 and 8)
  - Brad Hoffmann
  - 608.220.6796 (cell)
  - 608.267.4908 (office)
  - bhoffmann@cityofmadison.com





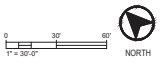
MILWAUKEE 333 East Chicago Street  
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608.442.5300  
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303.896.4900

PROJECT INFORMATION  
**MMSD - EAST HIGH SCHOOL**

D 2222 E.  
WASHINGTON AVE,  
MADISON, WI 53704

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KEY PLAN



SHEET INFORMATION

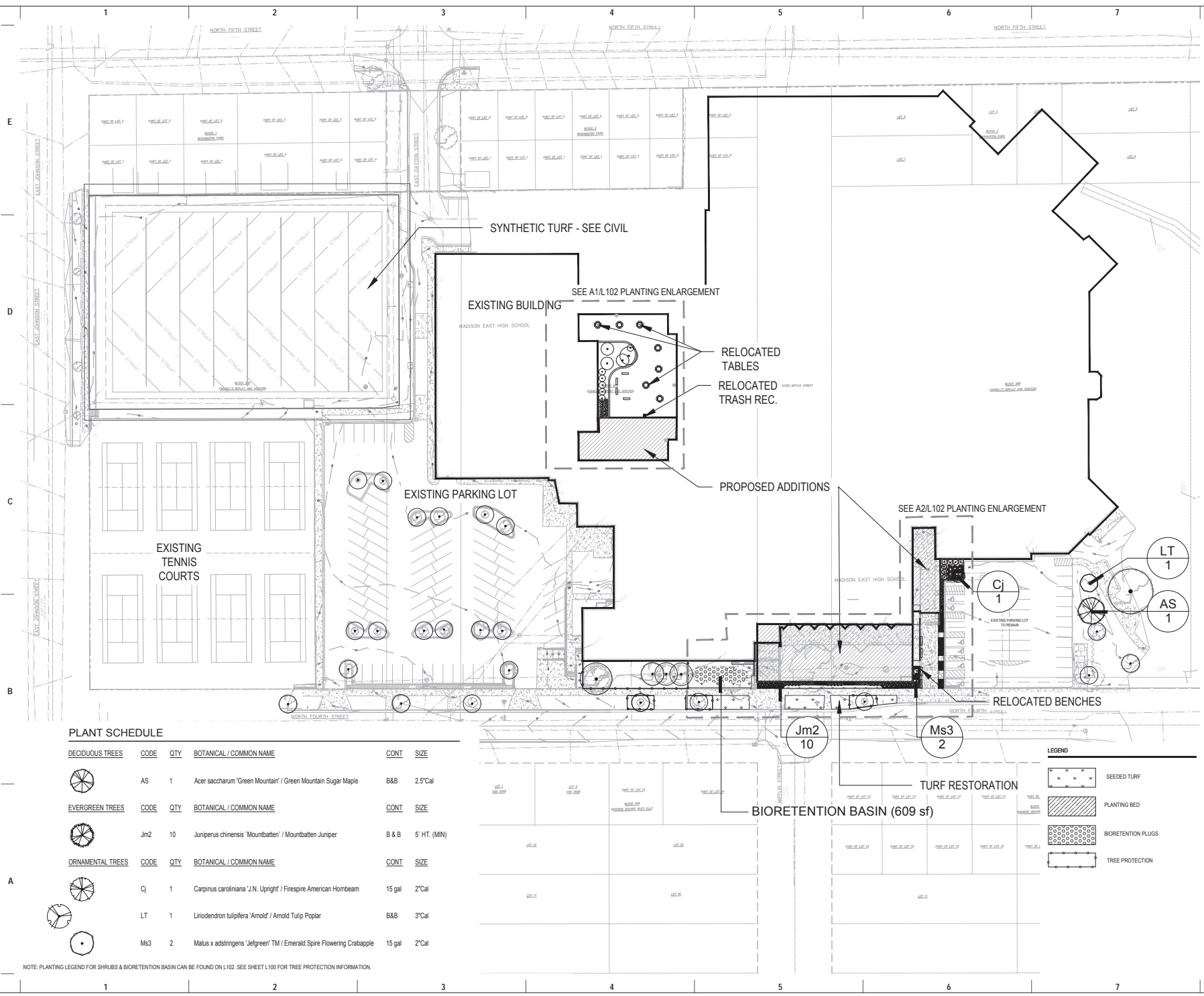
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PROJECT MANAGER JM  
PROJECT NUMBER 320534-01

LANDSCAPE PLAN

**L-011**

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PLANT SCHEDULE


DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AS	1	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	B&B	2.5'Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Jm2	10	Juniperus chinensis 'Moutbatten' / Moutbatten Juniper	B & B	5' HT. (MIN)
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Cj	1	Carpinus caroliniana 'J.N. Upright' / Firespire American Hombeam	15 gal	2'Cal
	LT	1	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B&B	3'Cal
	Ms3	2	Malus x adstringens 'Jelgreen' TM / Emerald Spire Flowering Crabapple	15 gal	2'Cal




NOTE: PLANTING LEGEND FOR SHRUBS & BIORETENTION BASIN CAN BE FOUND ON L102. SEE SHEET L100 FOR TREE PROTECTION INFORMATION.

## PLANT SCHEDULE












SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Hz2	10	Hypericum kalmianum 'Ames' / Ames St. Johnswort	3 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Jk	3	Juniperus x pfitzeriana 'Kalley's Compact' / Juniper	3 gal
	Tm	4	Taxus x media 'Densiformis' / Dense Yew	5 gal

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	sht	16	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal

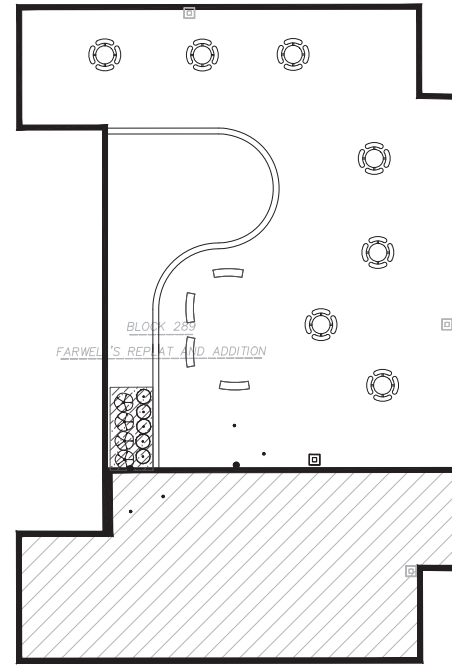
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Hb	4	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea	3 gal
	Pd	15	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal
	St	8	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	3 gal

HERBACEOUS PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	am	51	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal
	abi	26	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal
	expm	13	Echinacea x 'Pixie Meadowwhite' / Pixie Meadowwhite Purple Coneflower	1 gal
	gbk	49	Geranium x cantabrigiense 'Blokovo Karmina' / Blokovo Karmina Hybrid Cranesbill	1 gal
	Hm2	63	Hemerocallis x 'Grape Magic' / Grape Magic Daylily	1 gal
	Hh	48	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	Nw	9	Nepeta x 'Walker's Low' / Walker's Low Catmint	1 gal
	rf	31	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower	1 gal
	snc	9	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	1 gal

