

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: 9-26-12  
UDC MEETING DATE: 10-3-12

Action Requested  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1108 MOORLAND ROAD

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
NOB HILL APARTMENTS, LLC EXCEL ENGINEERING, INC.  
KEVIN NEWELL JONATHAN BRINKLEY

CONTACT PERSON: JONATHAN BRINKLEY  
Address: 100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
Phone: 920-926-9800  
Fax: 920-926-9801  
E-mail address: JONATHAN.B@EXCELENGINEER.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

July 31, 2012

Revised September 26, 2012

Project: Nob Hill Redevelopment

1108 Moorland Road

Project No: 1206230

## Letter of Intent

The proposed project is located at 1108 Moorland Road in the Nob Hill apartment complex on a 21.31 acre property. This development is zoned R-3 and is part of a Planned Residential Development. The project consists of renovating the existing apartments (interior and exterior), adding a clubhouse, and adding garaged parking stalls on site so that 50% of the units have a garaged stall. 5% of the apartments will be renovated to comply with ADA standards. Walk paths to these building entrances will be replaced to remove existing steps. Building entrances at grade on the front of buildings will become primary entrances with swing doors in lieu of sliding doors, electronic pass keys and proposed pathways from the main sidewalk.

The existing in-ground pool will be removed and replaced with a community clubhouse and leasing office with a recreational area added across from the clubhouse. The existing tennis courts will be removed and a soccer field with community gardens will be added. The use of the property will remain the same. Dwelling Units will be decreased by 10% from what currently exists by combining smaller units into larger, three bedroom units. Overall bedroom count will increase by 34 bedrooms. Parking stall numbers will meet the zoning regulations. The existing asphalt will be pulverized in place, overlaid, and restriped. The project will need Plan Commission and Urban Design Commission approval per direction given by the Planning Department.

The development schedule for the project is planned to start construction in November of 2012 and end in December of 2013. This includes site and building work. The owner is Nob Hill Apartments, LLC and will be managed by ACC Management out of Oshkosh. The contractor is KM Development. The design architect and engineer for the project is Excel Engineering. The approximate number of employees on the site is 6 to handle maintenance and office related items. The apartments will contain 254 Dwelling Units which will consist of a mix of studio, 1, 2, and 3 bedrooms. The unit's price ranges are expected to be: Efficiency (\$575), 1-bedroom (\$655), 2-bedroom (\$765), and 3-bedroom (\$900 and \$1,004). Open parking stalls on site will decrease from 427 to 357 but garaged stalls will increase from 48 to 127. Total parking spaces will be increased from 475 to 500 with 22 handicap stalls available (included ADA garaged stalls). These numbers exceed zoning requirements. Green space for the site exceeds zoning

requirements with ample existing undeveloped area to the north. Disturbance for the site will be limited. Impervious area for the site will be minimally increased by only 800sf. See plan set for specific numbers within the site data table.

Existing landscaping on site meets zoning requirements per the landscape worksheet. Plants have been added around the clubhouse and at the entryways of the newly remodeled buildings. See landscape plans on sheets C1.5 – C1.5C. Multiple landscape schemes have been developed; one shade mix and two sun mix planting arrangements.

Bike racks with twelve parking spaces have been added adjacent to each building to fulfill zoning requirements.

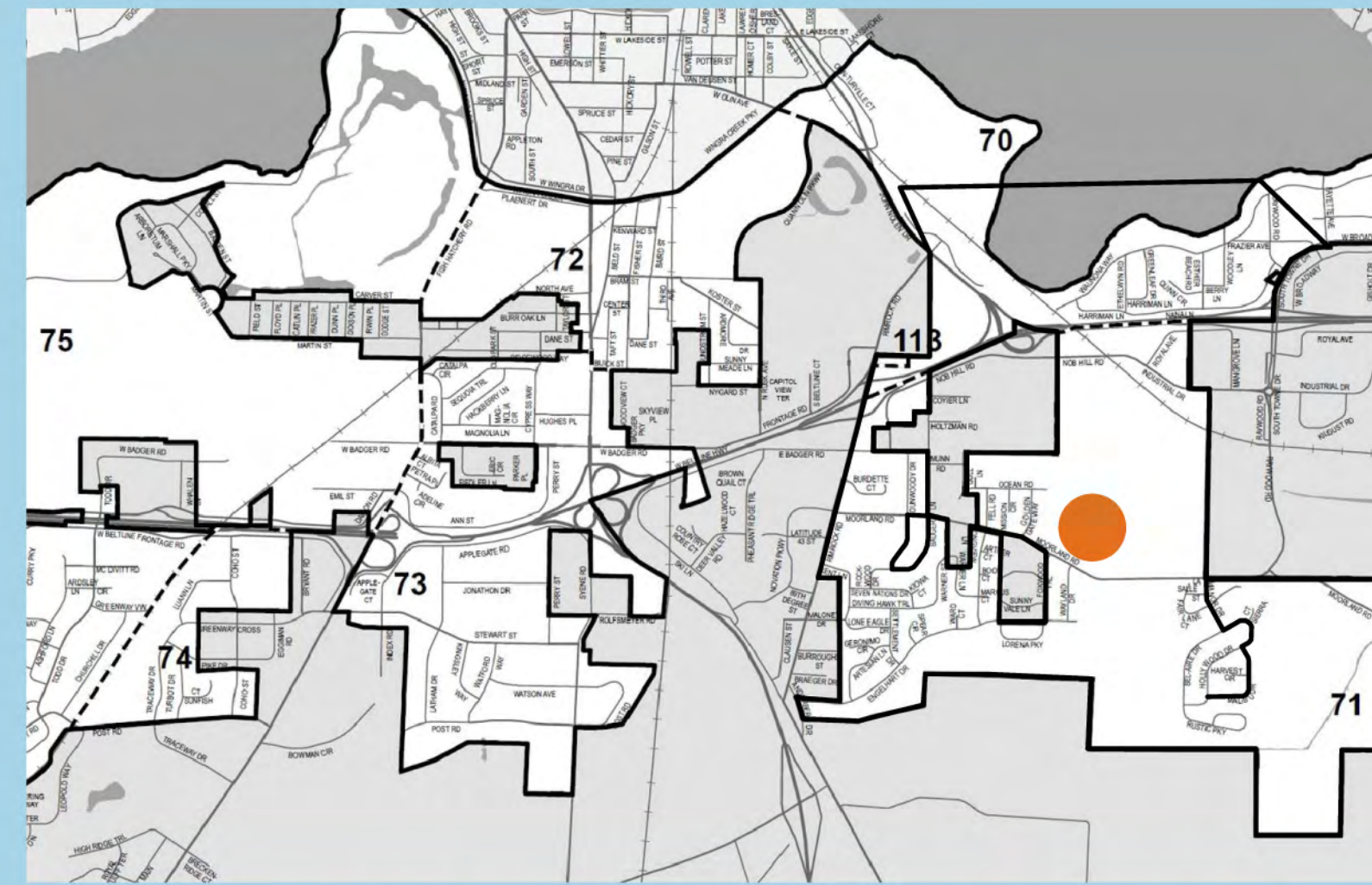
On the exterior of the buildings, T1-11 plywood siding will be replaced by fiber-cement lap siding and shakes. Multiple identity elements have been developed along with three complimenting color schemes. The architectural intent is to give each building a more distinct identity and break up the monotony of identical buildings by creating a neighborhood of things that are similar to each other yet different enough to play off one another. Existing brick and roofing is in good shape and will be retained. Windows, fascia, soffit, and gutters will be replaced as well as entrance doors. Garage designs have been updated to include additional architectural features at highly visible garages. In addition, garage footprints have been altered and moved on the site for better lines of site and enhanced security.

The redevelopment of the property is expected to be an overall benefit to the community. The site will be improved and updated aesthetically. Please accept the included items for approval.

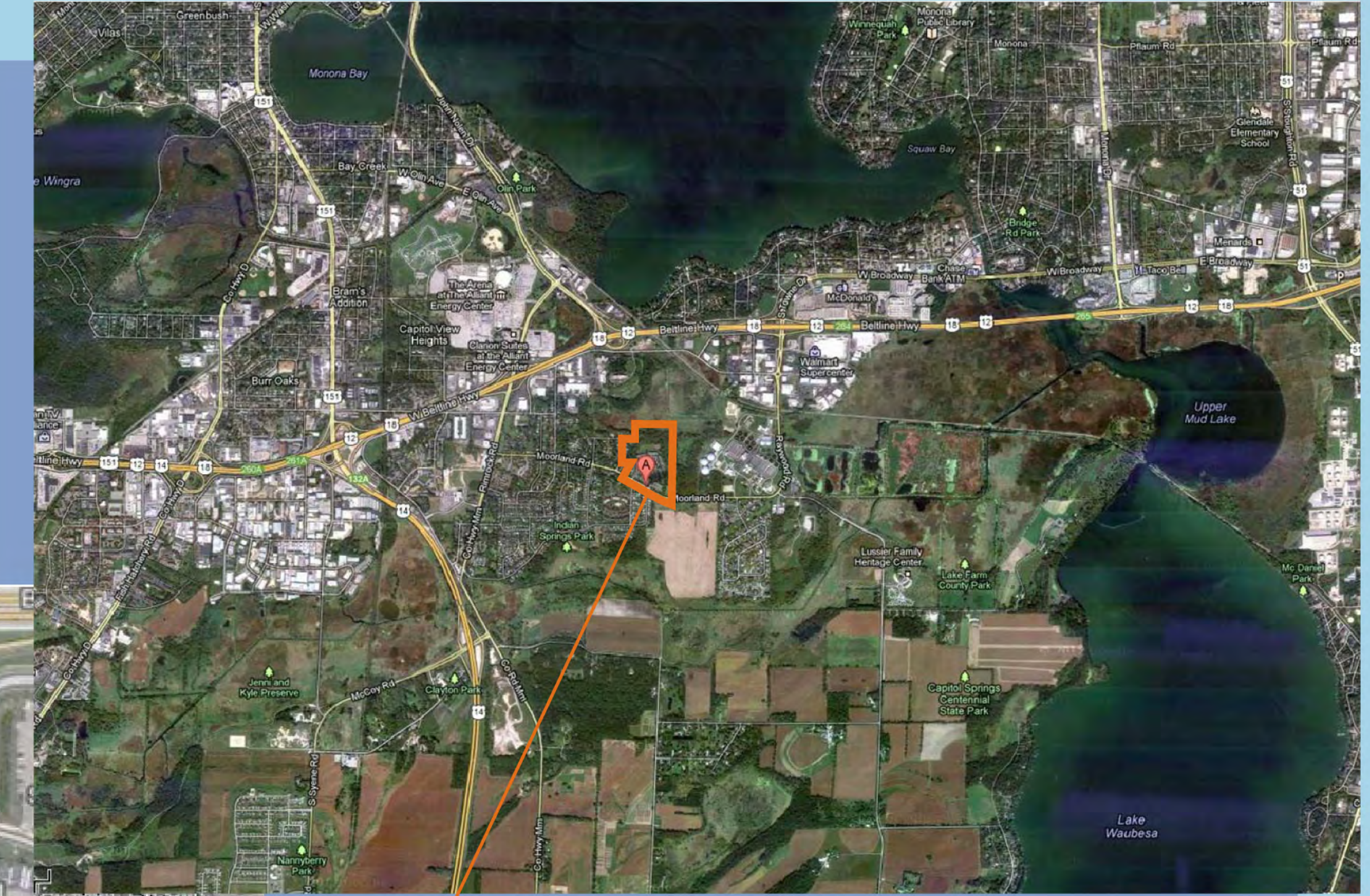


# Nob Hill Apartments Neighborhood Context Exhibit

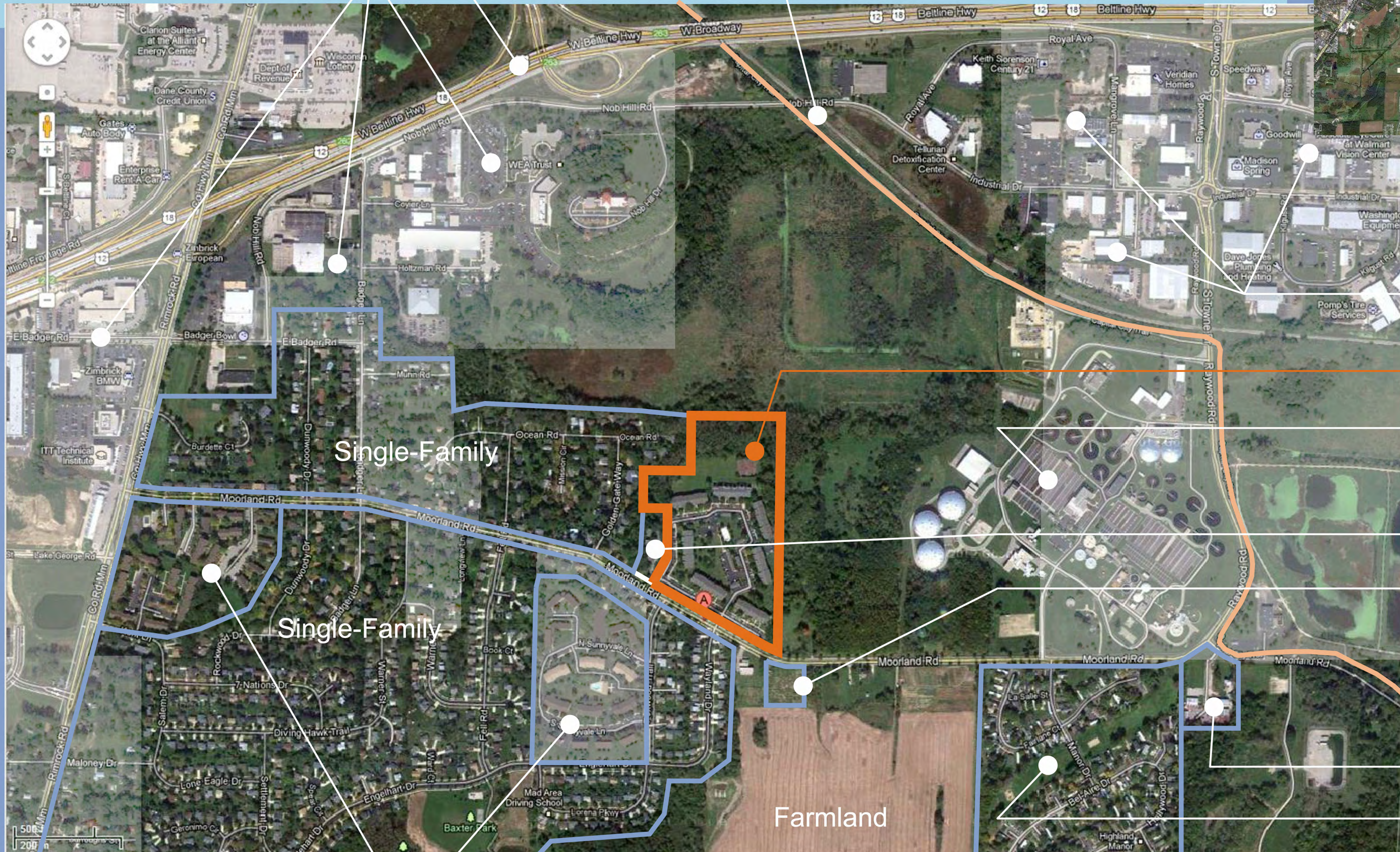
Capital City Trail  
Beltline Highway  
Commercial