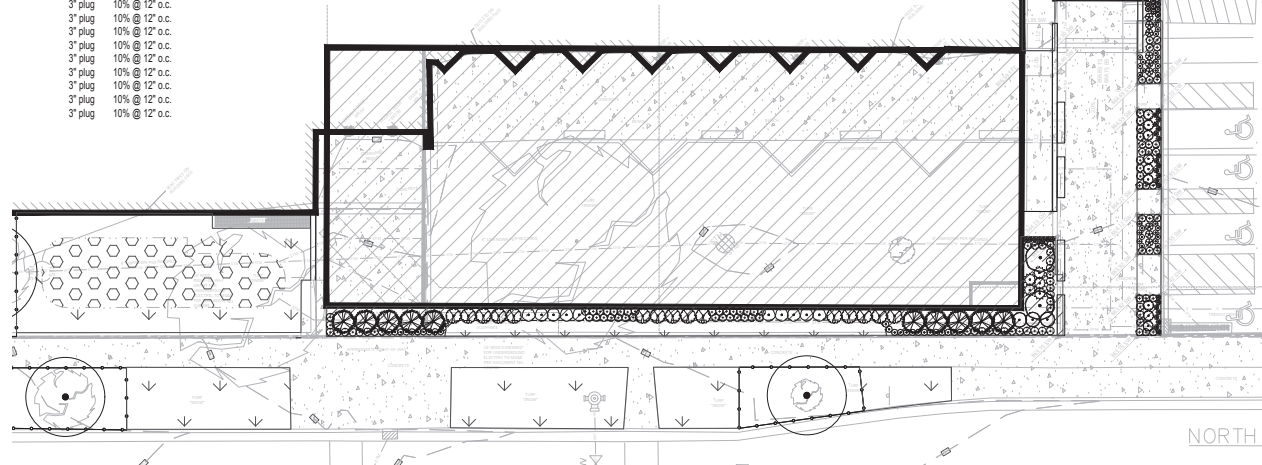
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	609 sf		BIORETENTION BASIN		
	acn	64	Allium cernuum / Nodding Onion	3" plug	10% @ 12" o.c.
	dpp	64	Dalea purpurea / Purple Prairie Clover	3" plug	10% @ 12" o.c.
	ivb	64	Iris versicolor / Blue Flag	3" plug	10% @ 12" o.c.
	lsg	64	Lobelia siphilitica / Great Lobelia	3" plug	10% @ 12" o.c.
	mbf	64	Monarda fistulosa / Bergamot	3" plug	10% @ 12" o.c.
	pvg	64	Panicum virgatum / Switch Grass	3" plug	10% @ 12" o.c.
	rss	64	Rudbeckia subtomentosa / Sweet Black-eyed Susan	3" plug	10% @ 12" o.c.
	sng	64	Sorghastrum nutans / Indian Grass	3" plug	10% @ 12" o.c.
	shp	64	Sporobolus heterolepis / Prairie Dropseed	3" plug	10% @ 12" o.c.
	sna	64	Symphoricarpon novae-angliae / New England Aster	3" plug	10% @ 12" o.c.

NOTE: PLANTING LEGEND FOR TREES CAN BE FOUND ON L101. SEE SHEET L100 FOR TREE PROTECTION INFORMATION.

**A1** PLANTING ENLARGEMENT 1  
SCALE: 1" = 10'-0"



**A2** PLANTING ENLARGEMENT 2  
SCALE: 1" = 10'-0"



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**PROJECT INFORMATION**  
**MMSD - EAST HIGH SCHOOL**

**D 2222 E. WASHINGTON AVE, MADISON, WI 53704**

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
06/07/2021	LANDMARKS COMMISSION REVIEW

**KEY PLAN**



**SHEET INFORMATION**  
**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
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**PROJECT MANAGER** JM  
**PROJECT NUMBER** 320534-01

**LANDSCAPE PLAN ENLARGEMENTS**

**L-012**

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E

D

C

B

A



1. JOHNSON STREET LOOKING EAST



2. N. 5TH STREET LOOKING NORTH



3. N. 5TH STREET LOOKING SOUTH



4. SCHOOL LOOKING ACROSS 5TH STREET

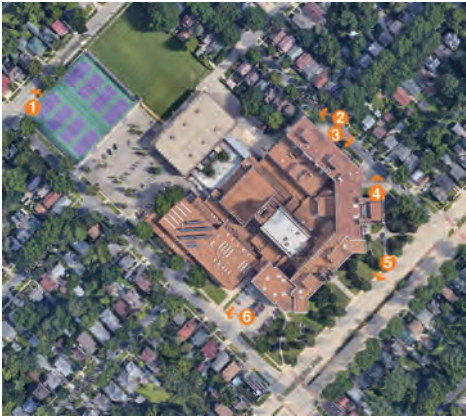


5. EAST WASHINGTON AVE LOOKING WEST



6. N. 4TH STREET LOOKING NORTH

LOCATION KEY FOR EXISTING  
PHOTOS



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PROJECT INFORMATION  
MMSD - EAST HS  
ADDITION AND  
RENOVATION

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PROJECT MANAGER JACKIE MICHAELS  
PROJECT NUMBER 320534-01

EXISTING CONTEXT  
PHOTOS

A-001

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E



1. VIEW FROM E. WASHINGTON AVE



2. VIEW OF PROPOSED ENTRY ADDITION



3. VIEW OF ORIGINAL MAIN ENTRY

C



4. VIEW OF ORIGINAL CLASSROOM WING



5. VIEW OF MASS AT E. WASHINGTON AND 5TH STREET



6. ELEVATION VIEW AT E. WASHINGTON AND 5TH STREET

B



7. VIEW AT E. WASHINGTON AND 5TH STREET



8. VIEW AT FITNESS ADDITION

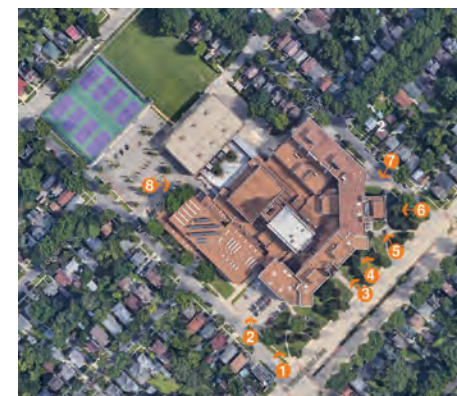


PHOTO KEY

Map data ©2017 Google



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#### PROJECT INFORMATION

MMSD - EAST HS  
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#### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
REVISION	SACRAMENTO COMMISSION REVIEW

#### KEY PLAN

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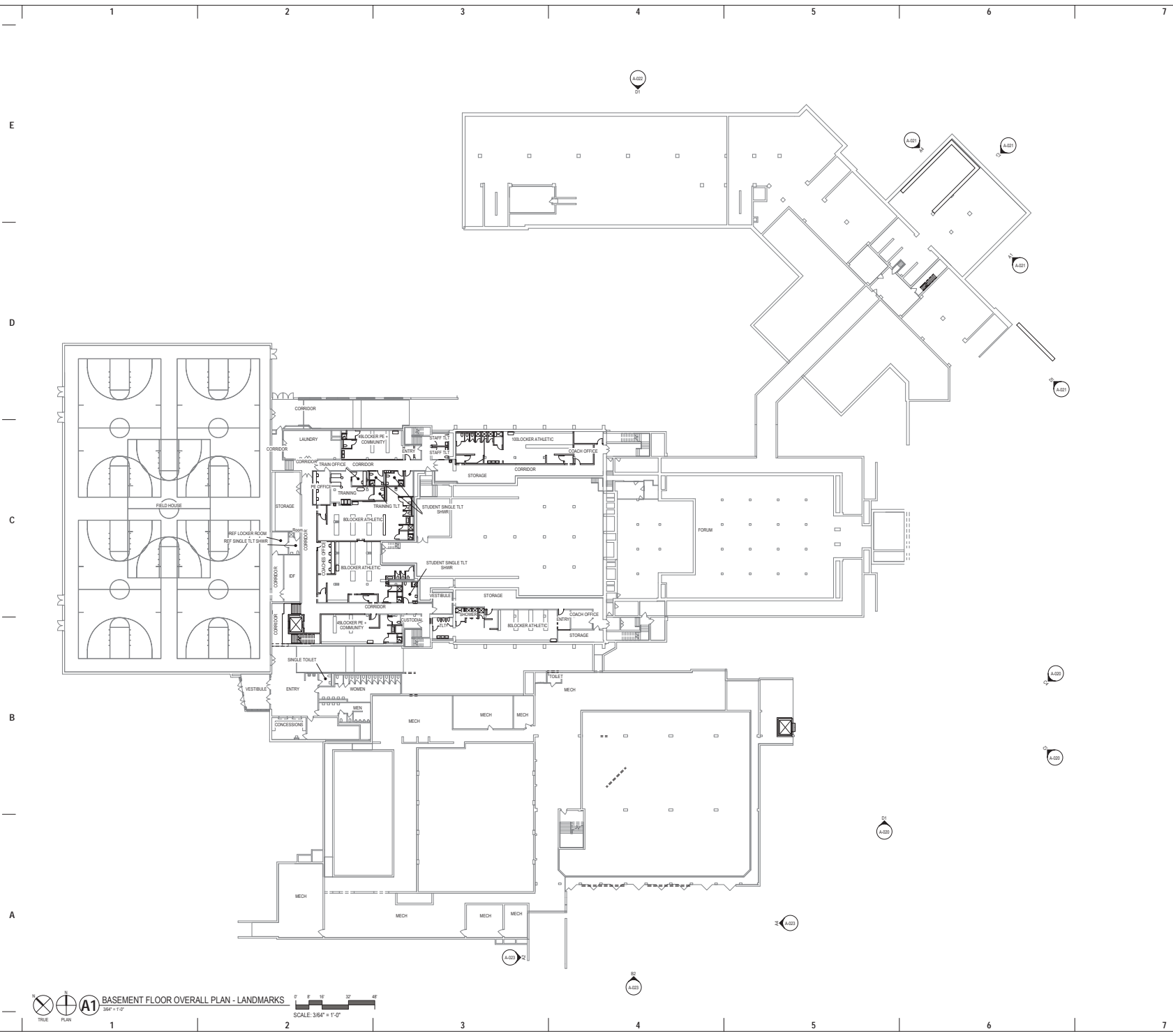
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EXISTING BUILDING  
PHOTOS

**A-002**

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PROJECT INFORMATION  
MMSD - EAST HS  
ADDITION AND  
RENOVATION

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/07/2021	LANDMARKS COMMISSION REVIEW