City of Madison Wards - District 14



LOCATION



Commercial / Light Industrial

**Nob Hill Apartments**

Nine Springs Sewage Treatment  
Madison Metropolitan Sewer District

Duplexes

Community Gardens

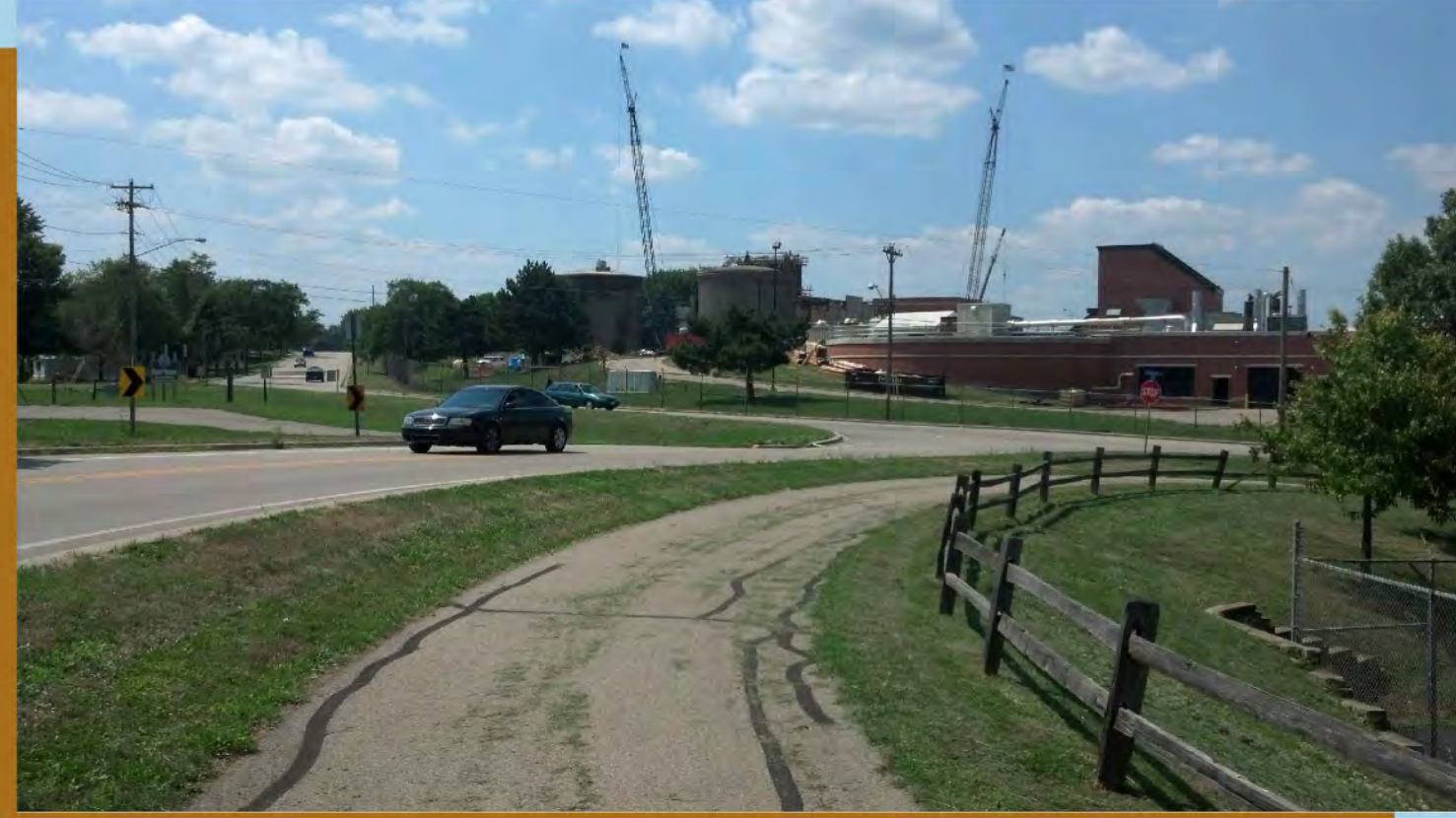
The Farm - Tavern

Highland Manor - Mobile Home Park

Multi-Family

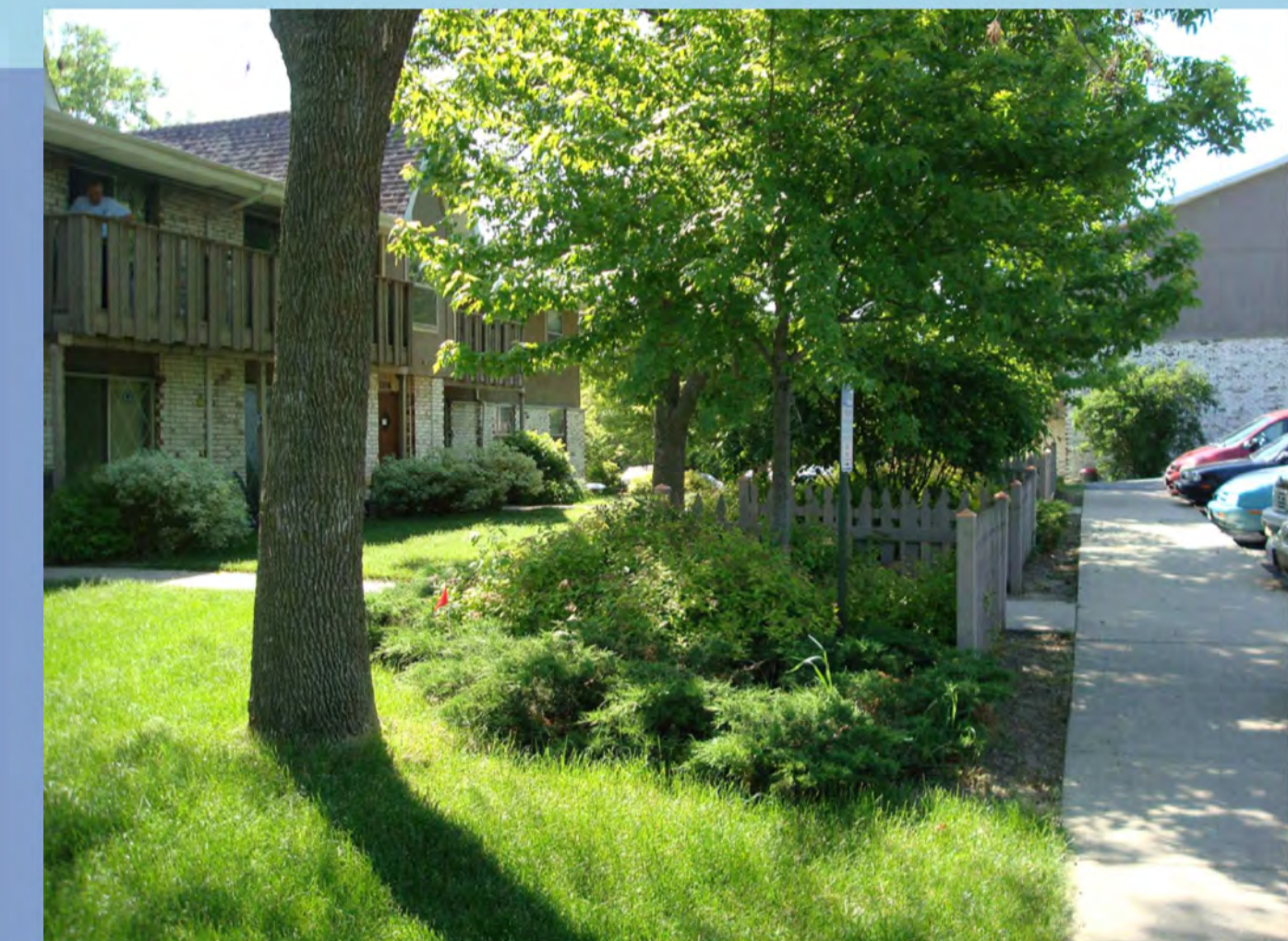


# Neighborhood Photos



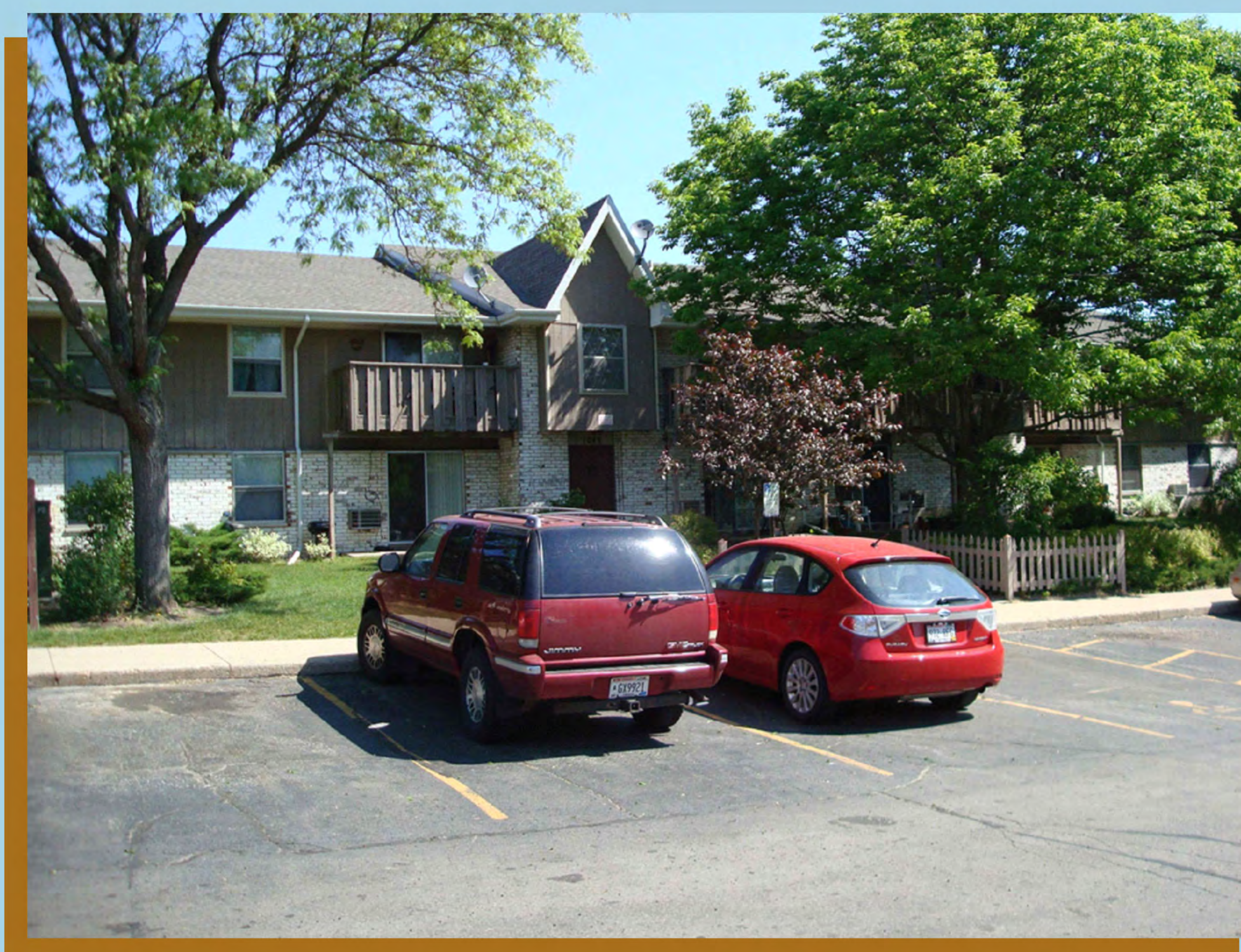


# Existing Site Photos





Nob Hill Apartments  
Existing Site Photos

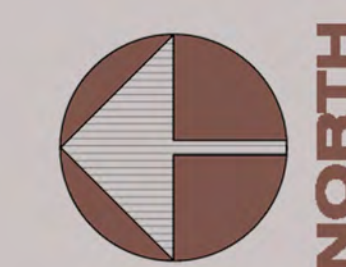




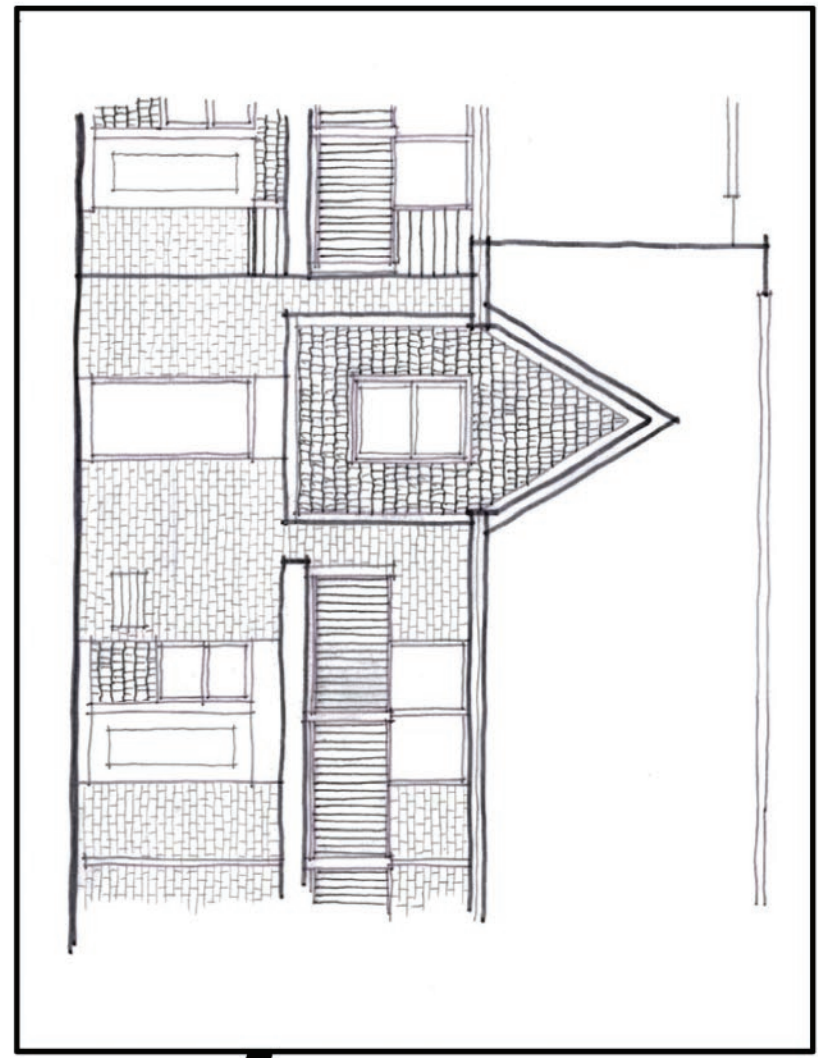


KEY	
	NEW CLUBHOUSE
	NEW GARAGES
	EXISTING APARTMENT BLDGS.
	EXISTING GARAGES
	PLAYGROUND
	BASKETBALL COURT
	GARDENS
	SOCCER FIELD
	COVERED COMMUNITY PATIO
	BIKE RACK
	GARDEN STORAGE SHED
	DUMPSTER ENCLOSURE

# Nob Hill Apartments - Site Plan

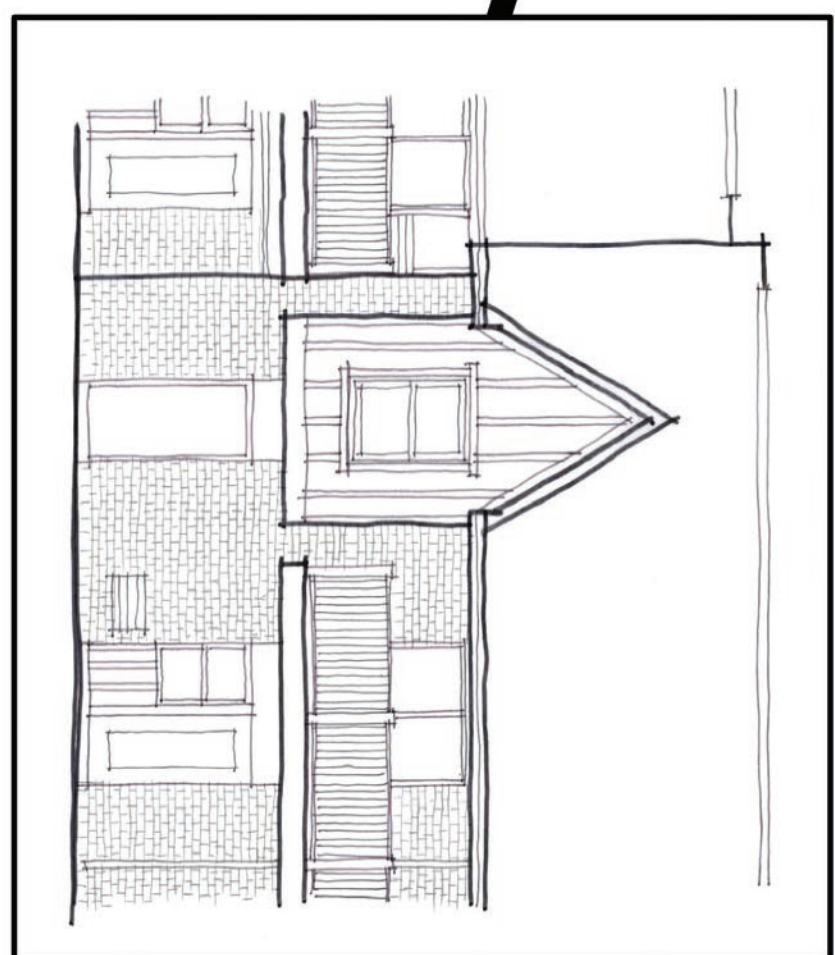






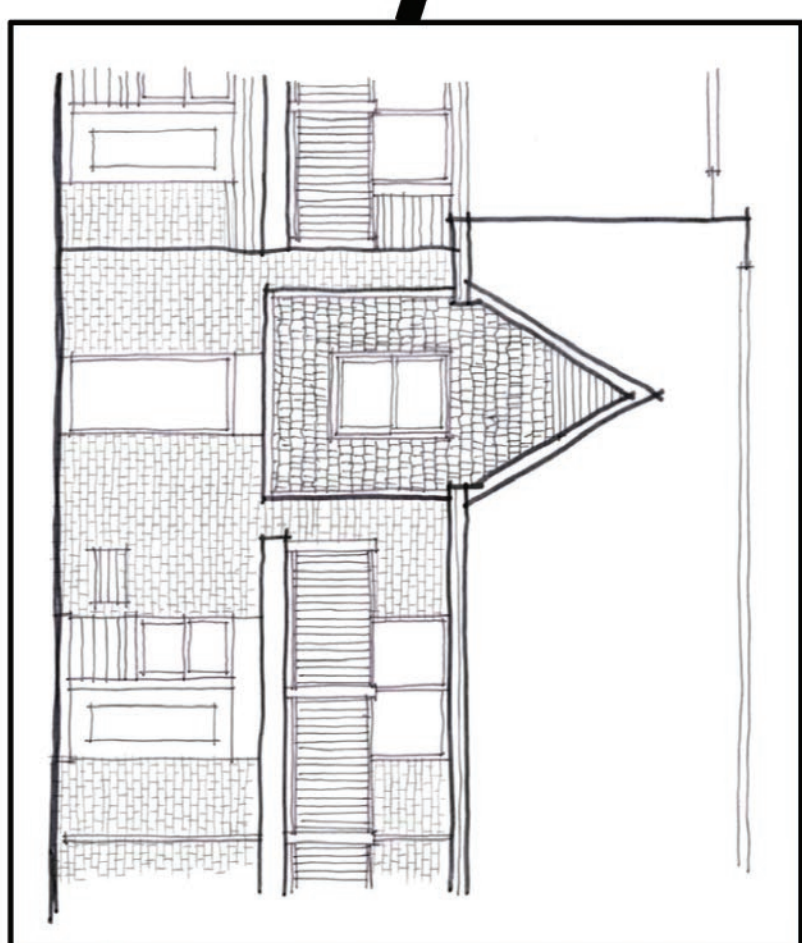
identity 1

shakes



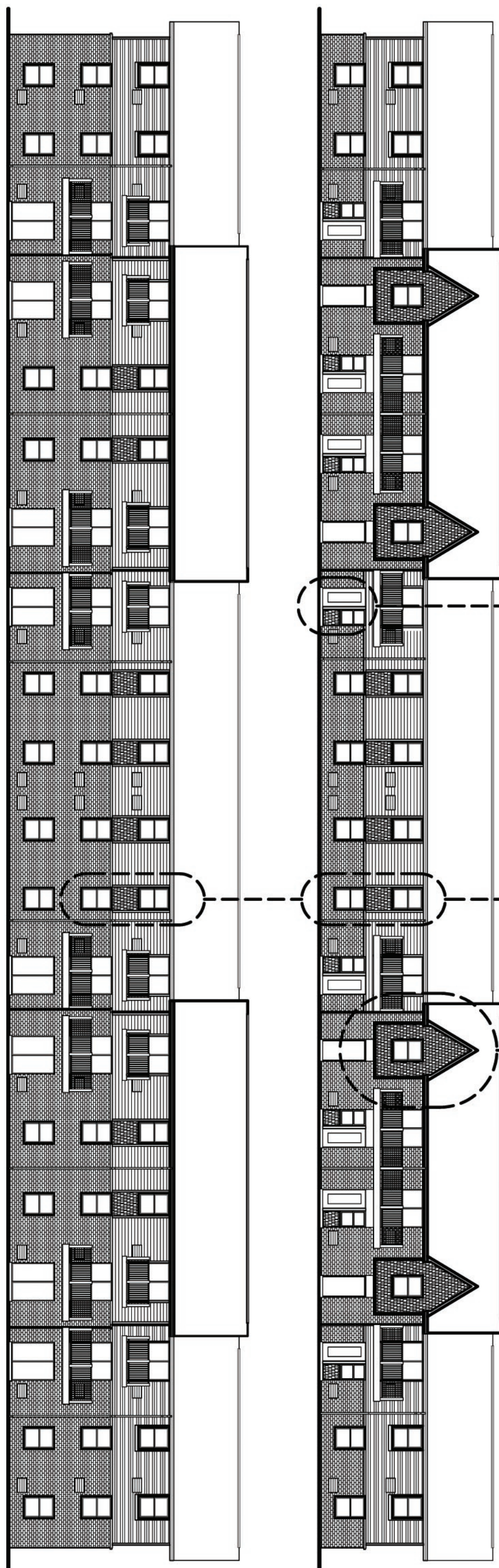
identity 2

board & battens



identity 3

shakes / lap siding



building elevations

identity 1 shown

inspiration photos



staggered reveal lap siding

shakes

board & batten

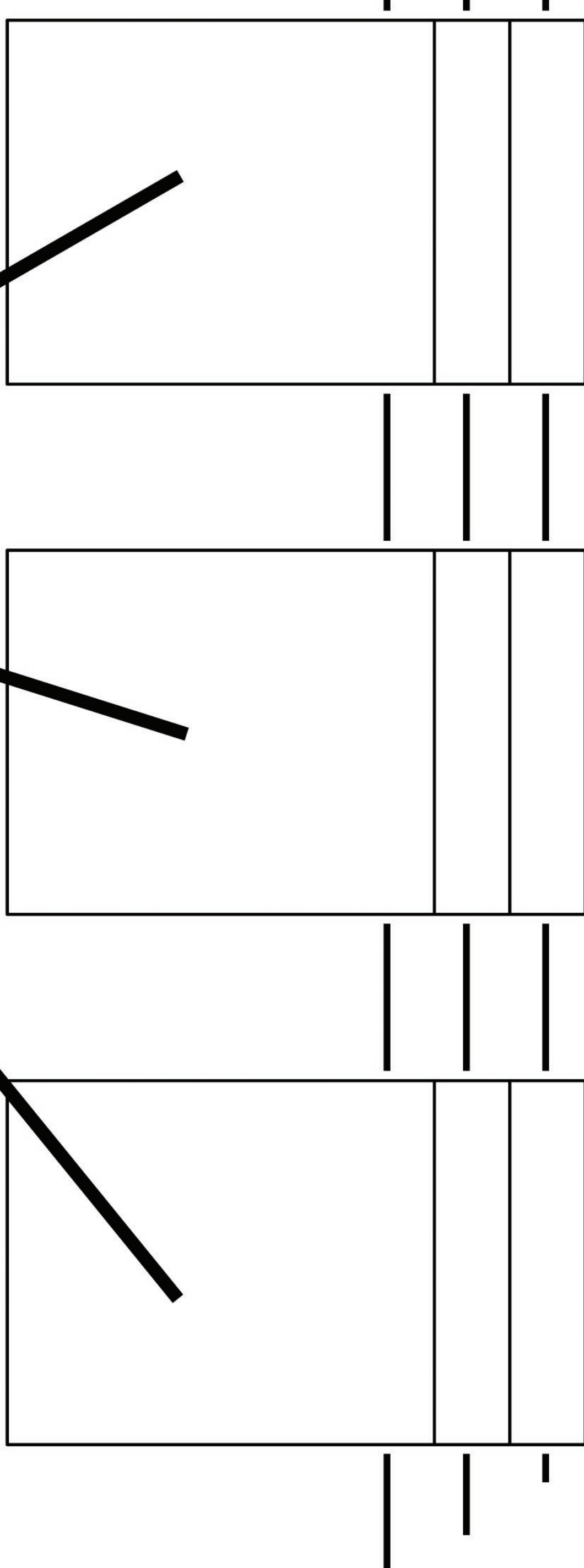
deep color palette

color 'a'  
color 'b'  
color 'c'