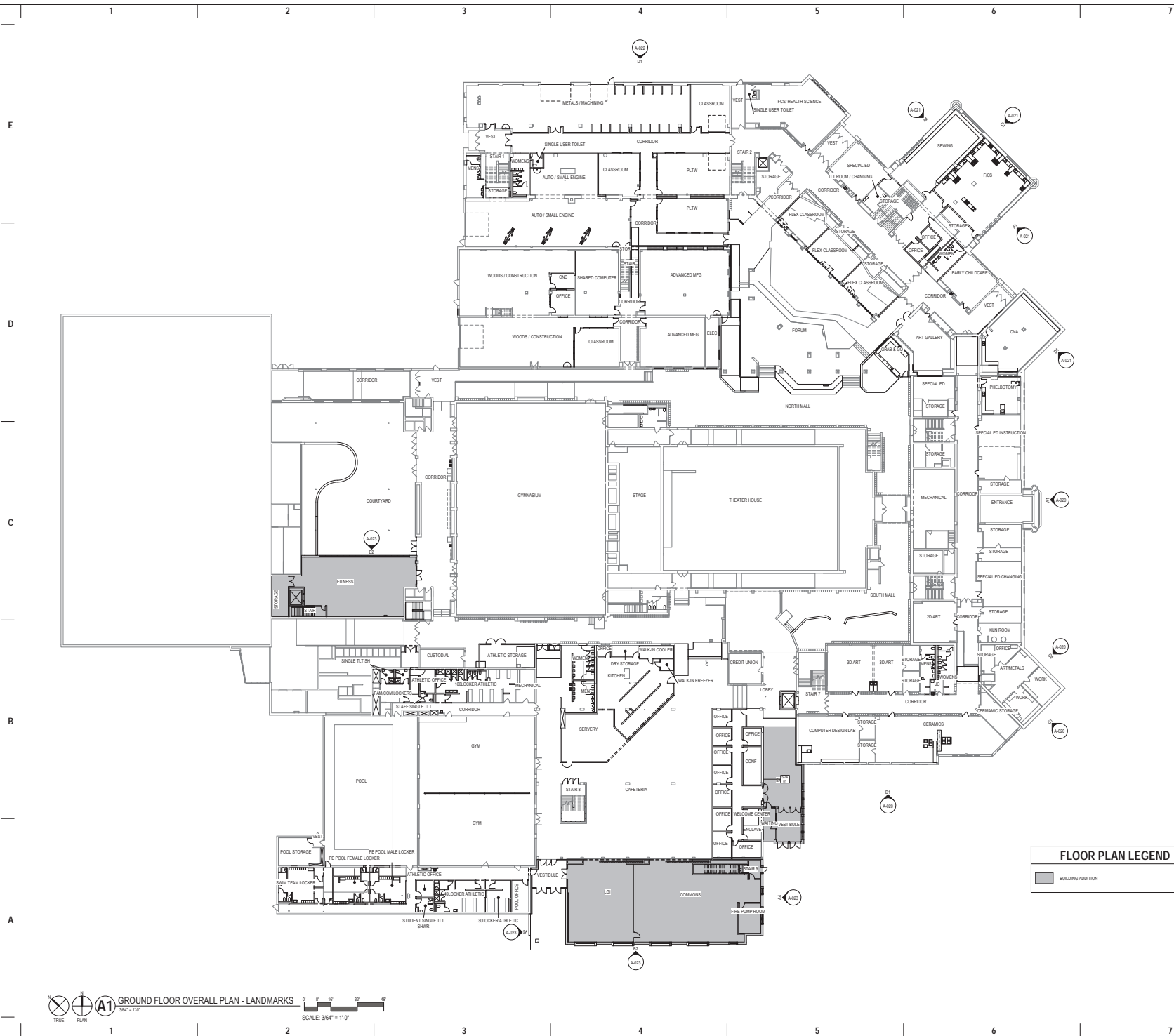
KEY PLAN

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**PROGRESS DOCUMENTS  
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BASEMENT FLOOR  
PLAN  
**A-010**  
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PROJECT MANAGER JACKIE MICHAELS  
PROJECT NUMBER 320534-01

GROUND FLOOR  
PLAN

A-011

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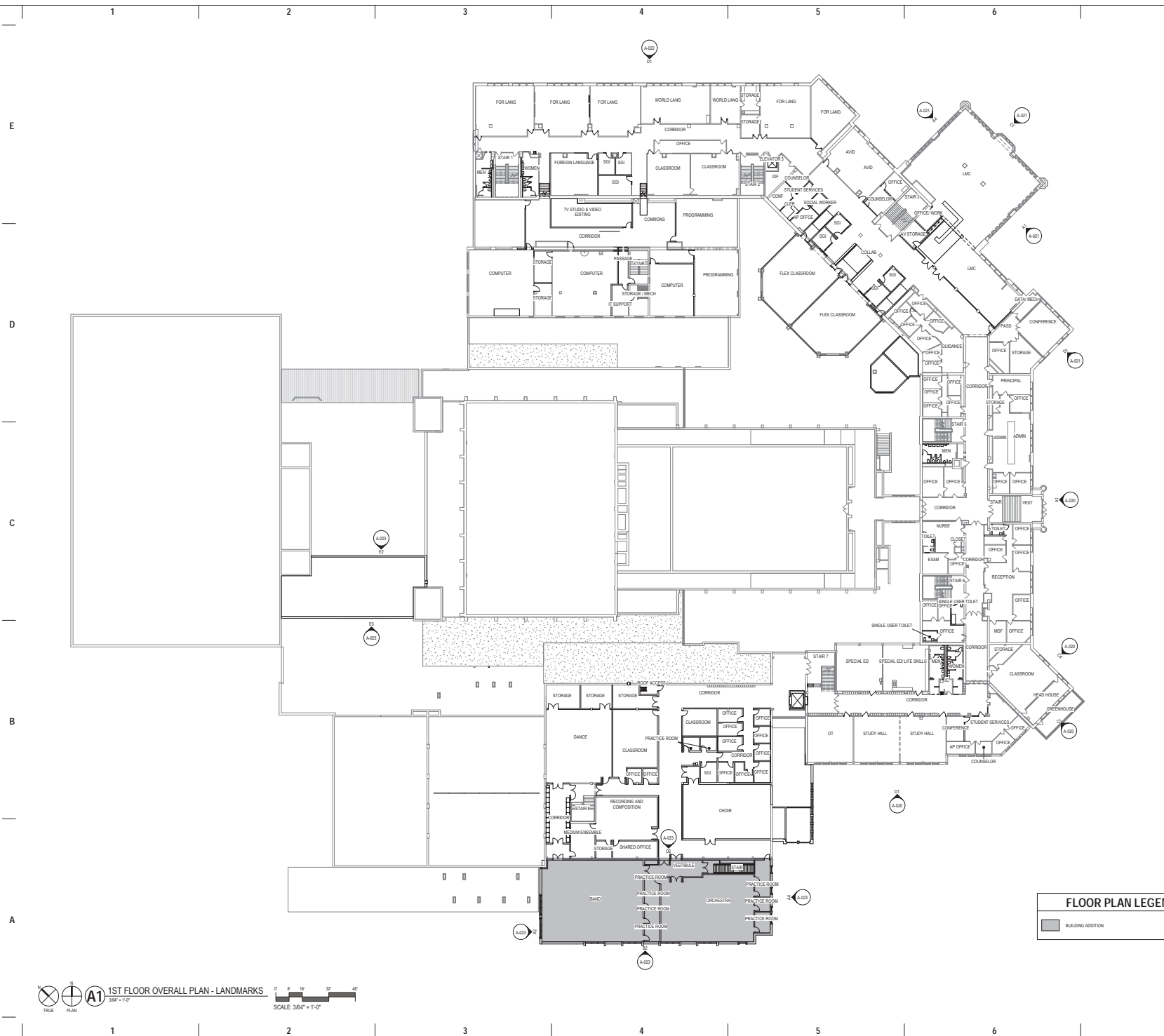
PROGRESS DOCUMENTS  
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A PROJECT NUMBER 320534-0

A-012

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### FLOOR PLAN LEGEND

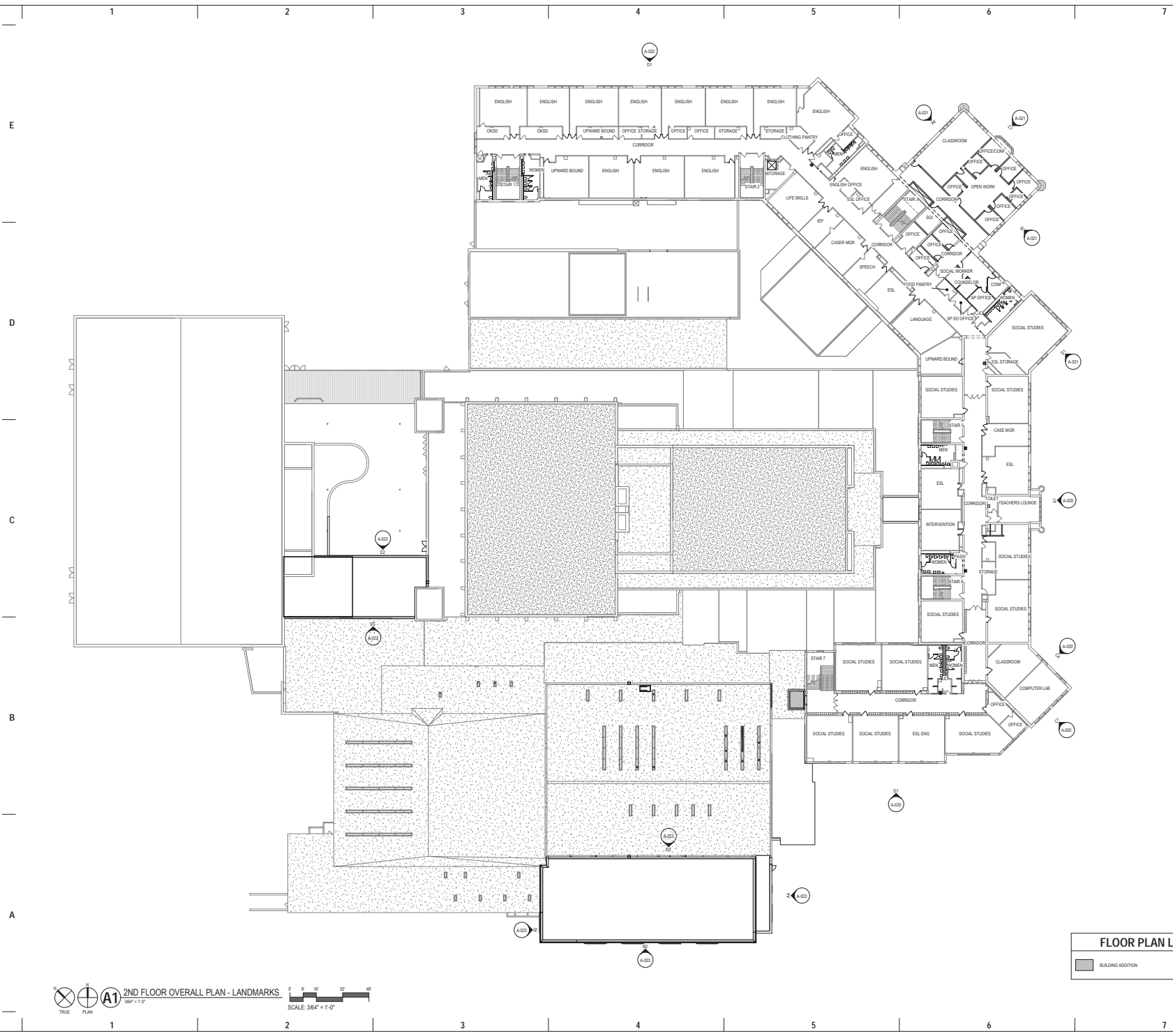
 BUILDING ADDITION

### 1ST FLOOR OVERALL PLAN - LANDMARKS

$$354 = 1.4$$

0' 8' 16' 32' 48'

SCALE: 3/8" = 1'-0"



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PROJECT INFORMATION  
**MMSD - EAST HS  
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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SECOND FLOOR  
PLAN

**A-013**

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#### PROJECT INFORMATION

**MMSD - EAST HS  
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RENOVATION**

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#### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/10/2011	LANDMARKS COMMISSION REVIEW

#### KEY PLAN

#### SHEET INFORMATION

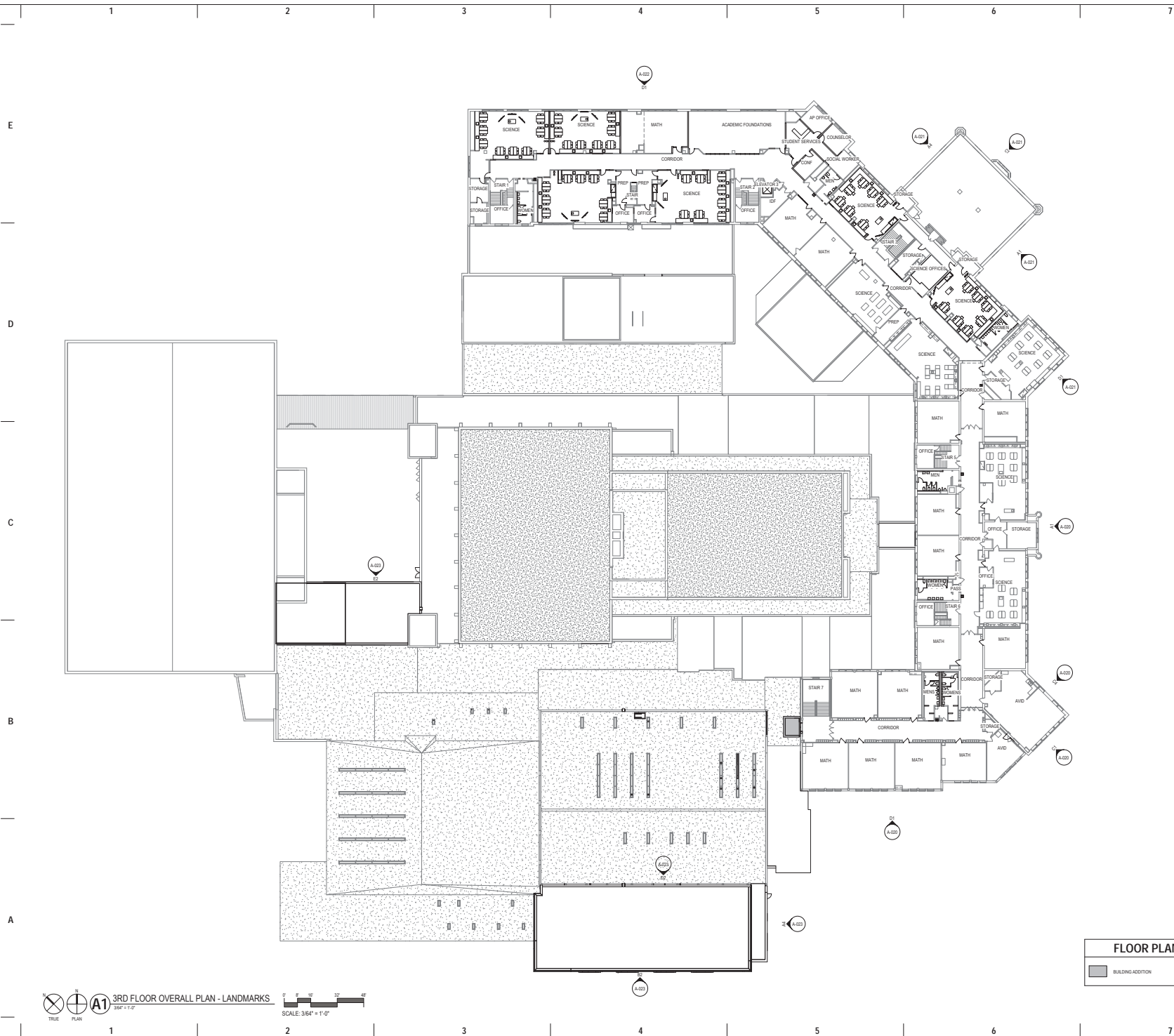
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PROJECT NUMBER 320534-01

**THIRD FLOOR PLAN**

**A-014**

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FLOOR PLAN LEGEND
BUILDING ADDITION



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#### PROJECT INFORMATION

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RENOVATION**

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#### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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#### KEY PLAN