palette 1

palette 2

palette 3

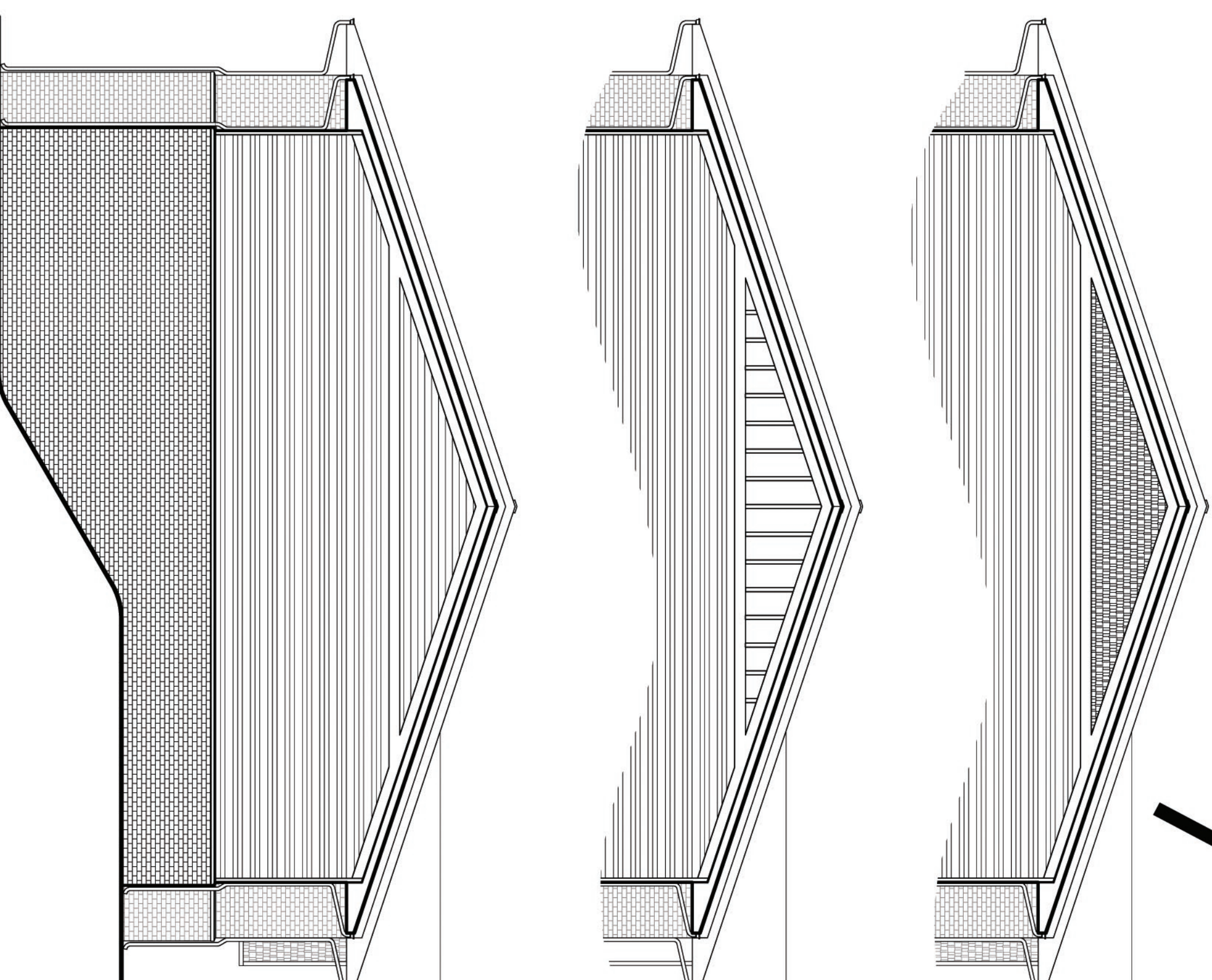


identity

schemes

Building	identity	color palette	railing
Building A	1	1	round
Building B	2	2	square
Building C	3	3	round
Building D	1	1	square
Building E	2	2	round
Building F	3	3	square
Building G	2	2	round

building end gables



identity 1

shakes

identity 2

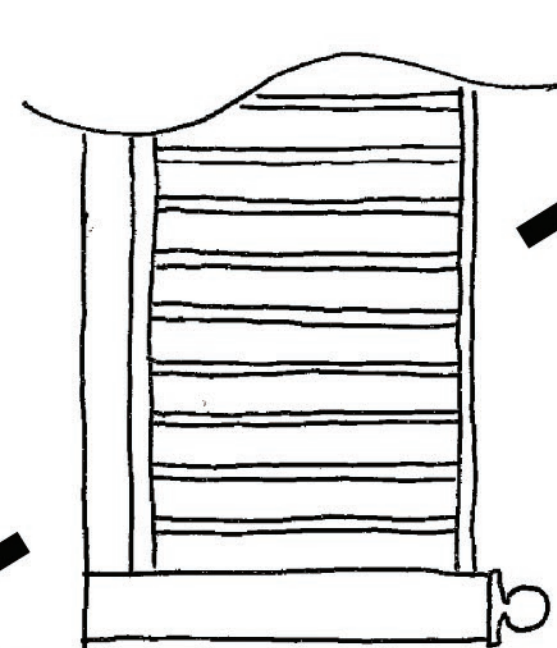
board & battens

identity 3

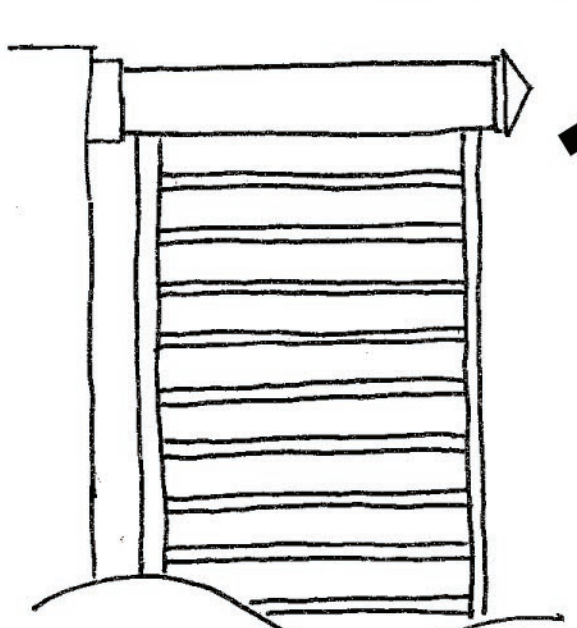
shakes / lap siding

see full building elevations for further material information

round  
ornamental  
newel



railing colors:  
white  
tan  
clay



square  
built-up  
newel

Nob Hill Apartments  
Identity Elements

EXCEL  
ENGINEERING  
9-25-12



PROJECT MASTER SET

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
TBD

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

SHEET ISSUE:

JUNE 26, 2012  
SEE TITLE SHEET TO CONFIRM  
THAT THIS SHEET HAS BEEN  
ISSUED FOR CONSTRUCTION

REVISIONS:  
A01 JULY 16, 2012

JOB NUMBER:  
1206230  
SHEET

ID#1

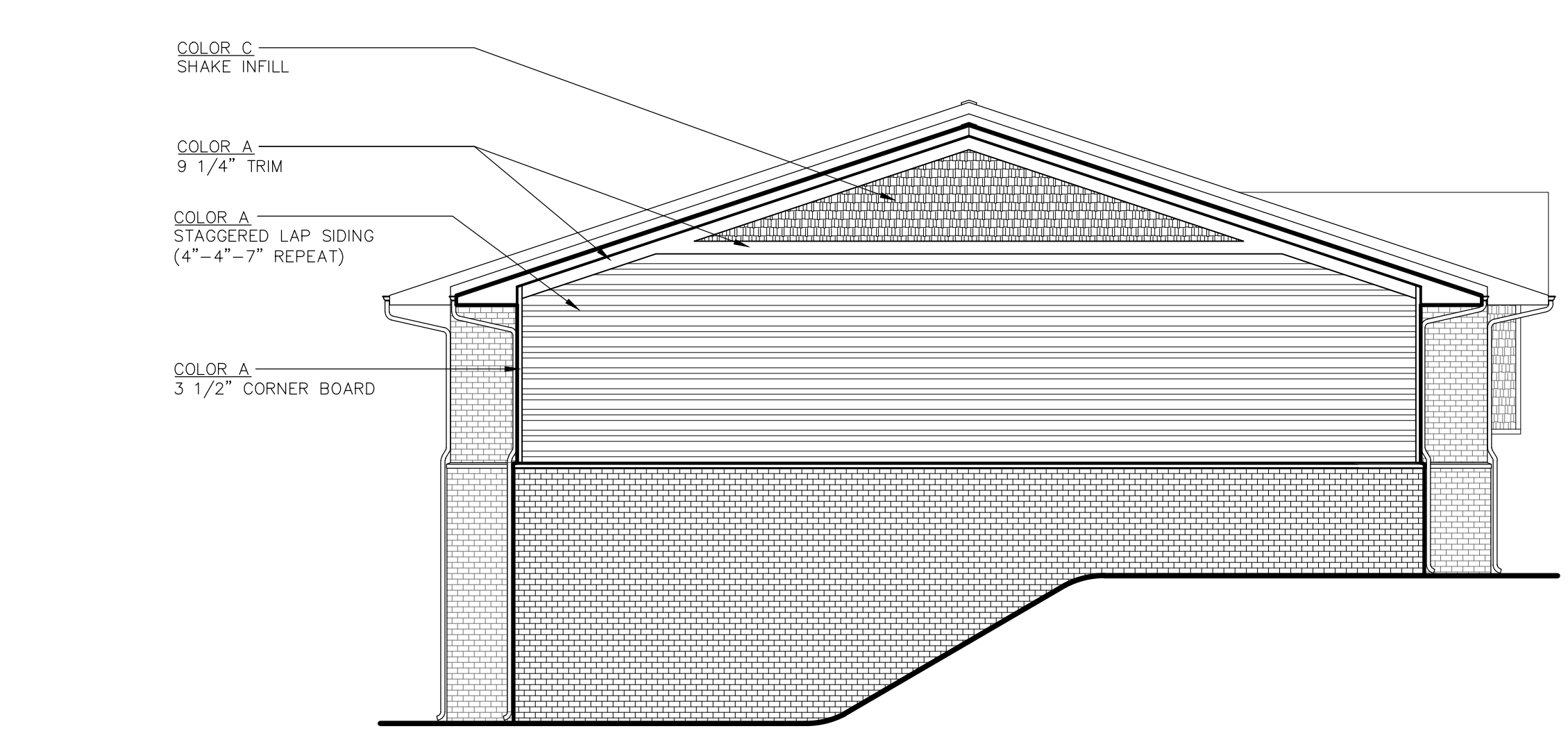
2012 © EXCEL ENGINEERING, INC.



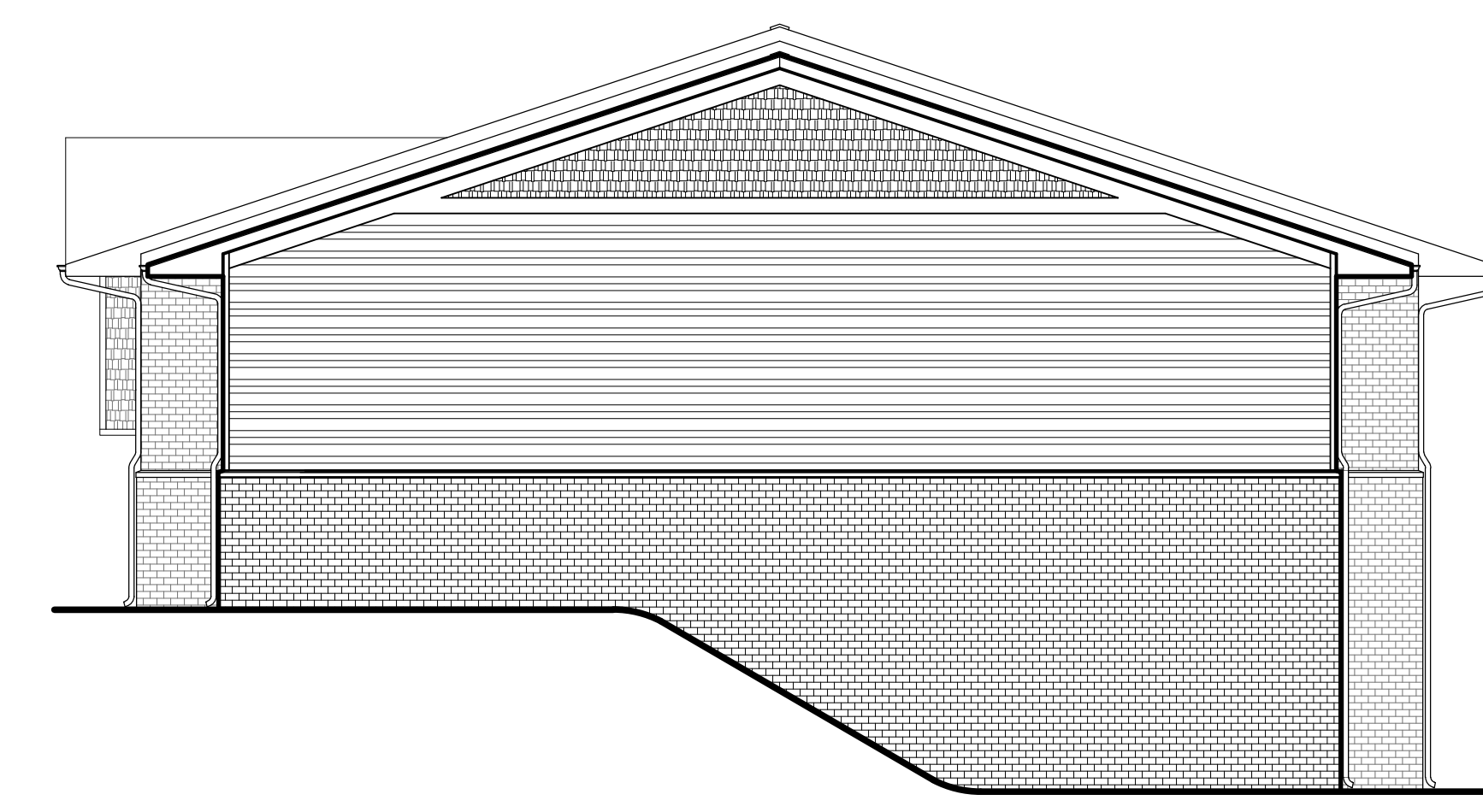
**IDENTITY #1**  
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**IDENTITY #1**  
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**IDENTITY #1**  
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



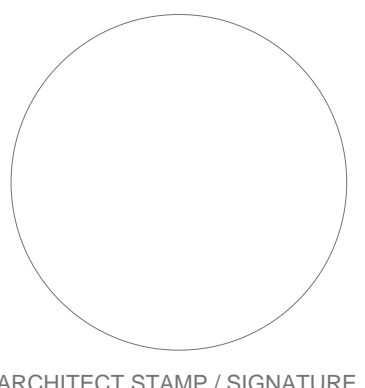
**IDENTITY #1**  
**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