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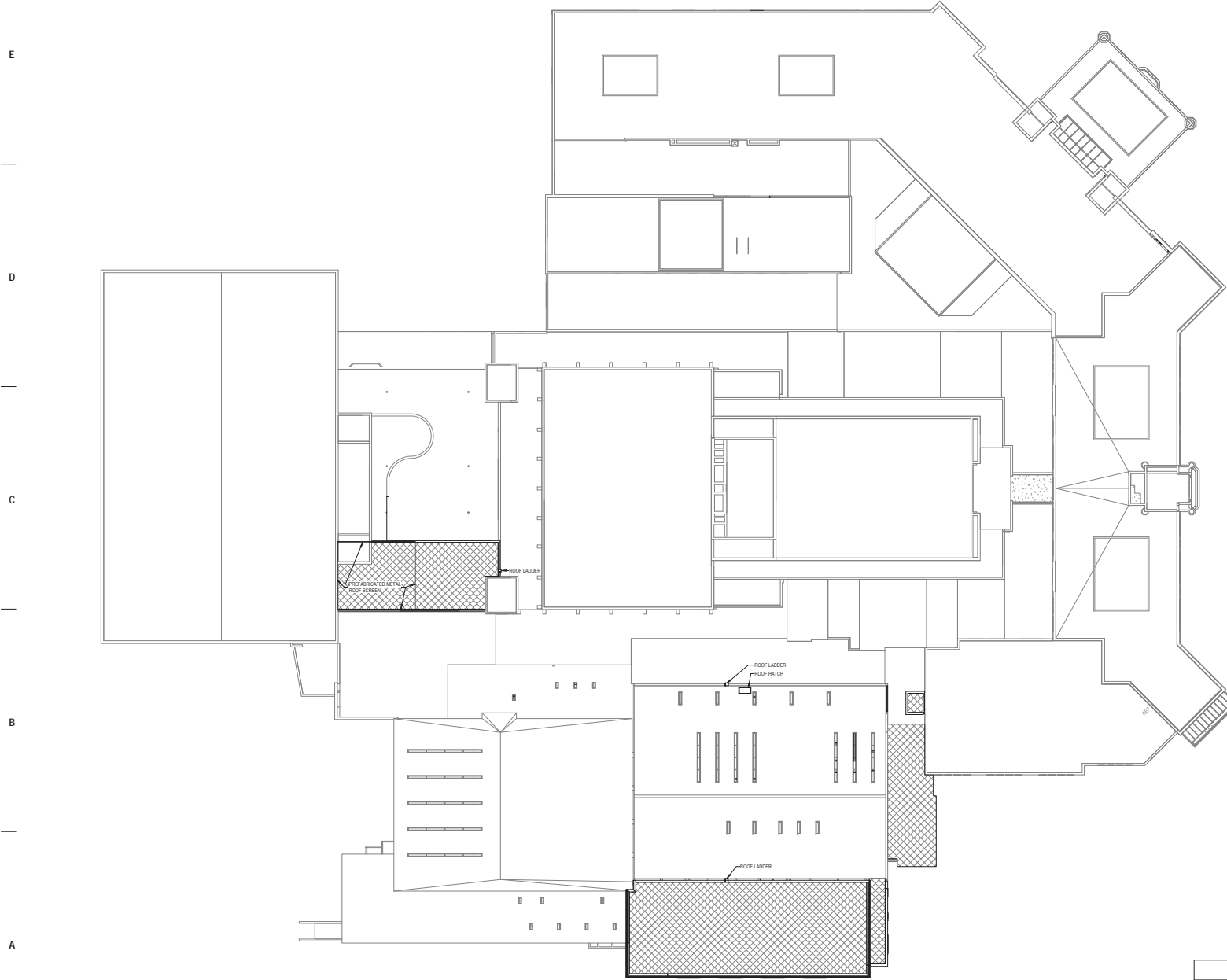
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**A PROJECT NUMBER 320534-01**

#### ROOF PLAN

**A-015**

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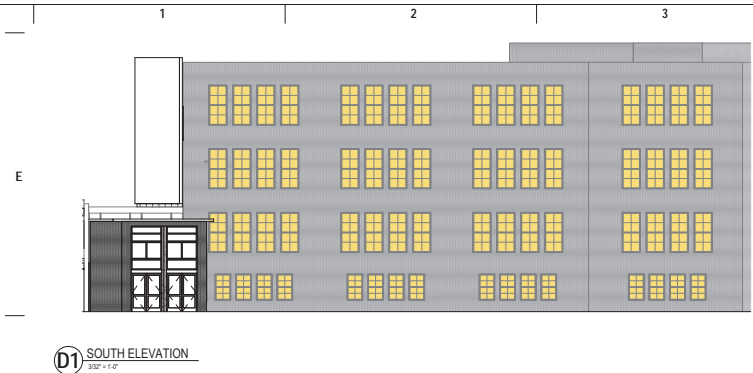
ROOF PLAN LEGEND	
	NEW MODIFIED ASPHALT BITUMEN ROOF



**A1** ROOF PLAN - LANDMARKS  
3/26/21 11:07

0' 10' 20' 30' 40'  
SCALE: 3/64" = 1'-0"





WINDOW REPAIR PRIORITY		
1ST PRIORITY - SINGLE PANE WINDOWS	THERE IS NO KNOWLEDGE OF EAST HIGH SCHOOL HAVING SINGLE PANE WINDOWS, BUT THROUGH FURTHER ANALYSIS IF ANY WERE DISCOVERED THEY ARE THE 1ST PRIORITY OF WINDOWS TO BE REPLACED.	
2ND PRIORITY - SOUTH FACADE WINDOWS	TOTAL - 2,707 SF	
3RD PRIORITY - EAST FACADE WINDOWS	TOTAL - 3,533 SF	
4TH PRIORITY - NORTH FACADE WINDOWS	TOTAL - 6,918 SF	



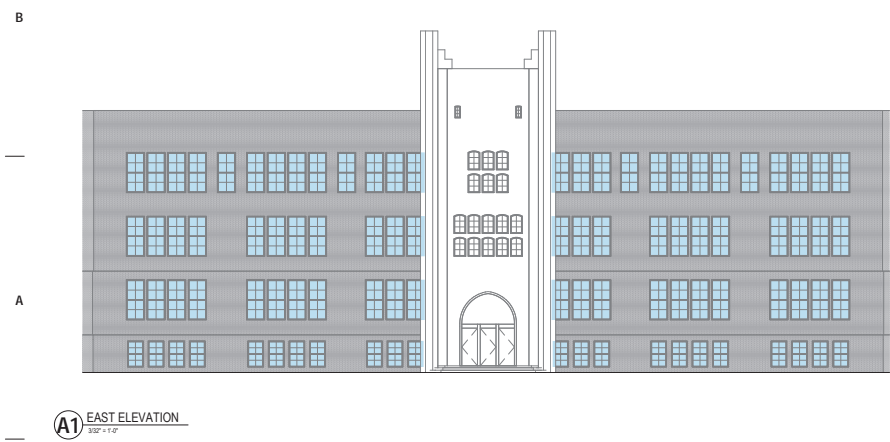
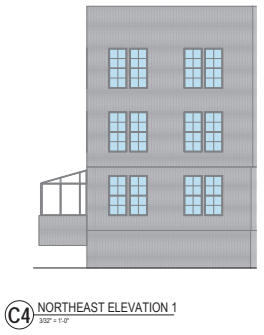
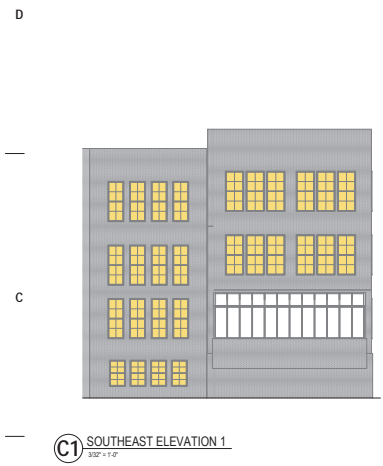
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PROJECT INFORMATION  
MMSD - EAST HS  
ADDITION AND  
RENOVATION