DRAWING SET IDENTIFIER

PROJECT MASTER SET

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13



HUD PROJECT #:  
**TBD**

**OWNER:**  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

**PROJECT:**  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

**SHEET ISSUE:**

JUNE 26, 2012  
SEE TITLE SHEET TO CONFIRM  
THAT THIS SHEET HAS BEEN  
ISSUED FOR CONSTRUCTION

**REVISIONS:**

NO.	DESCRIPTION

**JOB NUMBER:**  
1206230

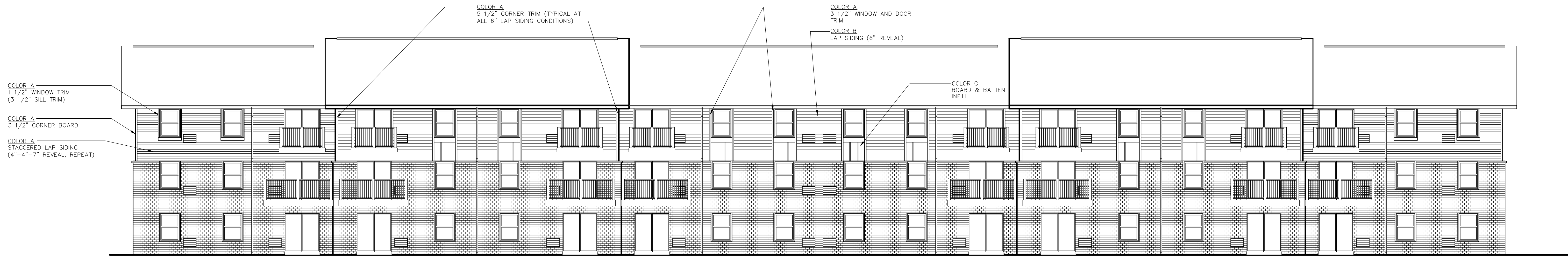
**SHEET**

**ID#2**



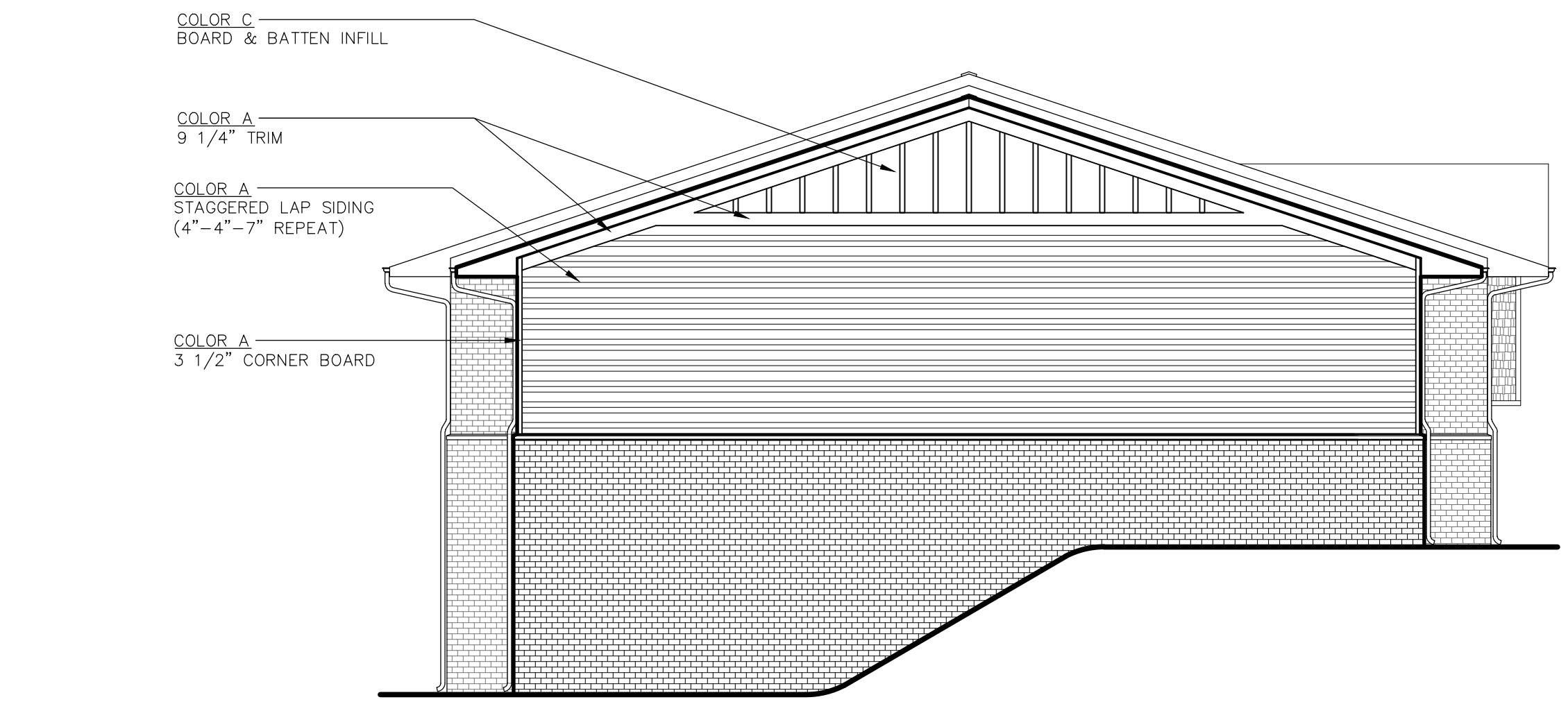
**IDENTITY #2**  
**FRONT ELEVATION**

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



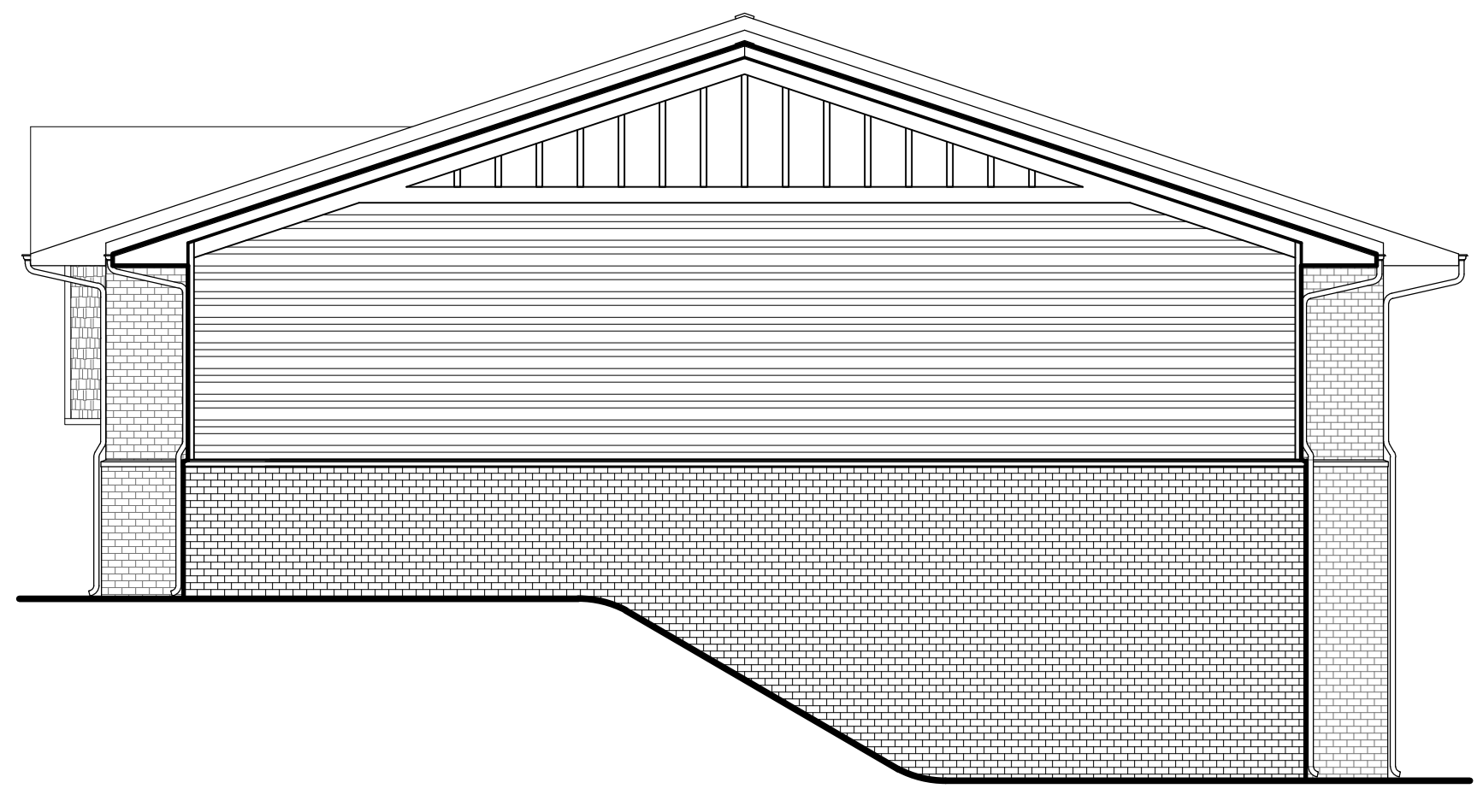
**IDENTITY #2**  
**REAR ELEVATION**

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



**IDENTITY #2**  
**LEFT ELEVATION**

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



**IDENTITY #2**  
**RIGHT ELEVATION**

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





PROJECT MASTER SET

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
TBD

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

SHEET ISSUE:

JUNE 26, 2012

SEE TITLE SHEET TO CONFIRM  
THAT THIS SHEET HAS BEEN  
ISSUED FOR CONSTRUCTION

REVISIONS:

JOB NUMBER:

1206230

SHEET

ID#3

2012 © EXCEL ENGINEERING, INC.



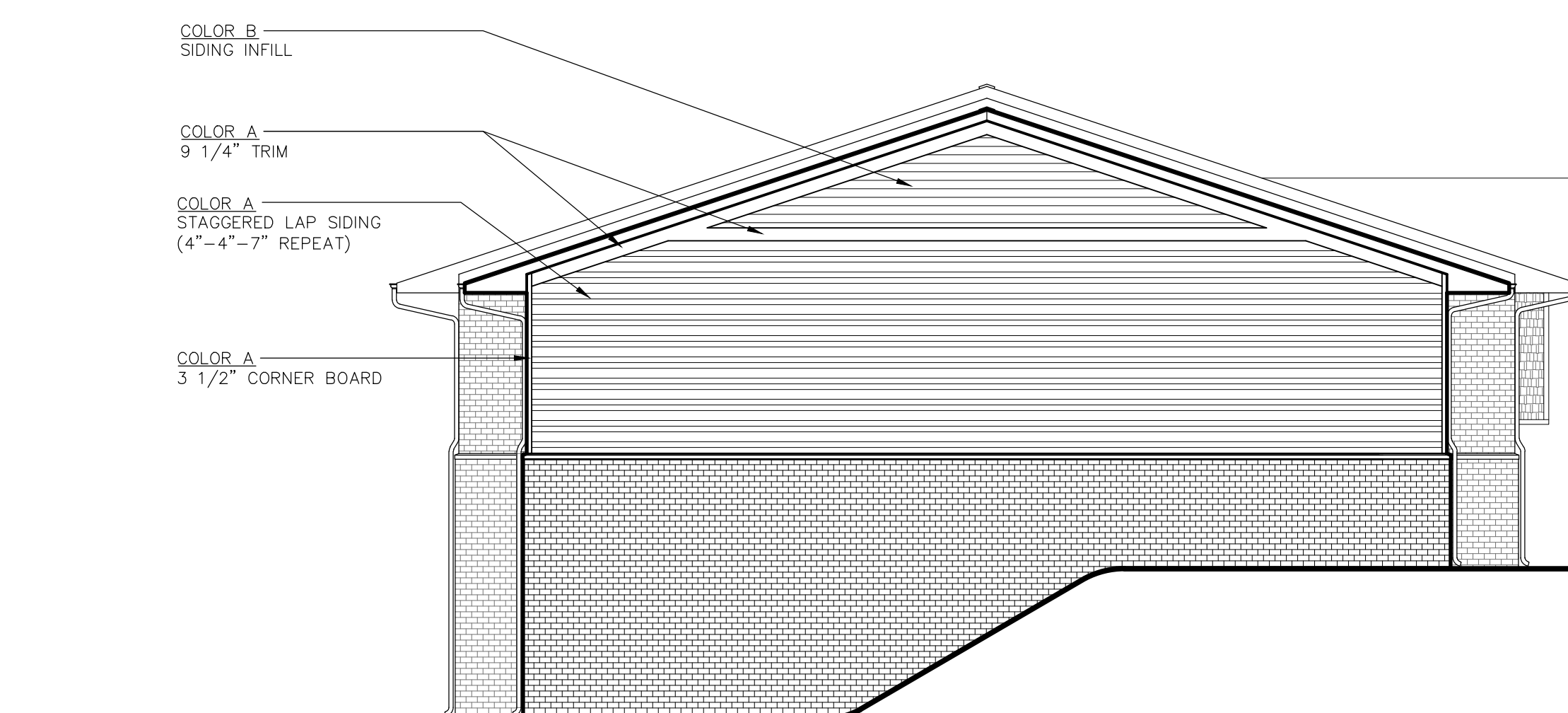
**IDENTITY #3**  
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"  
8" 0 8" 16"



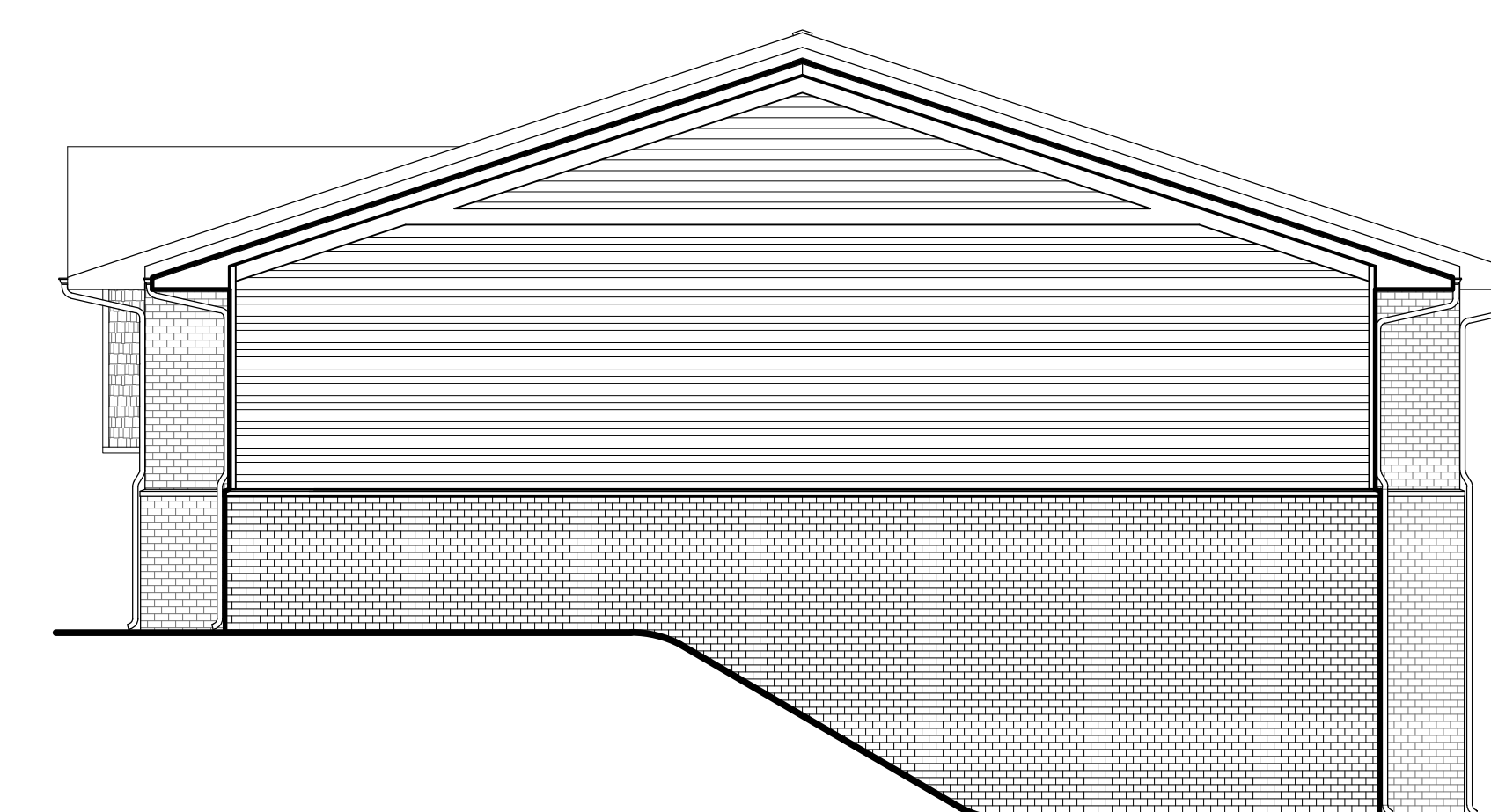
**IDENTITY #3**  
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"  
8" 0 8" 16"



**IDENTITY #3**  
**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"  
8" 0 8" 16"



**IDENTITY #3**  
**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"  
8" 0 8" 16"





IDENTITY 1  
COLOR PALLETTE 1







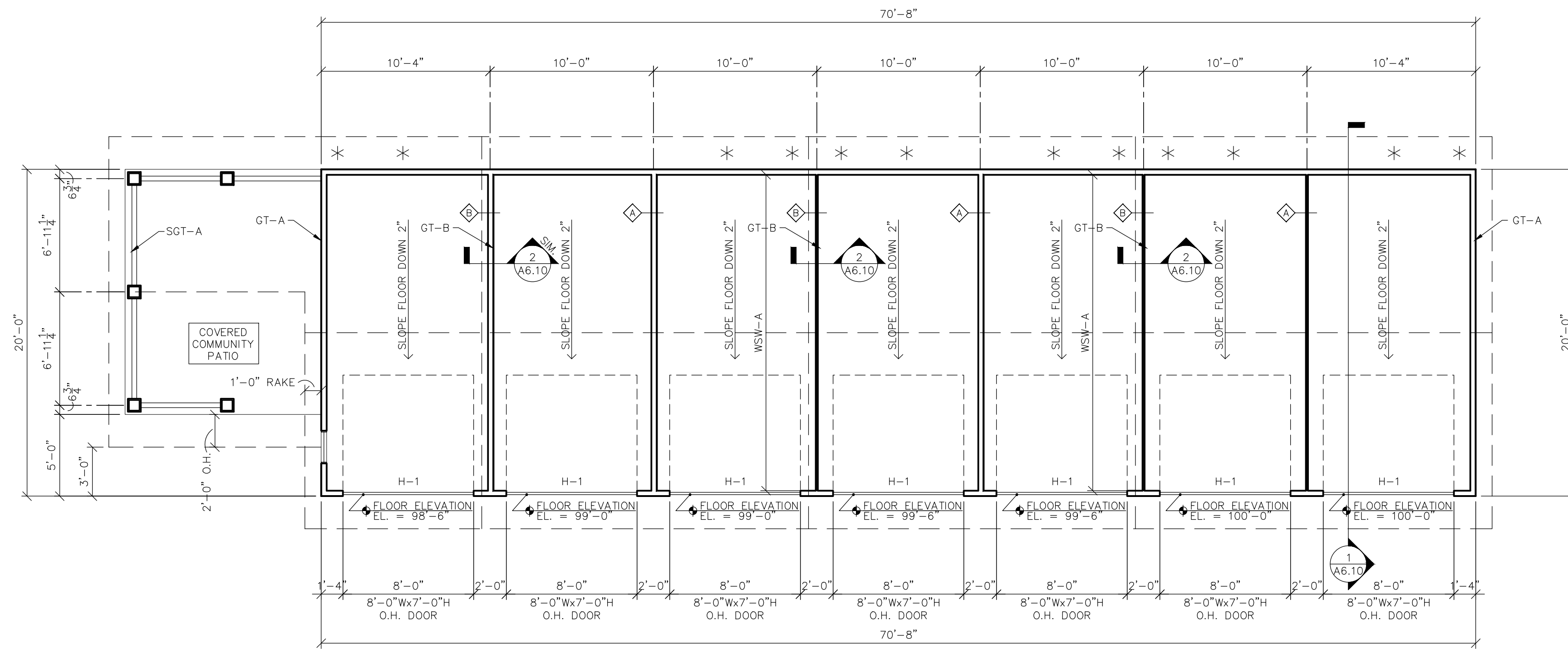
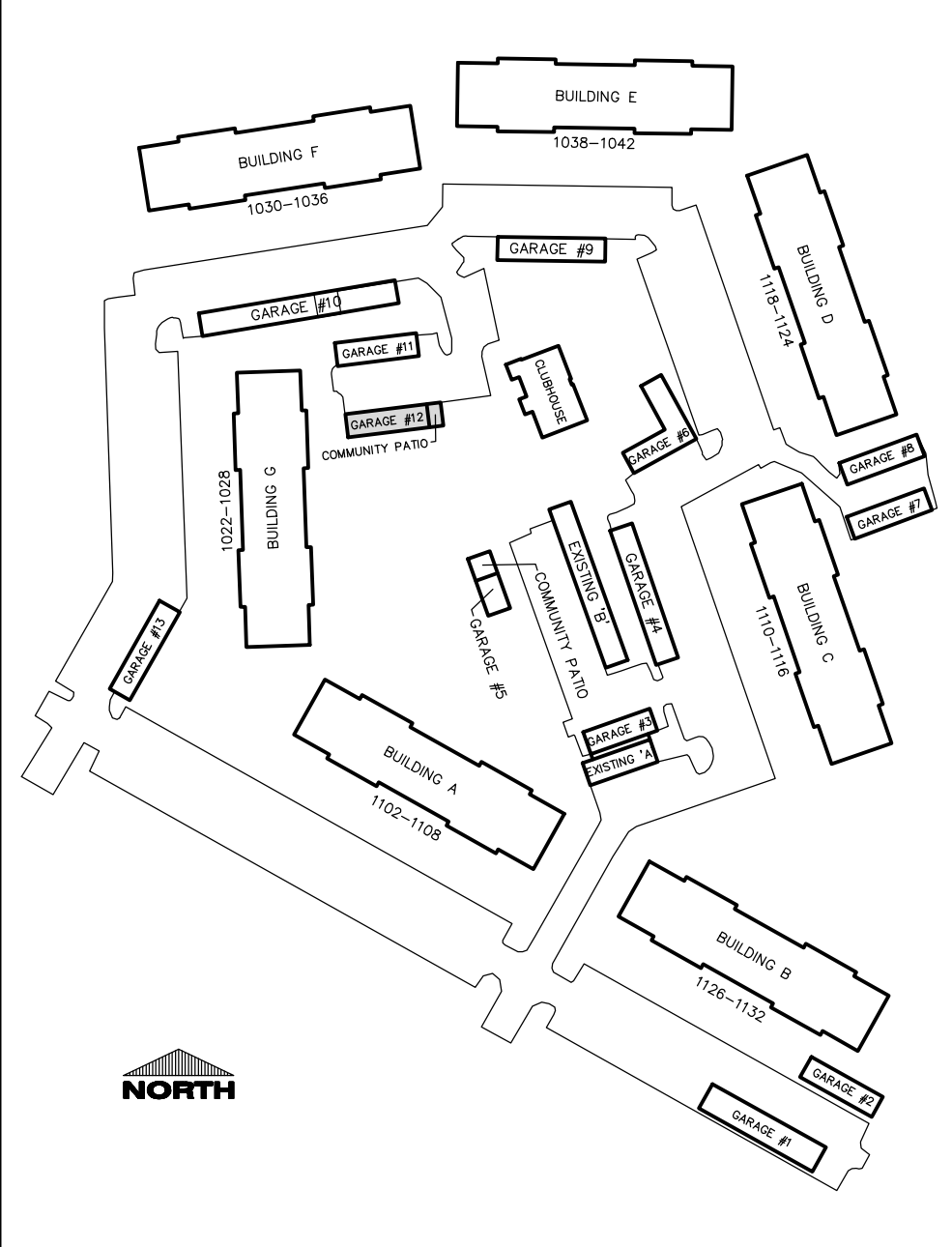




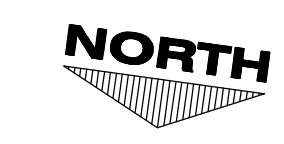
**GENERAL STRUCTURAL NOTES:**

- SEE DESIGN LOADS ON SHEET A6.10 FOR ALL DESIGN LOADS NOT SHOWN ON PLANS.
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR.
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES.
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS - BRACING BY G.C.
- ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE REQUIRED.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1 "FASTENING SCHEDULE" - SEE STRUCTURAL DRAWINGS.
- PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR BEARING WALLS.
- EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) "SIMPSON" H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLATE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN REQUIRED.