D 2222 E.  
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MADISON, WI 53704

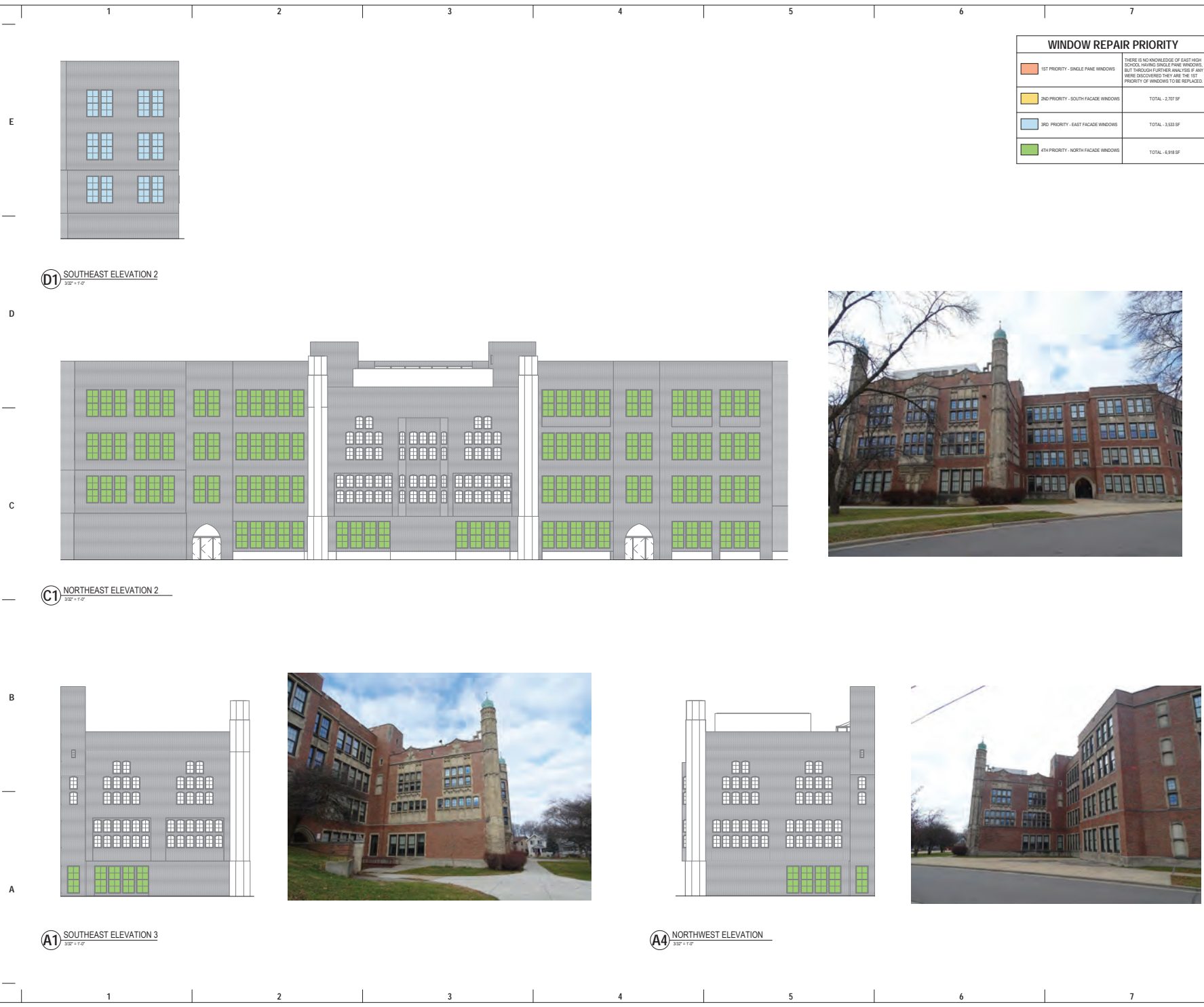
ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
REVISION 1	ARCHITECTS' COMMISSION REVIEW

C  
KEY PLAN



SHEET INFORMATION  
PROJECT MANAGER JACKIE MICHAELS  
PROJECT NUMBER 320534-01

EXISTING BUILDING  
ELEVATIONS  
A-020



WINDOW REPAIR PRIORITY	
1ST PRIORITY - SINGLE PANE WINDOWS	THERE IS NO KNOWLEDGE OF EAST HIGH SCHOOL HAVING SINGLE PANE WINDOWS, BUT THROUGH FURTHER ANALYSIS IF ANY WERE DISCOVERED THEY ARE THE 1ST PRIORITY OF WINDOWS TO BE REPLACED.
2ND PRIORITY - SOUTH FACADE WINDOWS	TOTAL - 2,707 SF
3RD PRIORITY - EAST FACADE WINDOWS	TOTAL - 3,353 SF
4TH PRIORITY - NORTH FACADE WINDOWS	TOTAL - 6,918 SF

milwaukee

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PROJECT INFORMATION

MMSD - EAST HS  
ADDITION AND  
RENOVATION

D 2222 E.  
WASHINGTON AVE  
MADISON, WI 53704

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
REVISION 1	SACRAMENTO COMMISSION REVIEW

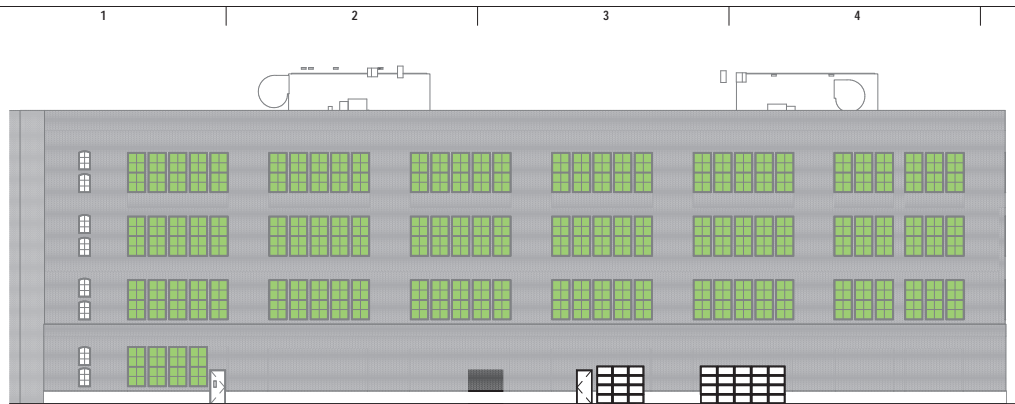
KEY PLAN

SHEET INFORMATION

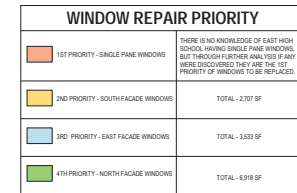
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PROJECT MANAGER: JACQUE MICHAELS  
PROJECT NUMBER 320534-01