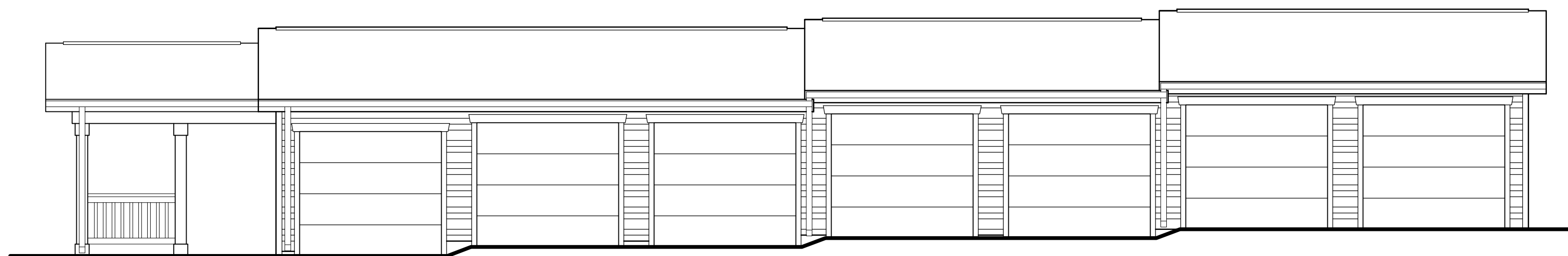
**SITE PLAN KEY:**



**(7) GARAGES  
GARAGE #12 FLOOR PLAN**

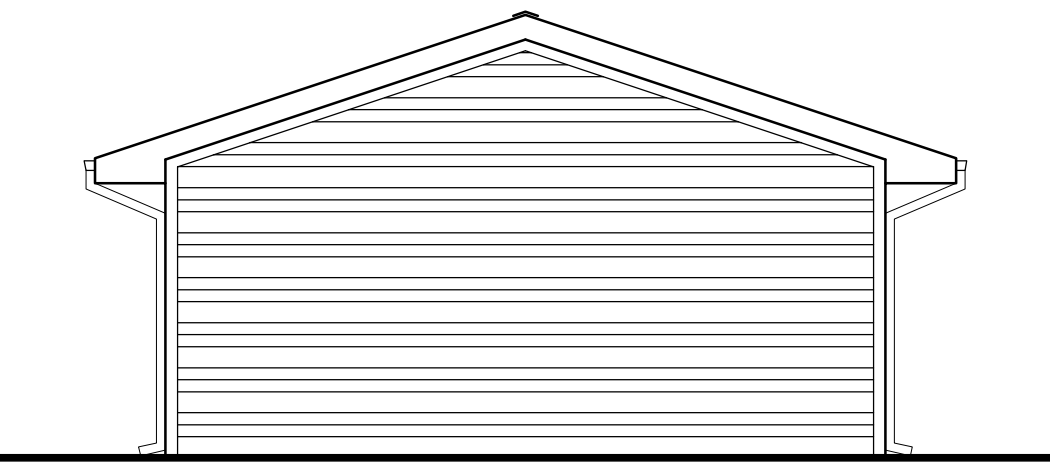


SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



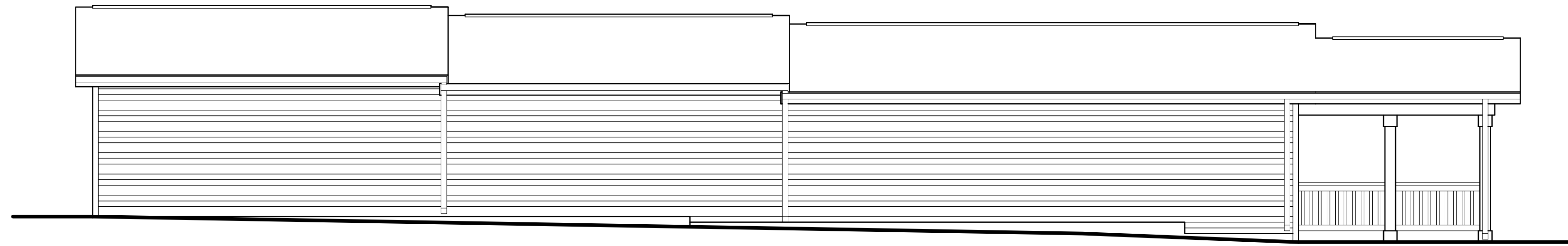
**(7) GARAGES  
GARAGE #12 FRONT ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



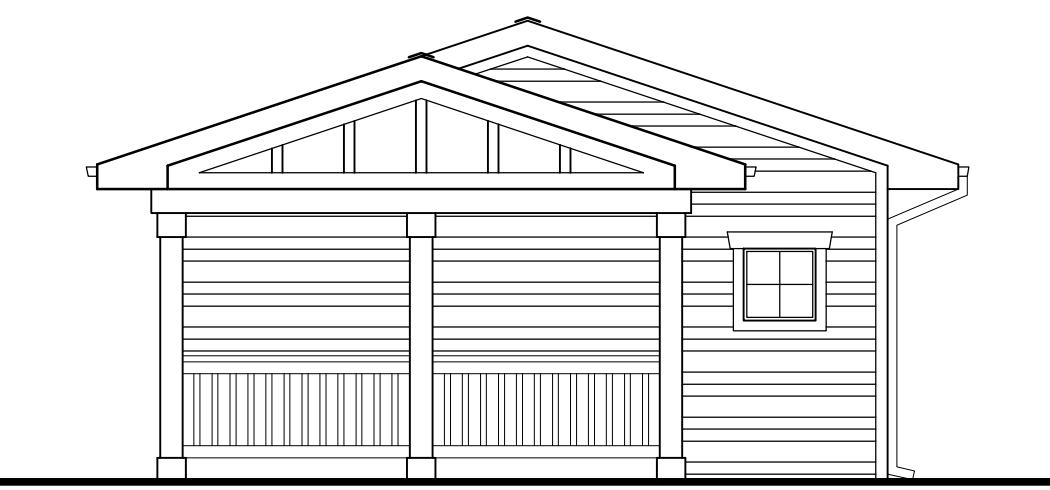
**(7) GARAGES  
GARAGE #12 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #12 REAR ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

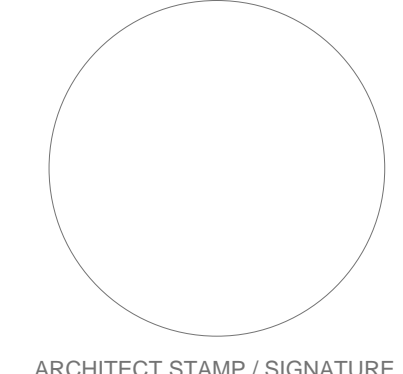


**(7) GARAGES  
GARAGE #12 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

**DRAWING SET IDENTIFIER**

- PROJECT MASTER SET
- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12**
- GARAGE #13



HUD PROJECT #:  
**TBD**

**OWNER:**  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

**PROJECT:**  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

**SHEET ISSUE:**  
JUNE 26, 2012

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

**REVISIONS:**

**JOB NUMBER:**  
1206230

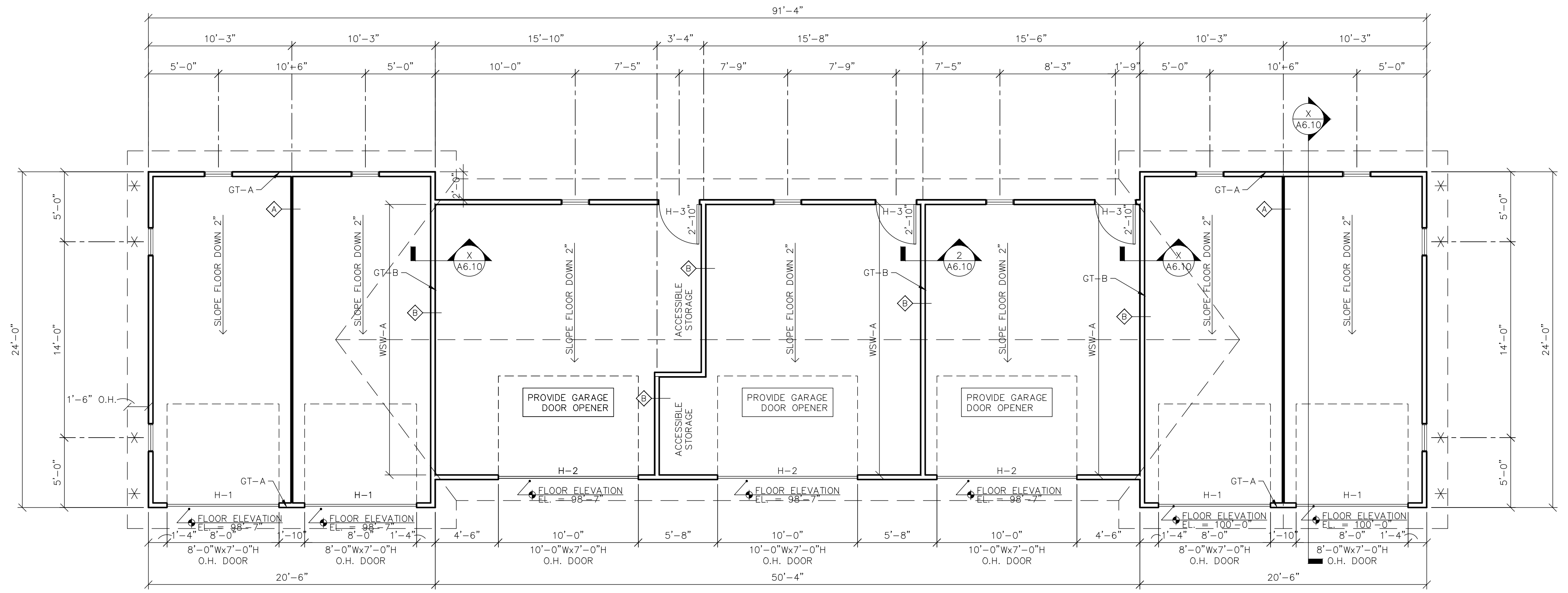
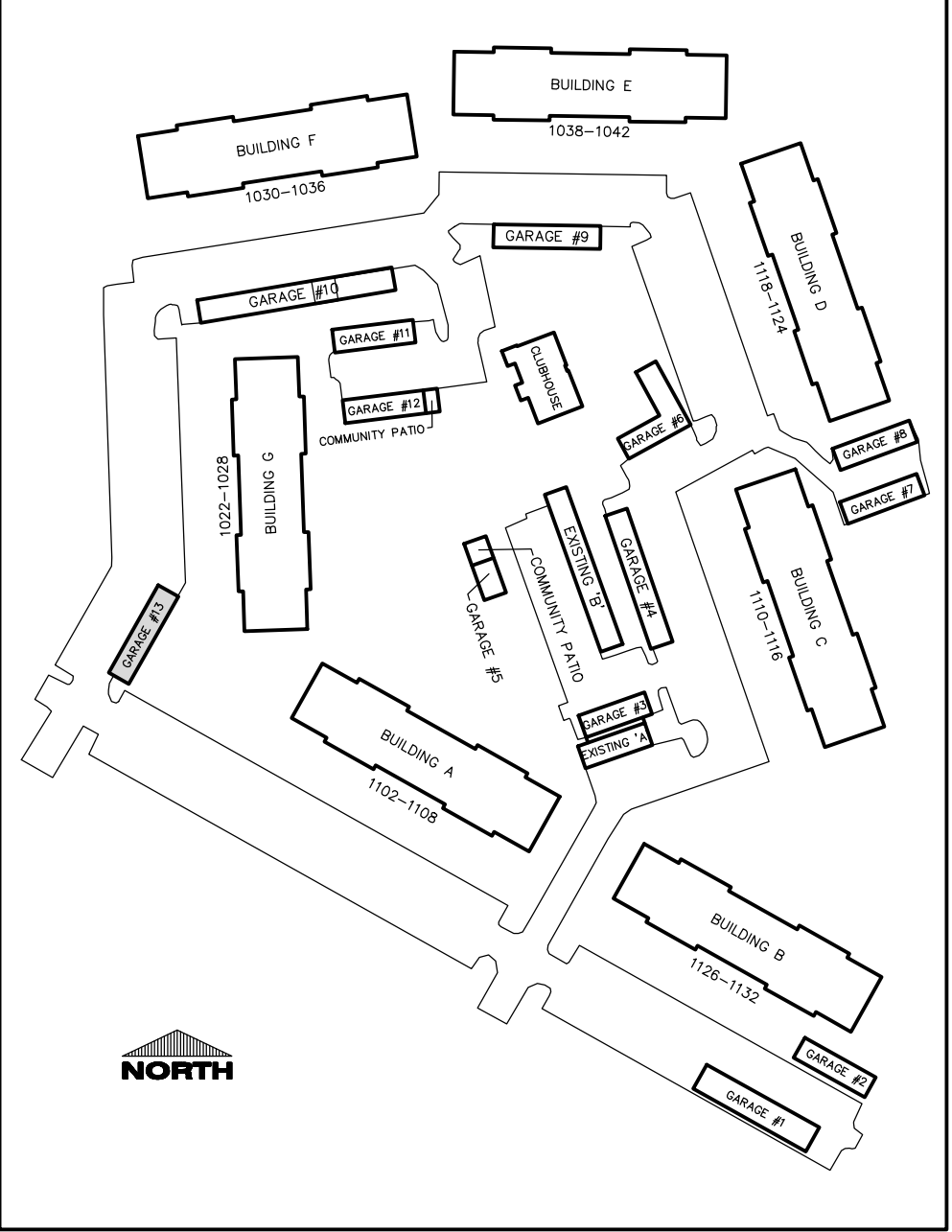
**SHEET**



**GENERAL STRUCTURAL NOTES:**

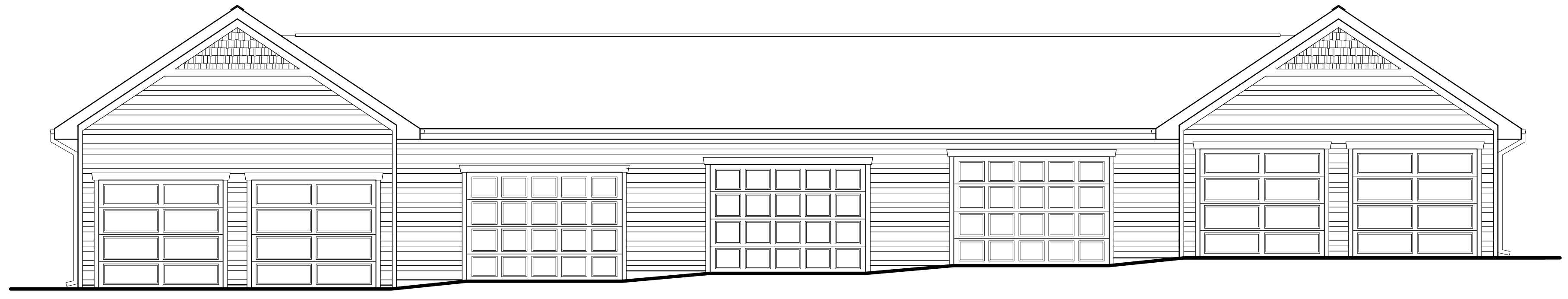
- SEE DESIGN LOADS ON SHEET A6.10 FOR ALL DESIGN LOADS NOT SHOWN ON PLANS.
- SEE CIVIL PLANS FOR FLOOR ELEVATIONS AT GARAGE OVERHEAD DOOR.
- TRUSS MANUFACTURER TO PREPARE FINAL FRAMING PLANS FOR THE CONTRACTOR'S USE IN FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY CHANGES.
- SEE BUILDING CROSS SECTIONS AND DETAILS FOR TRUSS PROFILES.
- SEE TRUSS MANUFACTURER'S DRAWING FOR WEB & LATERAL BRACING SIZE & LOCATION REQUIREMENTS - BRACING BY G.C.
- ALL METAL TRUSS HANGERS BY TRUSS MANUFACTURER WHERE REQUIRED.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORTH IN I.B.C. TABLE 2304.9.1 "FASTENING SCHEDULE" - SEE STRUCTURAL DRAWINGS.
- PROVIDE FULL DEPTH BLOCKING AT MID HEIGHT OF ALL INTERIOR BEARING WALLS.
- EXCEPTION: AT INTERIOR BEARING WALLS THAT ARE PRE-SHEATHED BOTH SIDES WITH SHEATHING FASTENED AT 12" O.C., FULL DEPTH BLOCKING IS NOT REQUIRED.
- USE (1) "SIMPSON" H2.5T TRUSS ANCHOR @ EACH ROOF TRUSS BEARING LOCATION W/ (5) 8d NAILS INTO TRUSS & (5) 8d NAILS INTO MIN. DOUBLE PLATE.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING TO TOP OF ALL GABLE END TRUSSES W/ 8d NAILS @ 6" O.C.
- UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) @ INTERMEDIATE SUPPORTS.
- UNLESS NOTED OTHERWISE, NAIL WALL SHEATHING 6" O.C. @ PANEL EDGES W/ 8d NAILS. NAIL 12" O.C. (MIN.) TO INTERMEDIATE SUPPORTS.
- \* INDICATES LOCATION OF TRUSS/RAFTER BLOCKING.
- SEE DETAIL D/D FOR TYPICAL 2x BLOCKING AT ROOF TRUSSES WHEN REQUIRED.

**SITE PLAN KEY:**



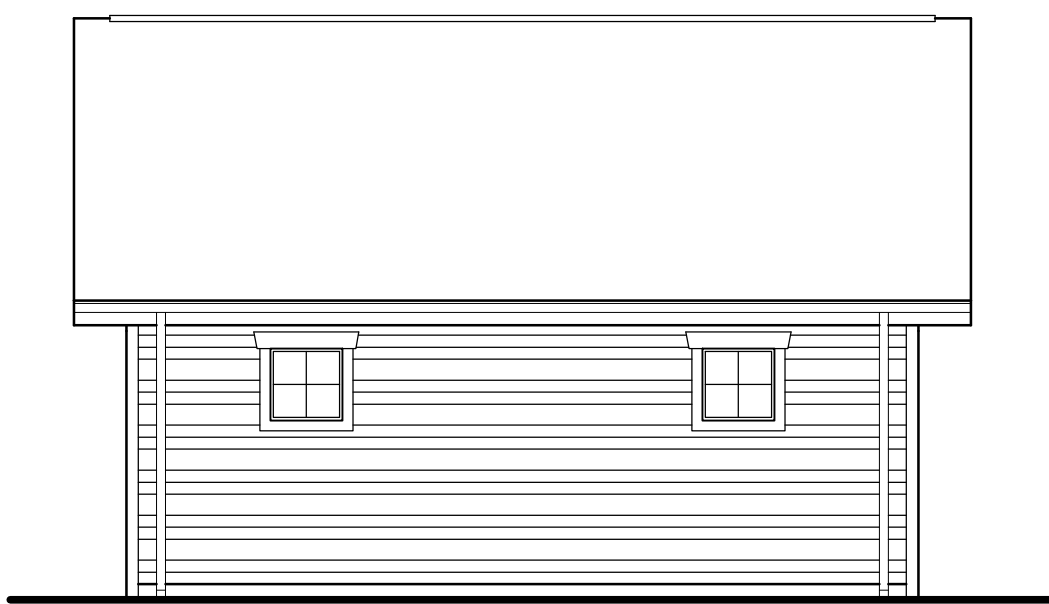
**(7) GARAGES  
GARAGE #13 FLOOR PLAN**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #13 FRONT ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



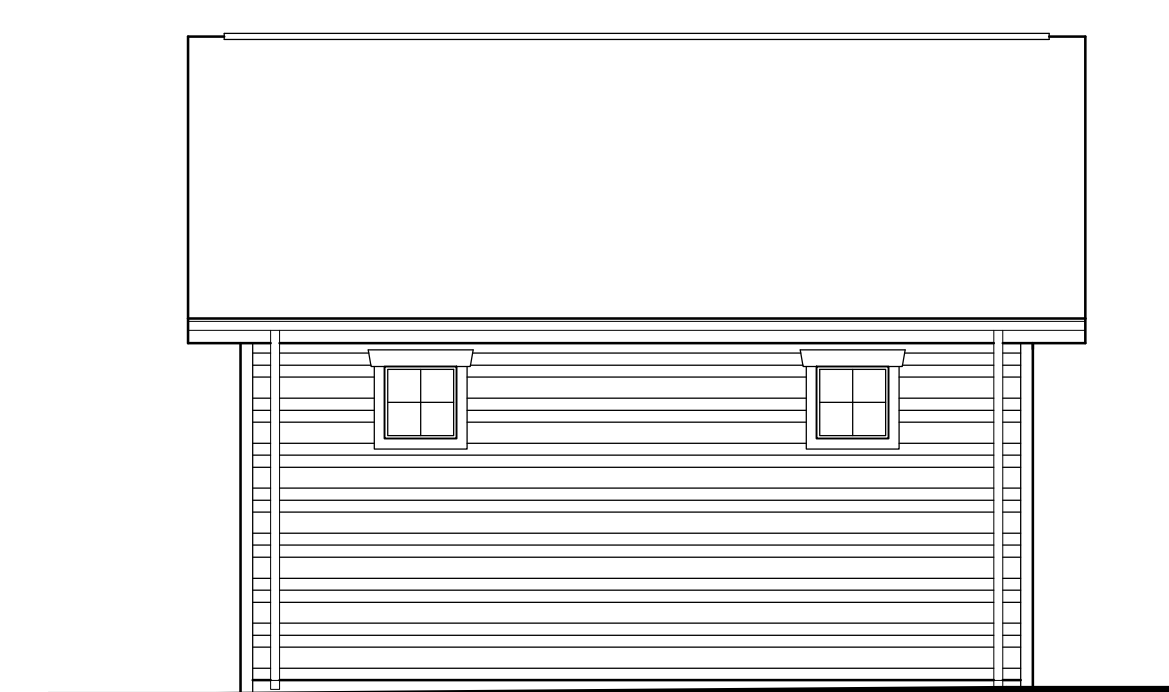
**(7) GARAGES  
GARAGE #13 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #13 REAR ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'



**(7) GARAGES  
GARAGE #13 SIDE ELEVATION**

SCALE: 3/16" = 1'-0"  
5' 0' 5' 10'

**DRAWING SET IDENTIFIER**

- PROJECT MASTER SET
- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13

ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
TBD

**OWNER:**  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

**PROJECT:**  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

**SHEET ISSUE:**  
JUNE 26, 2012  
SEE TITLE SHEET TO CONFIRM  
THAT THIS SHEET HAS BEEN  
ISSUED FOR CONSTRUCTION

REVISIONS:

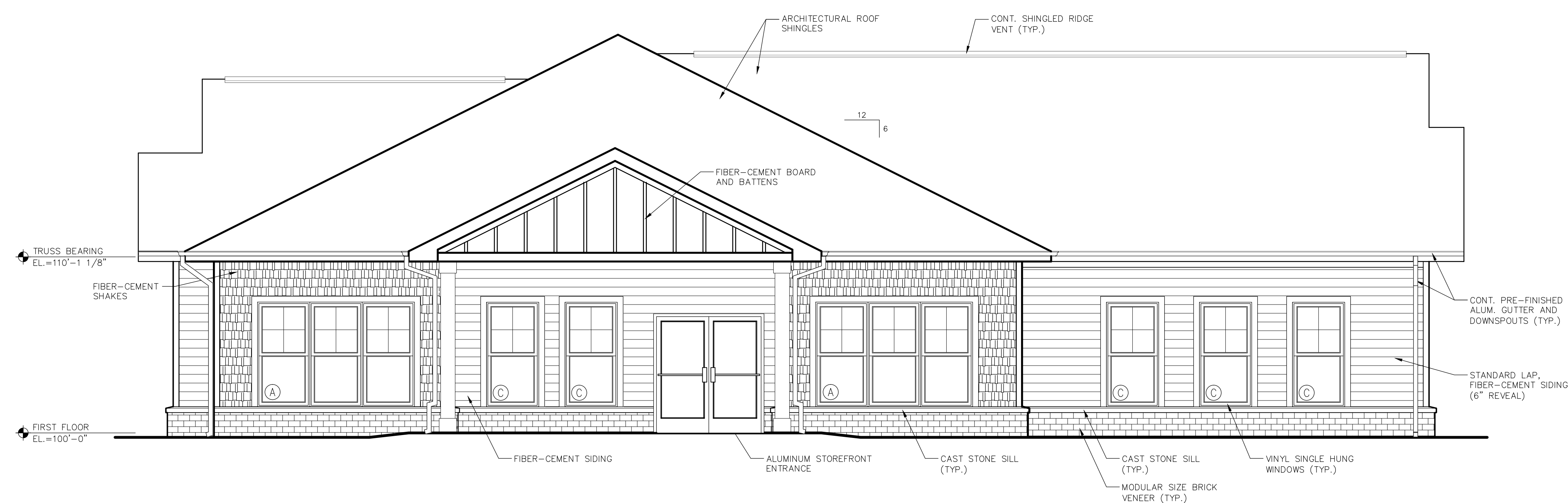
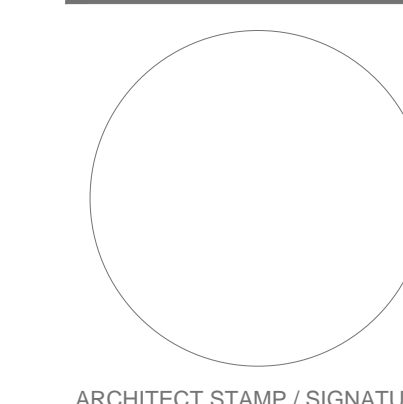
JOB NUMBER:  
1206230  
SHEET

**A6.9**



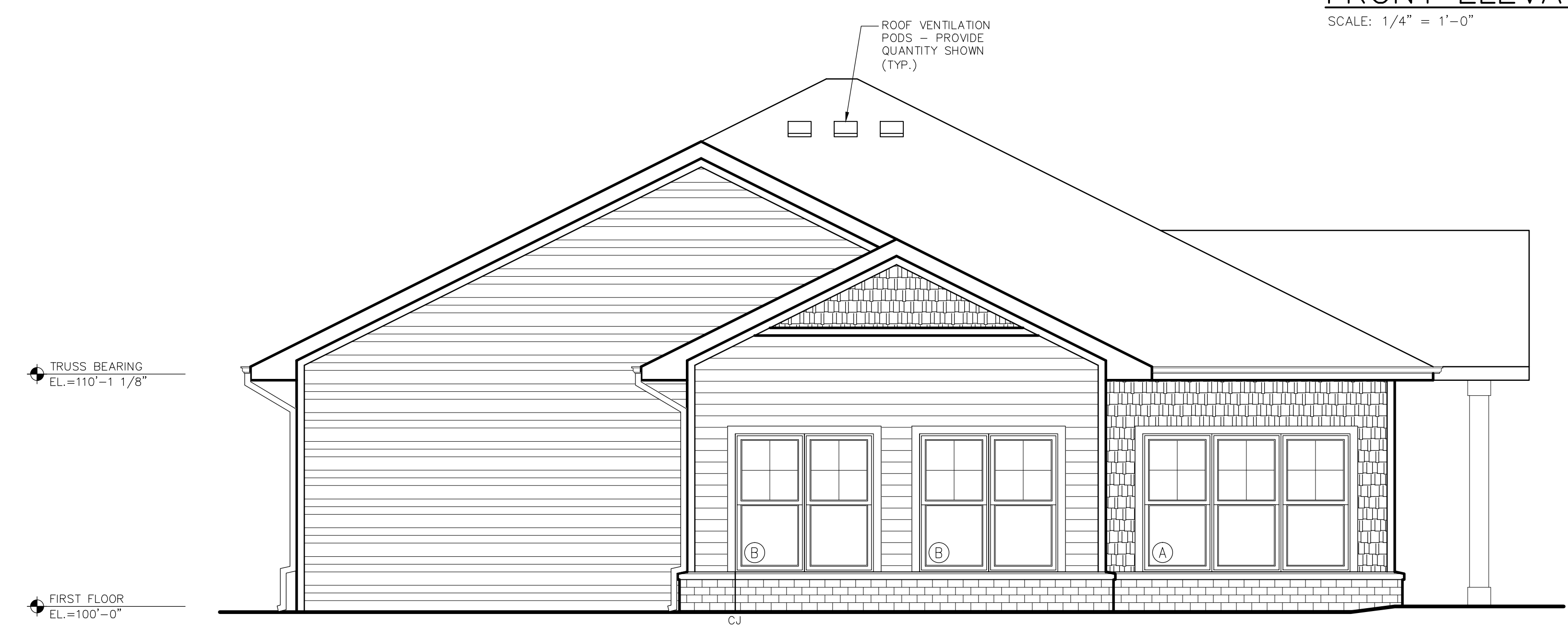
PROJECT MASTER SET

- BUILDING 'A'
- BUILDING 'B'
- BUILDING 'C'
- BUILDING 'D'
- BUILDING 'E'
- BUILDING 'F'
- BUILDING 'G'
- CLUBHOUSE
- GARAGE #1
- GARAGE #2
- GARAGE #3
- GARAGE #4
- GARAGE #5
- GARAGE #6
- GARAGE #7
- GARAGE #8
- GARAGE #9
- GARAGE #10
- GARAGE #11
- GARAGE #12
- GARAGE #13

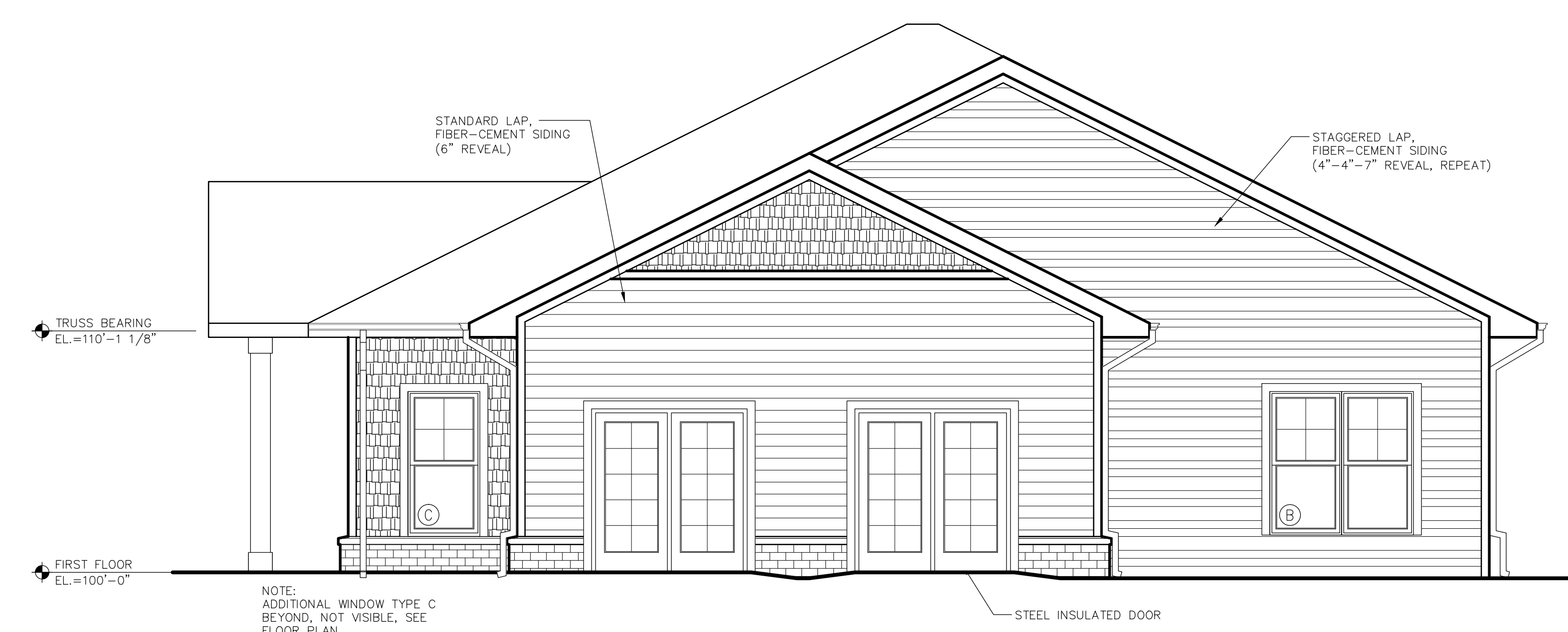


PROVIDE CONTROL JOINT:  
-WITHIN 4" OF OUTSIDE CORNERS  
-AT ALL INSIDE CORNERS  
-SPACED NO MORE THAN 20' APART  
-AT BOTH SIDES OF ALL OPENINGS OVER 6' WIDE  
-NEAR ONE SIDE OF DOOR AND WINDOW OPENINGS UNDER 6' WIDE (NOT REQUIRED AT ALL OPENINGS IF ADJACENT TO BUILDING CORNER CONTROL JOINT)  
SEE DETAIL 10/A2.2 FOR TYPICAL CONTROL JOINT

**CLUBHOUSE BLDG.  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**CLUBHOUSE BLDG.  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	LOOSE LINTEL (8" END BEARING EACH END)
(A)	VINYL	(3) SINGLE HUNG WINDOW	L 3 1/2x3 1/2x1/4 (WHEN BRICK VENEER ABOVE)
(B)	VINYL	(2) SINGLE HUNG WINDOW	-
(C)	VINYL	SINGLE HUNG WINDOW	L 3 1/2x3 1/2x1/4 (WHEN BRICK VENEER ABOVE)

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR, WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER TO PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE
- CONTRACTOR TO VERIFY THAT LOOSE LINTEL WILL BE ADEQUATE WIDTH FOR PROPOSED WINDOW PROFILE & WALL CONSTRUCTION





LEGEND

LANDSCAPE MANAGEMENT ZONES

EXISTING BUILDINGS TO BE RENOVATED:



A. INTENSIVE FOUNDATION PLANTING ZONE:

New landscaping introductions to define space, add seasonal interest and create a cohesive experience throughout the development. Higher plant variety in this area.

1. Mix of evergreen and deciduous shrubs with perennial planting accents.
2. Add double shredded hardwood mulch, natural color throughout all planting beds, 3" depth.
3. Shovel cut edges, smooth, continuous radii/lines.
4. Seasonal aesthetic interest with minimal maintenance. Plantings selected based on durability and tolerance to drought, salt and neglect.
5. Remove existing vegetation around signage entries and replace with ornamental plantings as indicated.

B. PRIMARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species. Replace with plantings that add aesthetic character and enhance environmental capabilities (attract wildlife, reduce stormwater, etc.).

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. This zone is located along south and western frontages of buildings. Deciduous canopy vegetation shall be utilized to increase building energy efficiency. Evergreen trees shall be selectively removed to reduce dense shade and afford better sight lines for safety.
3. Combine planting beds with proposed "Type A" management zone bed lines where indicated.
4. Remove existing wood mulch and built up debris to bring grade within proximity of adjacent walks.
5. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.
6. Replace dead, damaged or diseased trees/shrubs with like variety.

C. SECONDARY REJUVENATION PLANTING ZONE:

Selectively remove overgrown and aging species with some additions of new shrub material. Areas are defined by single (islandized) species with functional characteristics over ornamental variety. Refresh mulch.

1. See landscape sheets C1.5A, C1.5B, C1.5C for specific plant recommendations.
2. Prune and limb up deciduous tree species along Moorland Road in buffer yard area.
3. Remove "islandized" shrub effect along Moorland Road in buffer yard area. Combine single species or add similar species to create edge buffer.
4. Selectively remove diseased, damaged or crowding species.
5. Areas behind units along patios to be maintained. Replace dead, damaged or diseased shrubs with like varieties.
6. Add double shredded hardwood mulch, natural color through all planting beds, 3" depth.

D. MATURE DECIDUOUS TREE CANOPY ZONE:

Maintain existing landscape aesthetic with large deciduous tree canopies planted in lawn areas. Selectively remove and/or prune if necessary to increase light, enhance views or provide aesthetics.

1. Perform a tree diagnosis and actions plan to identify health and safety of existing mature trees in lawn areas throughout the site.
2. Restore lawn or add lawn as indicated on the plans. Slopes of 1:4 or greater shall be stabilized until establishment.
3. Remove invasive trees.
4. Provide 6' diameter mulch rings around all trees. Do not place mulch against tree trunks.



\* architectural treatments per architectural plans

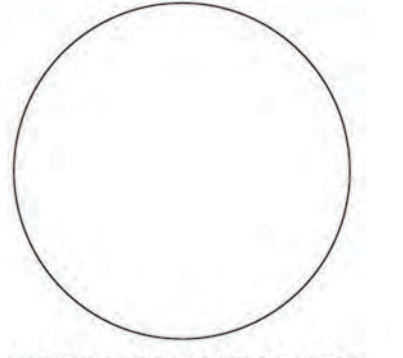
FOCAL ENTRY LANDSCAPE VIGNETTE

Note - Garage placement does not reflect current security & planning department updates.

Always a Better Plan

DRAWING SET IDENTIFIER

PROJECT MASTER SET
BUILDING 1A
BUILDING 1B
BUILDING 1C
BUILDING 1D
BUILDING 1E
BUILDING 1F
BUILDING 1G
CLUBHOUSE
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
GARAGE #6
GARAGE #7
GARAGE #8
GARAGE #9
GARAGE #10



ARCHITECT STAMP / SIGNATURE

HUD PROJECT #:  
TBD

OWNER:  
NOB HILL APARTMENTS LLC  
710 NORTH PLANKINTON AVENUE  
SUITE 1200  
MILWAUKEE, WI 53203

PROJECT:  
NOB HILL APARTMENTS  
1108 MOORLAND ROAD  
MADISON, WI 53713

PRELIMINARY SHEET DATES:  
JUNE 20, 2012  
JULY 18, 2012  
SEPT 26, 2012

JOB NUMBER:  
1206230  
SHEET

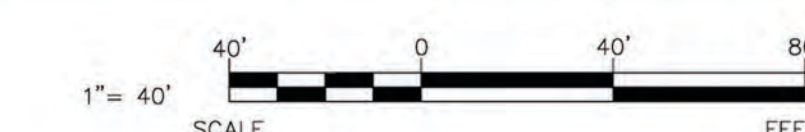
C1.5



LANDSCAPE MANAGEMENT PLAN



SAA Design Group, Inc.  
101 E. Badger Road  
Madison, WI 53713  
P. 608.253.0800  
F. 608.253.7730  
www.saa-design.com



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2012 © EXCEL ENGINEERING, INC.