**D1** NORTH ELEVATION  
3/32" = 1'-0"



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**denver** 1899 Wynkoop Street, Suite 300  
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303.596.4600

## PROJECT INFORMATION

**MMSD - EAST HS  
ADDITION AND  
RENOVATION**

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## ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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### KEY PLAN

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PROJECT MANAGER JACKIE MICHAELS

PROJECT NUMBER 320534-01

## EXISTING BUILDING ELEVATIONS

**A-022**





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#### PROJECT INFORMATION

**MMSD - EAST HS  
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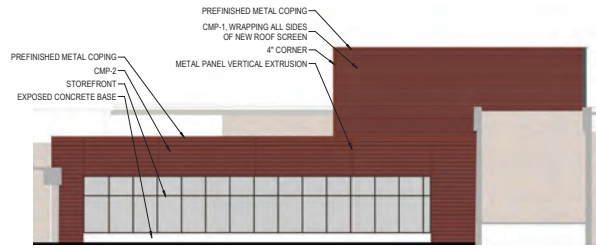
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PROJECT NUMBER 320534-01

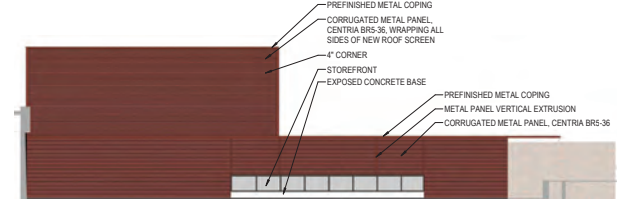
**ADDITION BUILDING  
ELEVATIONS**

**A-023**

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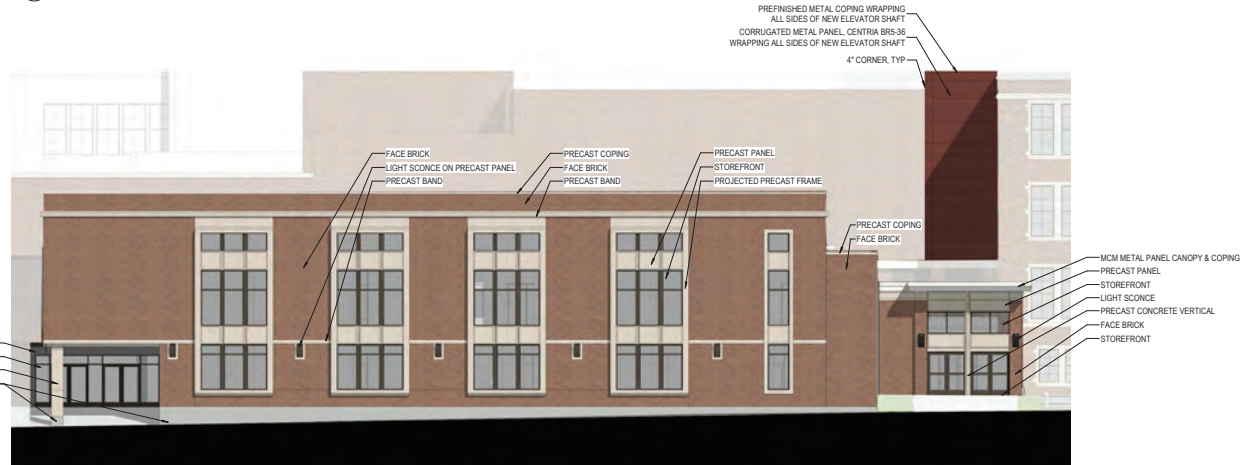
**E2 NORTH ELEVATION - AREA J**  
18' x 1'-0"



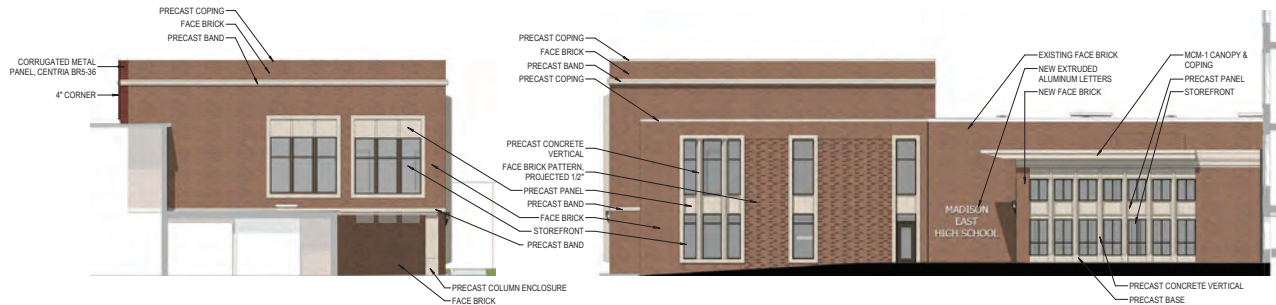
**E5 SOUTH ELEVATION - AREA J**  
18' x 1'-0"



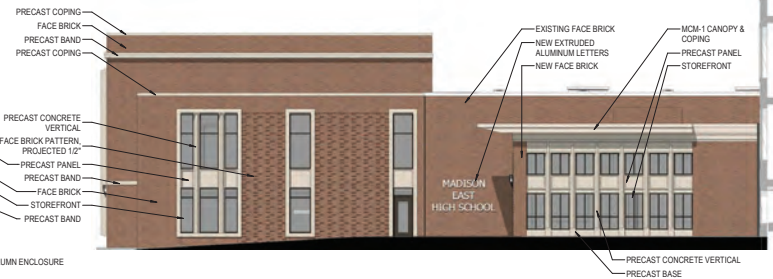
**D2 NORTH ELEVATION - AREA E1**  
18' x 1'-0"



**B2 SOUTH ELEVATION - AREA E1**  
18' x 1'-0"



**A2 WEST ELEVATION - AREA E1**  
18' x 1'-0"



**A4 EAST ELEVATION - AREA E1**  
18' x 1'-0"



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PROJECT INFORMATION

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KEY PLAN



AERIAL VIEW

MECHANICAL SCREEN AT FITNESS ENTRY



VIEW OF FITNESS ADDITION AND MECHANICAL SCREEN

VIEW OF FITNESS ADDITION AND MECHANICAL SCREEN

SHEET INFORMATION

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PERSPECTIVES

**A-030**

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