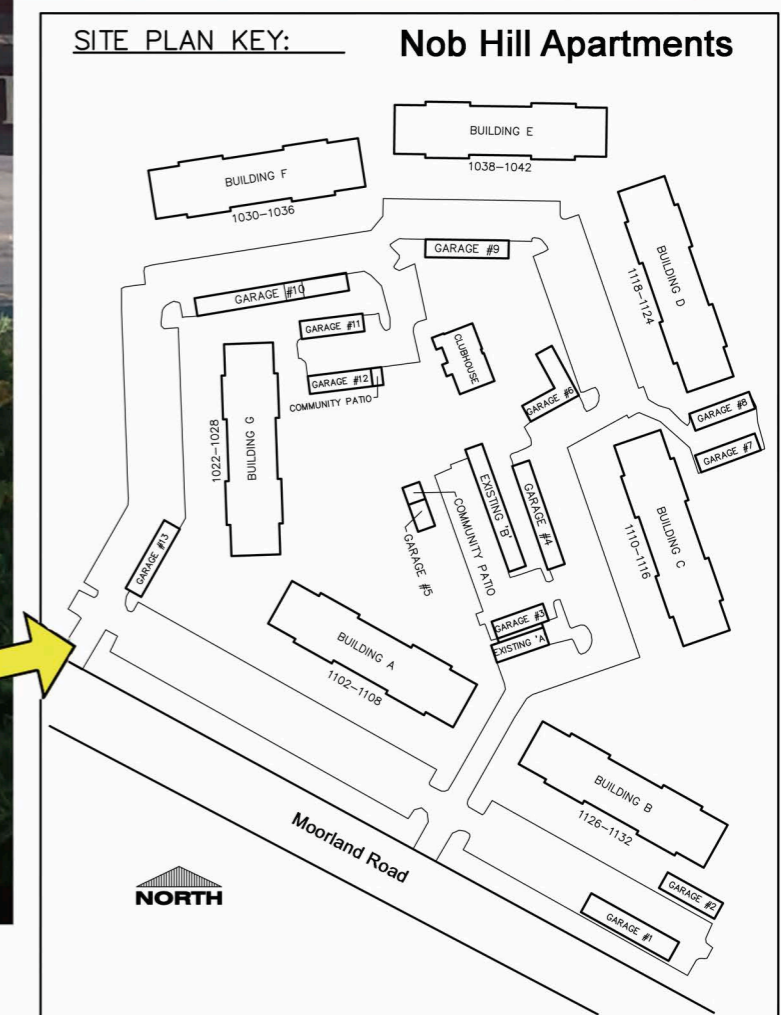




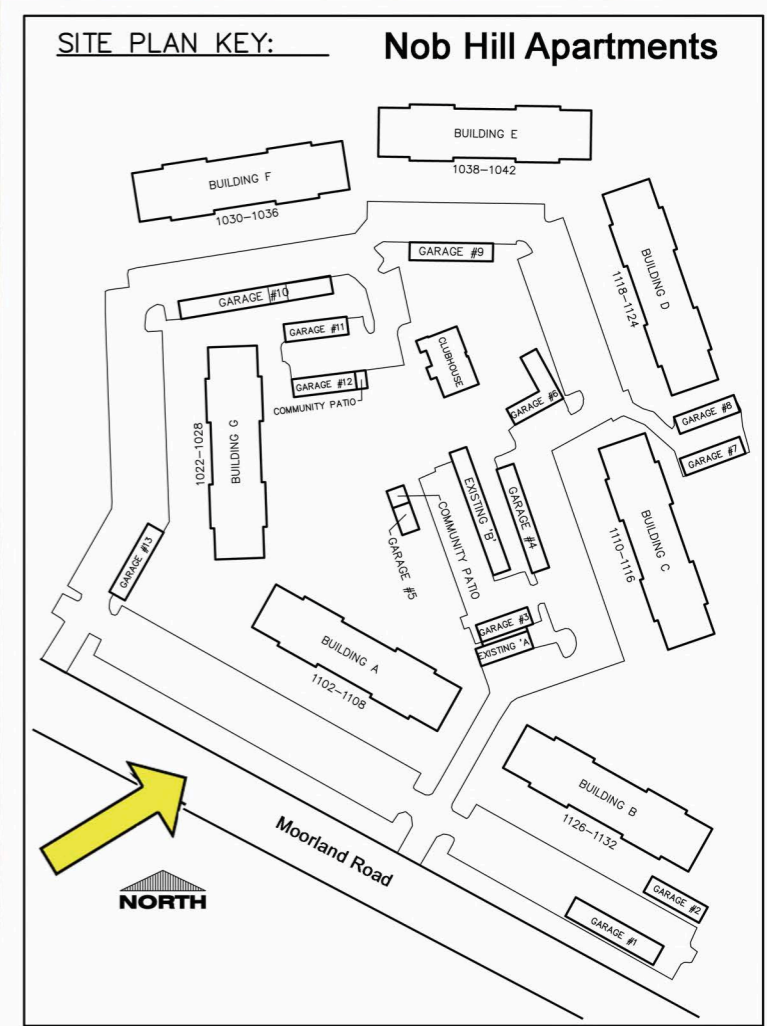










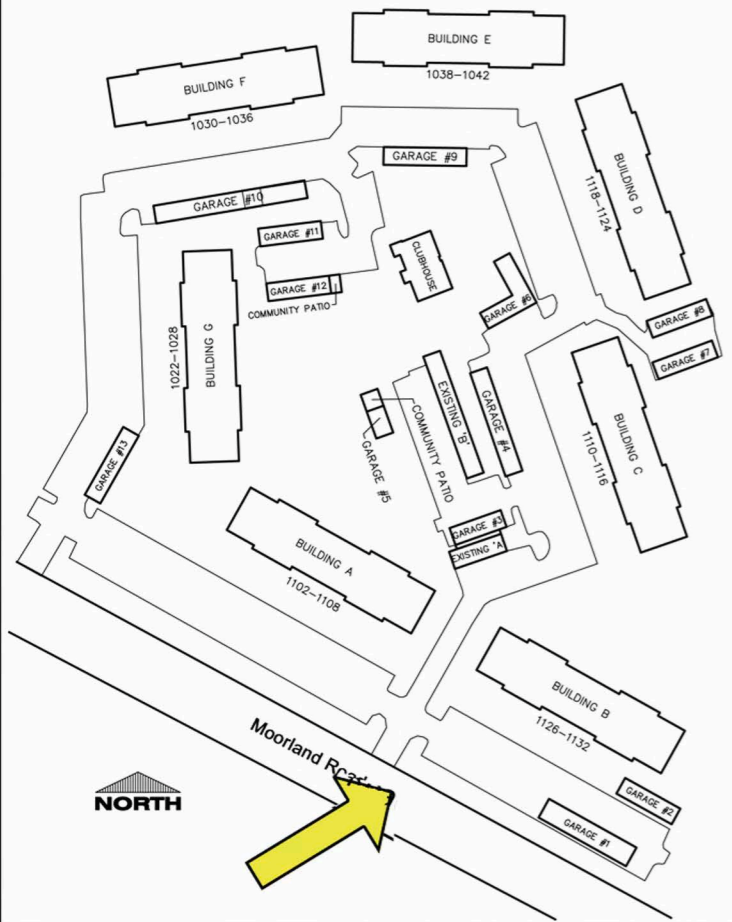




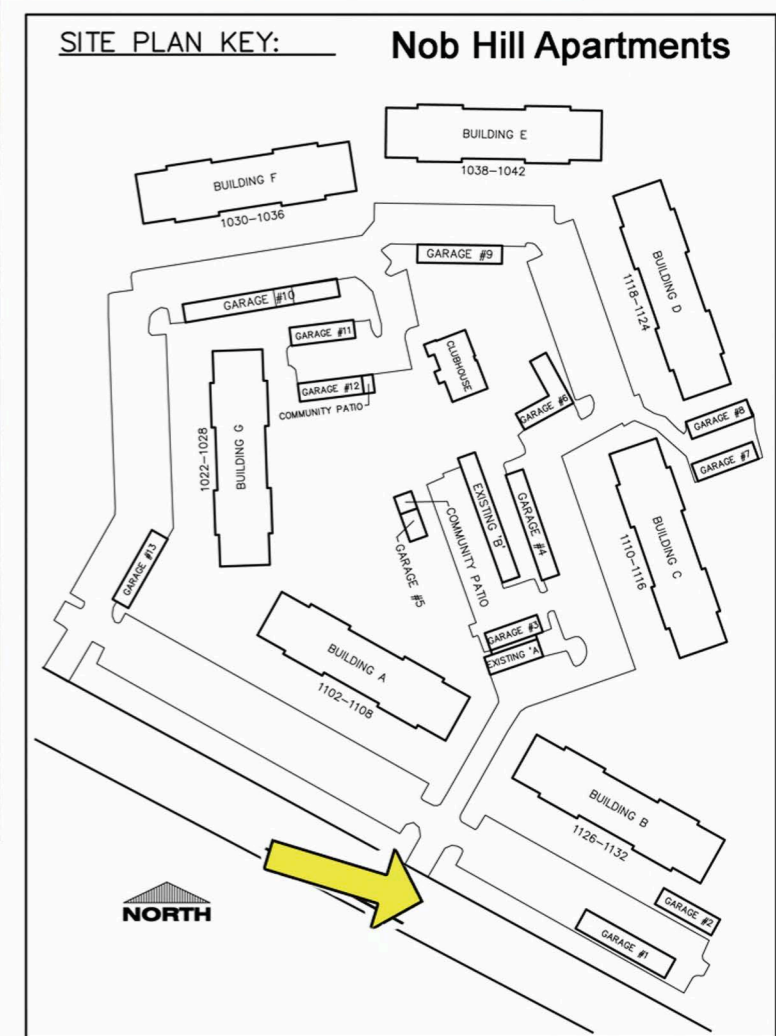


SITE PLAN KEY:

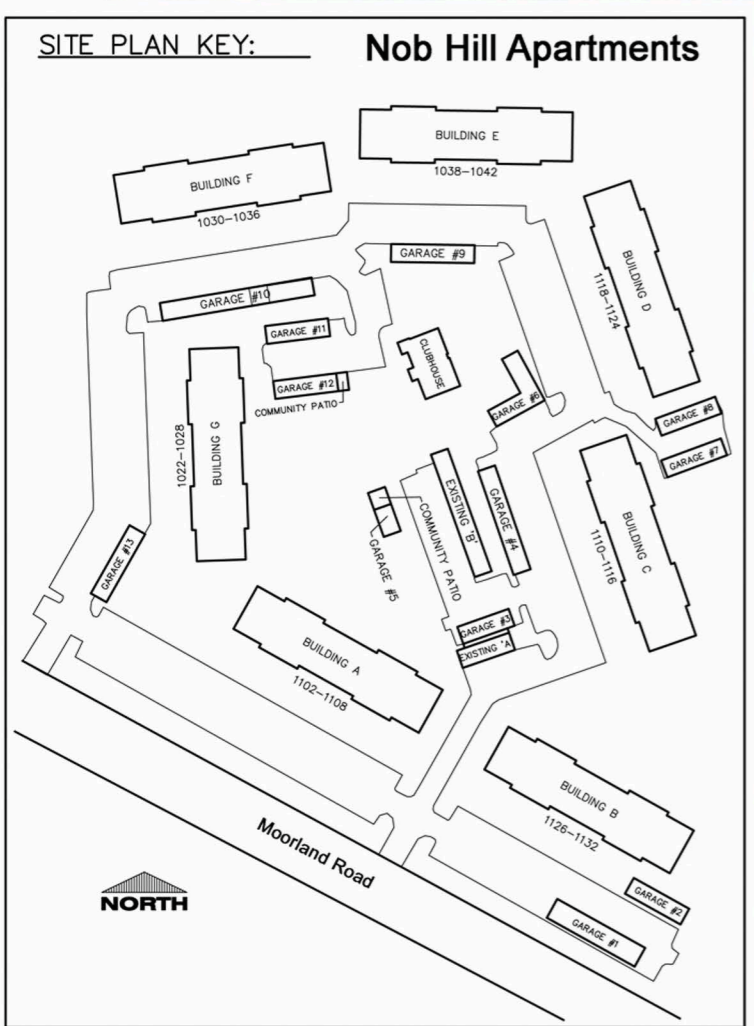
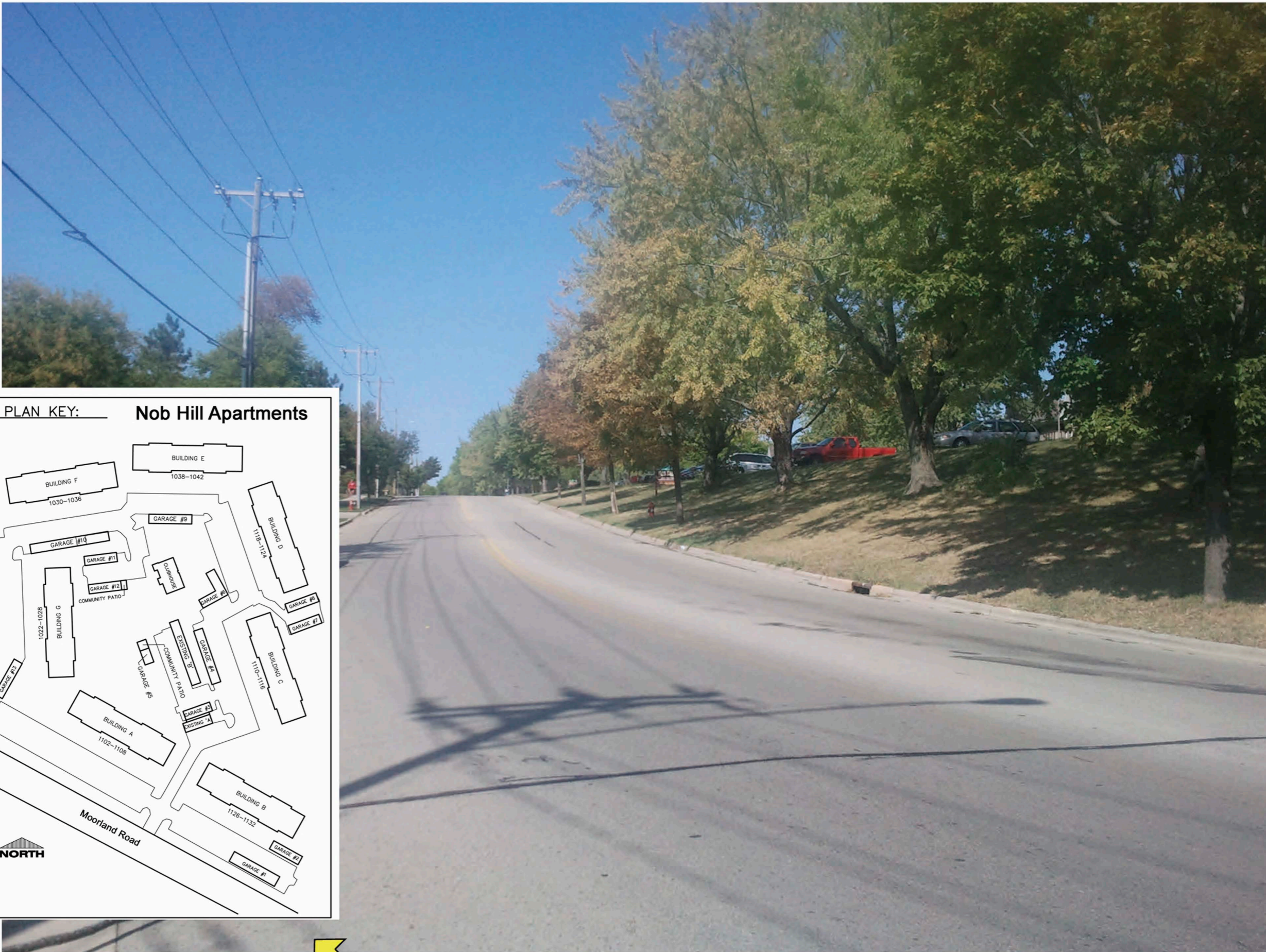
### Nob Hill Apartments



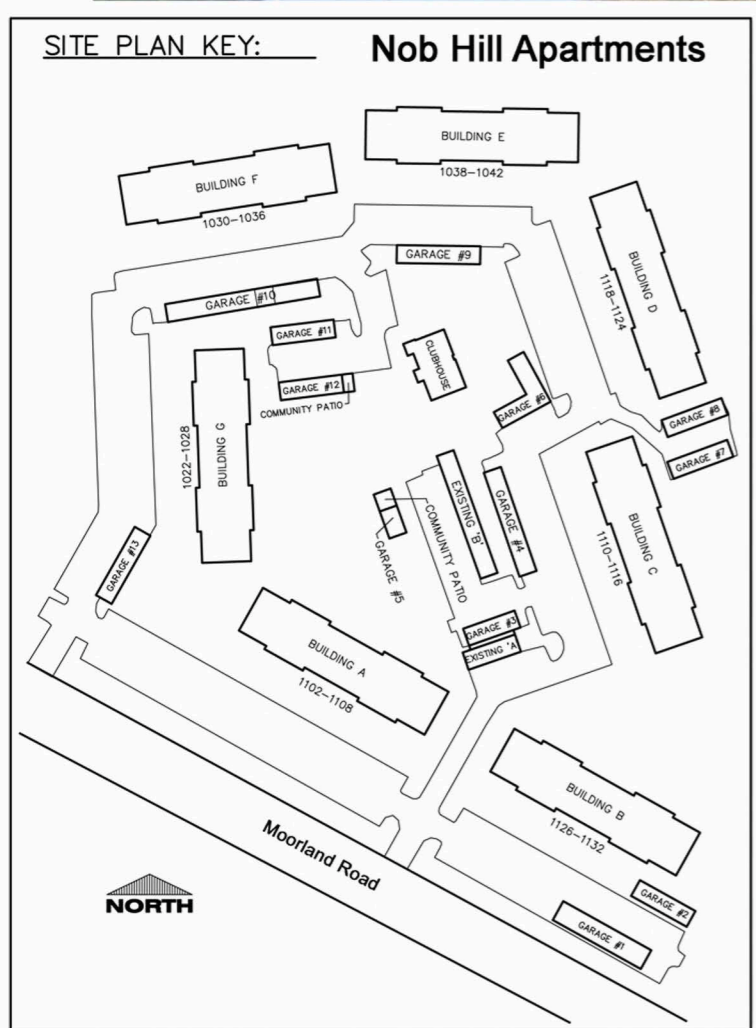






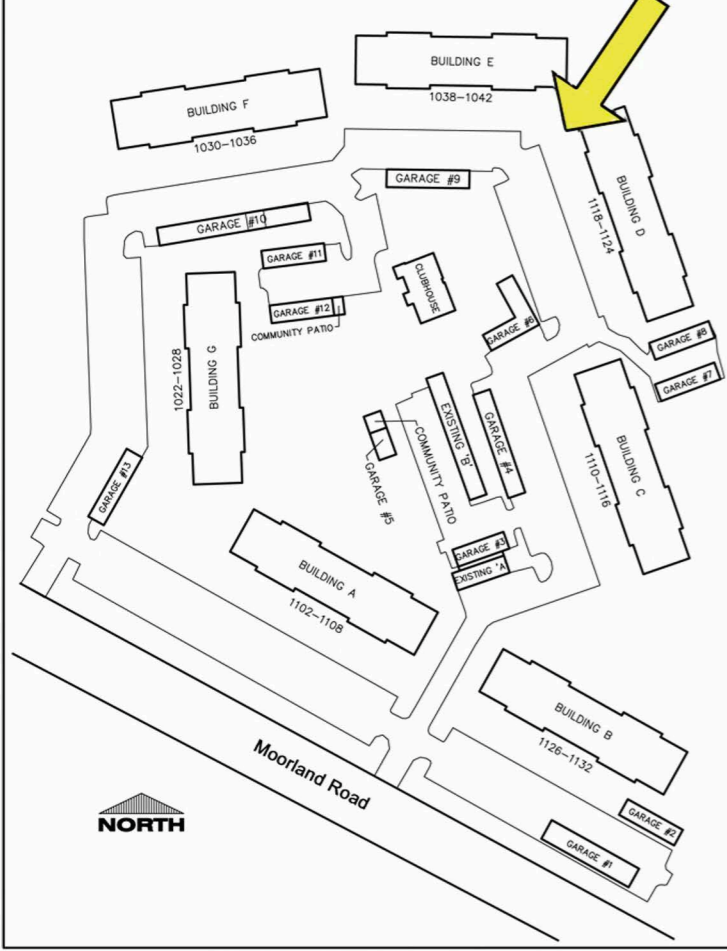








SITE PLAN KEY: **Nob Hill Apartments**





# **NOB HILL APARTMENTS**

## **PROPOSED LIFE SAFETY IMPROVEMENTS**

- **Lighting Plan**
- **Security Cameras**
- **Apartment Call System**
- **Upgraded Fire Alarm**



## FEATURES & SPECIFICATIONS

**INTENDED USE** – Ideal for parking areas, street lighting, walkways and car lots.

**CONSTRUCTION** – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DOB) polyester powder finish, with other architectural colors available.

**OPTICS** – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R55 (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR45C (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

**ELECTRICAL** – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

**LISTINGS** – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

*Specifications subject to change without notice.*

Catalog Number
Notes
Type

**CONTOUR**  
SERIES

Soft Square Lighting

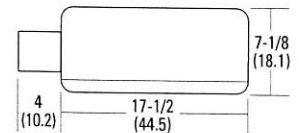
# KAD



### Specifications

EPA: 1.2 ft.<sup>2</sup>  
 \*Weight: 35.9 lbs (16.28 kg)  
 Length: 17-1/2 (44.5)  
 Width: 17-1/2" (44.5)  
 Depth: 7-1/8 (18.1)  
 All dimensions are inches (centimeters) unless otherwise specified.  
 \*Weight as configured in example below.

METAL HALIDE: 70-400W  
 HIGH PRESSURE SODIUM: 70-400W  
 20" TO 35" MOUNTING



### ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

**Example:** KAD 400M R3 TB SCWA SPD04 LPI

KAD		Wattage		Distribution		Voltage	Ballast	Mounting <sup>12</sup>	
KAD	Metal halide	High pressure sodium <sup>1</sup>	Ceramic metal halide	Standard reflectors	High performance reflectors <sup>8</sup>	120	(blank) Magnetic ballast	Ships in fixture carton	
	70M <sup>1,2</sup> 250M <sup>5</sup>	70S	70MHC <sup>1,2</sup>	R2 IES type II asymmetric <sup>7</sup>	SR2 IES type II asymmetric <sup>7</sup>	208 <sup>9</sup>	CWI Contant wattage isolated <sup>11</sup>	SPD___ Square pole	Arm length
	100M <sup>1</sup> 320M <sup>4</sup>	100S	100MHC <sup>1</sup>	R3 IES type III asymmetric <sup>7</sup>	SR3 IES type III asymmetric <sup>7</sup>	240 <sup>9</sup>	<b>Pulse Start</b>	RPD___ Round pole	04 4" arm
	150M 350M <sup>1,4</sup>	150S	150MHC	R4 IES type IV forward throw <sup>7</sup>	SR45C IES type IV forward throw	277	SCWA Super CWA pulse-start ballast	WBD___ Wall bracket	06 6" arm
	175M <sup>3</sup> 400M <sup>5,6</sup>	150S	150MHC	R55 IES type V square		347	NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	WWD___ Wood or pole wall	09 9" arm
	200M <sup>4</sup>	250S				480 <sup>9</sup>		Ships separately <sup>13,14</sup>	12 12" arm
		400S				23050HZ <sup>11</sup>		DAD12P Degree arm (pole)	
							DAD12WB Degree arm (wall)		
							WBA Decorative wall bracket <sup>15</sup>		
							KMA Mast arm external fitter		
							KTMB Twin mounting bar		

Options			Finish <sup>20</sup>	Lamp <sup>21</sup>
Shipped installed in fixture			(blank) Dark bronze	LPI Lamp included
SF Single fuse (120, 277, 347V) <sup>16</sup>	QRSTD QRS time delay <sup>18</sup>	HS House side shield	DWH White	L/LP Less lamp
DF Double fuse (208, 240, 480V) <sup>16</sup>	WTB Terminal wiring block <sup>17</sup>	PE1 NEMA twist-lock PE (120, 208, 240V)	DBL Black	
PD Power tray <sup>17</sup>	CSA CSA Certified	PE3 NEMA twist-lock PE (347V)	DMB Medium bronze	
PER NEMA twist-lock receptacle only (no photocontrol)	INTL Available MH for probe start shipping outside the U.S.	PE4 NEMA twist-lock PE (480V)	DNA Natural aluminum	
QRS Quartz restrrike system <sup>18</sup>	REGC1 California Title 20, effective 1/1/2010	PE7 NEMA twist-lock PE (277V)		
		SC Shorting cap for PER option		
		VG Vandal guard <sup>19</sup>		
		WG Wire guard <sup>19</sup>		

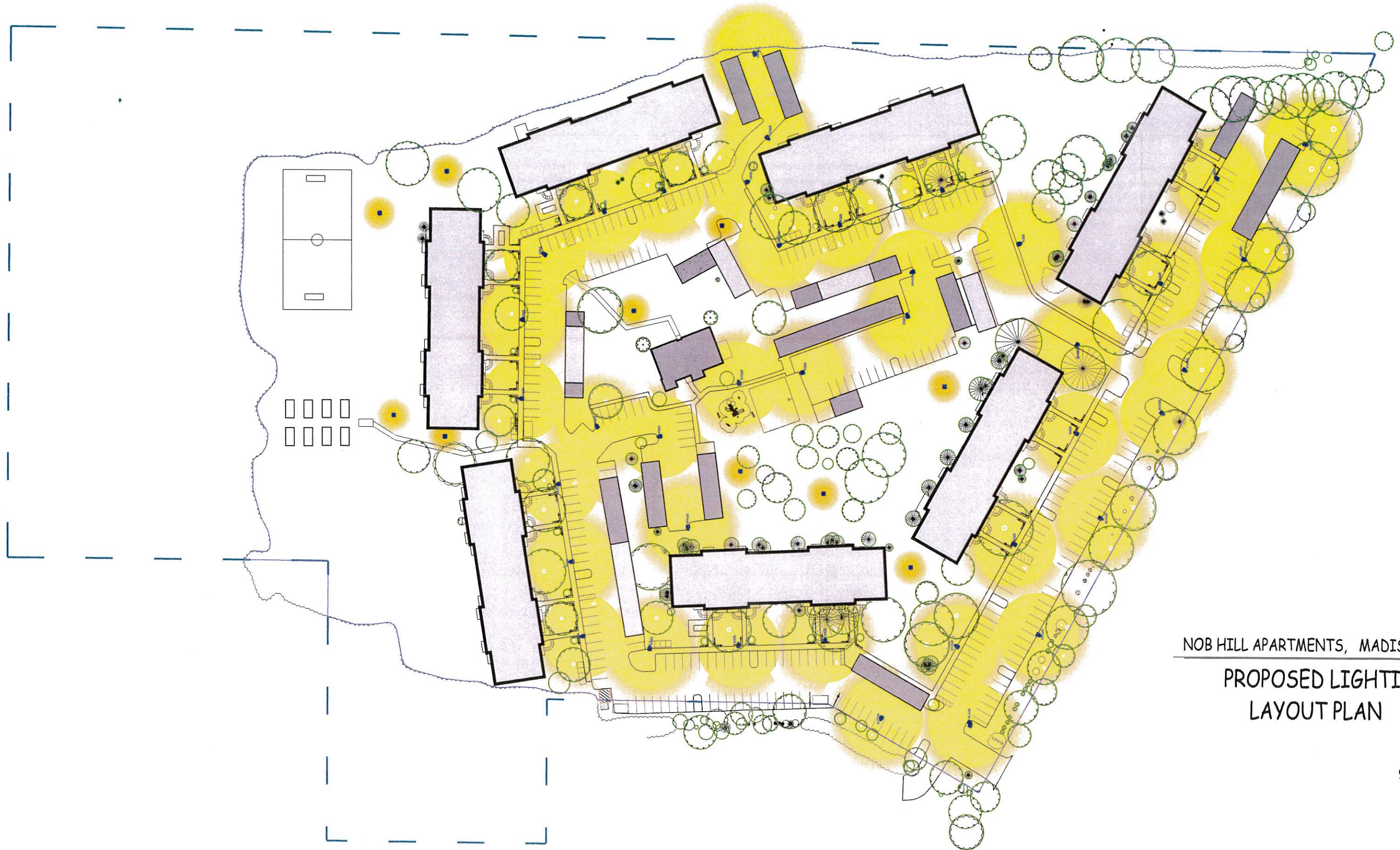
### Notes

- Not available with SCWA.
- Not available with 480V.
- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
- Reduced jacket ED28 required for SR2, SR3 and SR45C optics.
- House-side shield available.
- High performance reflectors not available with QRSTD.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
- Consult factory for available wattages.
- 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Available with SPD04 and SPD09.
- Must specify voltage. N/A with TB.
- Only available with SR2, SR3 and SR45C optics.
- Max allowable wattage lamp included.
- Prefix with KAD when ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. L/LP not available with MHC.
- Must use RPD09.

### Accessories: Tenon Mounting Slipfitter (RPxx required.) Order as separate catalog number. Must be used with pole mounting.

Number of fixtures						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 <sup>22</sup>	T20-320 <sup>22</sup>	T20-390 <sup>22</sup>	T20-490 <sup>22</sup>
2-7/8"	T25-190	T25-280	T25-290 <sup>22</sup>	T25-320	T25-390 <sup>22</sup>	T25-490 <sup>22</sup>
4"	T35-190	T35-280	T35-290 <sup>22</sup>	T35-320	T35-390 <sup>22</sup>	T35-490 <sup>22</sup>





NOB HILL APARTMENTS, MADISON, WI

PROPOSED LIGHTING  
LAYOUT PLAN

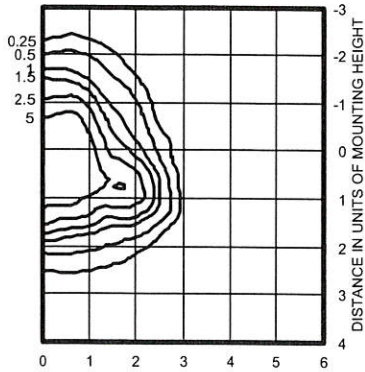
9/24/2012



# KAD Metal Halide, Arm-mounted Soft Square Cutoff

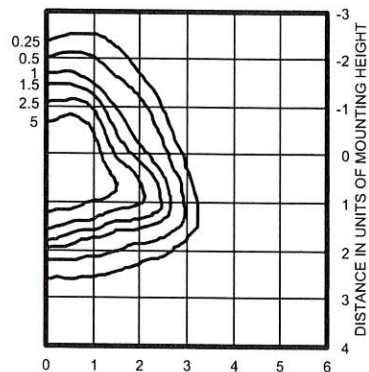
Coefficient of Utilization \_\_\_\_\_  
 Initial Footcandles \_\_\_\_\_

**KAD 400M R2** Test no. 1193083101P  
**ISOILLUMINANCE PLOT (Footcandle)**



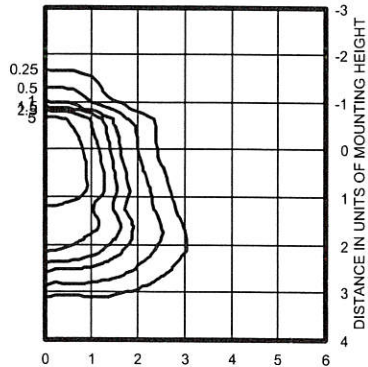
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
 Classification: Type II, Short, Full Cutoff

**KAD 400M R3** Test no. 1192040902P  
**ISOILLUMINANCE PLOT (Footcandle)**



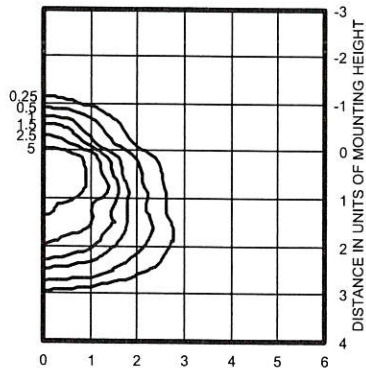
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
 Classification: Type II, Short, Full Cutoff

**KAD 400M R4** Test no. 1191110101P  
**ISOILLUMINANCE PLOT (Footcandle)**



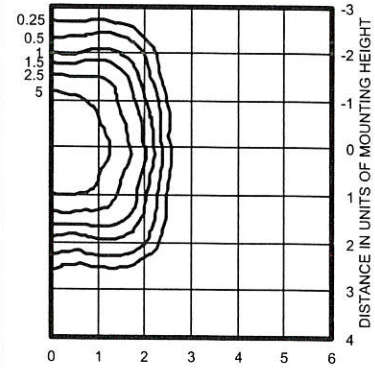
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
 Classification: Unclassified (Type III, Very Short), Full Cutoff

**KAD 400M R4HS** Test no. 1192061101P  
**ISOILLUMINANCE PLOT (Footcandle)**



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.  
 Classification: Unclassified (Type III, Very Short), Full

**KAD 400M R5S** Test no. 1194040801P  
**ISOILLUMINANCE PLOT (Footcandle)**



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.  
 Classification: Unclassified (Type NC, Very Short), Full Cutoff

**Notes**

- 1 Photometric data for other distributions can be accessed at [www.lithonia.com](http://www.lithonia.com).
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on [www.lithonia.com](http://www.lithonia.com).

**Mounting Height Correction Factor**

(Multiply the fc level by the correction factor)  
 25 ft. = 0.64  
 35 ft. = 0.32  
 40 ft. = 0.25

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$



KAD-M-S

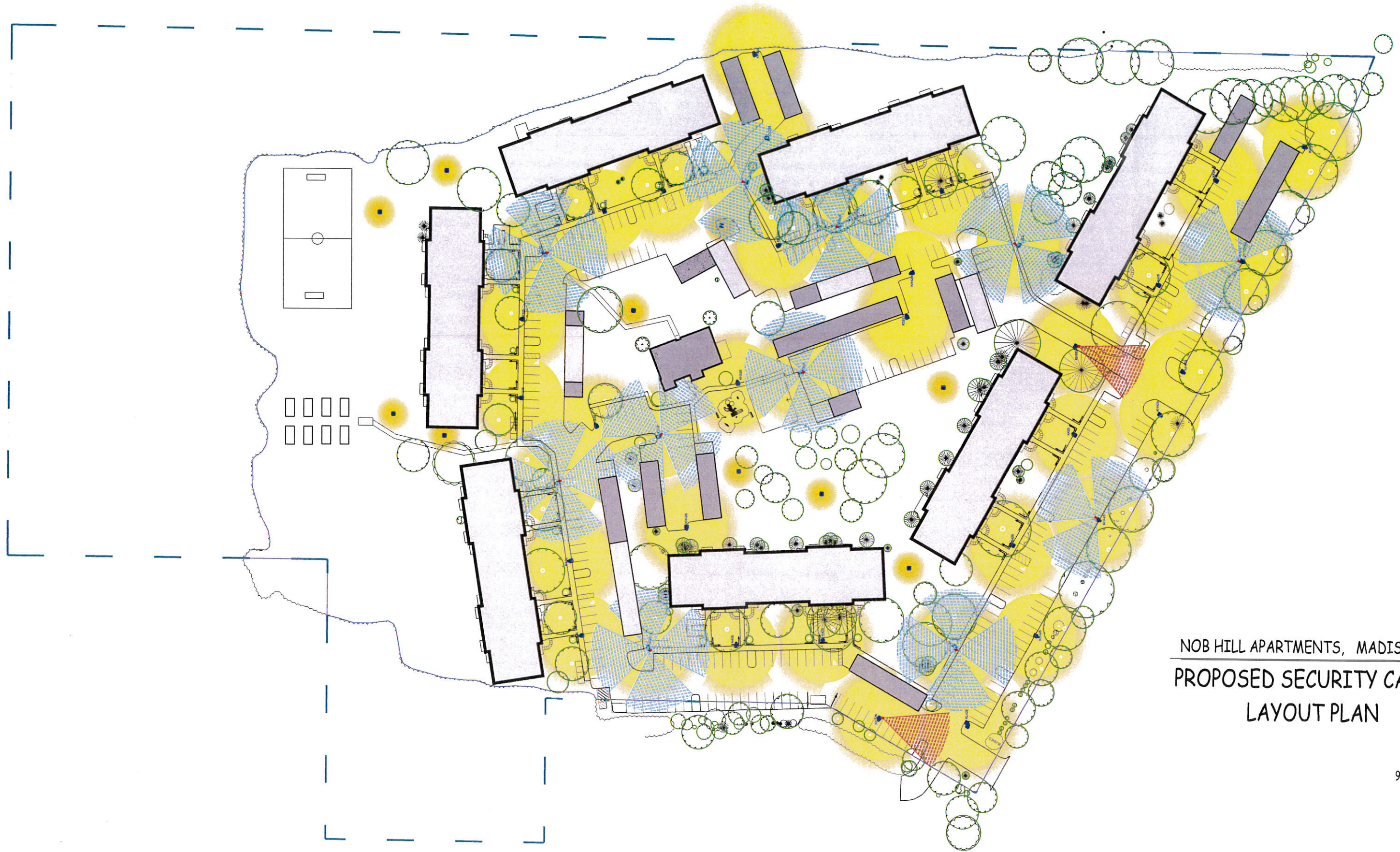


# SECURITY / SURVEILLANCE CAMERAS

Digital security and surveillance cameras will be added to the proposed improvements of the property. These digital images will be accessible through the internet for management and law enforcement personnel. Video will be stored for a maximum of three to seven days.

- (28) Interior Lobby Cameras. There are four entry lobbies in each building with an unlocked exterior door opening to the sidewalk and a locked security door to gain access to the common area. A motion censored security/surveillance indoor mini-dome type camera will be provided in each entry lobby recording all persons entering or exiting through this common area.
- (11) Exterior pole mounted 360 degree security cameras will be installed on the light poles for exterior monitoring.
- (2) High Definition fixed focus camera will be designated at the automobile lanes with the capability to photograph the license plates of each vehicle entering or exiting the complex.





NOB HILL APARTMENTS, MADISON, WI  
PROPOSED SECURITY CAMERA  
LAYOUT PLAN

9/24/2012



# IS20/IS21 Series Camclosure® 2 Camera System

## INDOOR MINI DOME, SURFACE AND FLUSH MOUNT

### Product Features

- Fully Integrated Indoor Enclosure with Camera and Lens
- 3 Camera Options
  - Super Dynamic 5 (SD5)™ Day/Night Wide Dynamic Range (WDR)
  - Day/Night High Resolution
  - High Resolution Color
- Varifocal Lens
- Shipped Completely Assembled, Easy to Install
- 24 VAC or 12 VDC Operation, Autosensing
- Manual, 3-Axis (Pan/Tilt/Rotation) Positioning Allows Adjustment for Optimum Camera Rotation and Placement
- Service Connector for Video Output
- Available in Surface or Flush Mount Models with Smoked or Clear Domes
- Auto Image Stabilizer to Compensate for External Vibration

The **IS20/IS21 Series Camclosure® 2 Camera System** integrates a camera and lens package into a small, versatile indoor enclosure that can be mounted directly to, or recessed into, a ceiling or wall. The **IS20/IS21 Series** features a three-axis camera and lens positioning system that is capable of a wide variety of pan and tilt angles.

The **IS20/IS21 Series** offers three high resolution camera options suitable for a variety of indoor environments:

- **Super Dynamic 5 (SD5)™ day/night wide dynamic range (WDR):** Features a high resolution (650 TVL) color camera with auto iris, varifocal lens, and auto back focus. Application examples include environments with difficult lighting that require extremely high sensitivity and dynamic range.
- **True day/night:** Features a high resolution (540 TVL) color camera with auto iris and varifocal lens. Application examples include environments that require color images during the day but use monochrome images at night with or without supplemental IR lighting.
- **Color:** Features a high resolution (540 TVL) color camera with auto iris, simple day/night functions, and varifocal lens. For use in all general-purpose environments.

All cameras in the **IS20/IS21 Series** offer adaptive black stretch (ABS) to provide optimal image quality in dark areas by increasing the visibility in those areas without sacrificing the image quality in brighter areas. In addition, in some cameras the **IS20/IS21 Series**



IS20-DNV10S MODEL

features Super Dynamic 5 (SD5) technology, ensuring the best picture quality even in challenging environments. The Super Dynamic 5 (SD5) day/night WDR camera is equipped with auto back focus (ABF) and intelligent motion detection (i-VMD). The ABF feature automatically adjusts the camera's CCD position when installing or changing from color to black-white mode, saving time during setup and optimizing focus. The i-VMD feature is an intelligent built-in video motion detector that provides more efficient and reliable surveillance, while eliminating the loss of notification in vital scenes. Using advanced motion analytics provides the ability to accurately detect motion within a targeted area. The i-VMD analytics include three behaviors: motion detection, object abandonment/removal, and scene change detection.

The **IS20/IS21 Series** is shipped completely assembled, making installation fast and easy. To surface-mount the unit, remove it from the box, attach it to the mounting surface, and connect video and power. For recessed installations, use the supplied mounting bracket to install the unit inside a ceiling or wall.

The **IS20/IS21 Series** also features a complete line of optional mounting accessories. Optional pendant and wall mounts are available for all models, which allow the cameras to be adapted for a variety of installations. In addition, the flush mount kits allow surface mount cameras to be installed in a ceiling if the installation type should change after the original deployment.



by Schneider Electric



C3472 / REVISED 1-3-12



# Spectra® HD Series IP Dome System

## S5220 MODELS, HIGH DEFINITION PAN/TILT/ZOOM HIGH-SPEED DOME

### Product Features

- Up to 1920 x 1080 Resolution
- 16:9 Aspect Ratio; 1080p at 30 Images per Second (ips)
- 2.0 Megapixel (MPx), 20X Optical Zoom, 12X Digital Zoom, Wide Dynamic Range (WDR) Camera
- Ability to Control and Monitor Video Over IP Networks
- Built-in Analytics Including AutoTracker and Adaptive Motion Detection
- 2 Simultaneous Video Streams: Dual H.264 and Scalable MJPEG
- 360° Continuous Pan Rotation at 280° per Second
- Supported Protocols: TCP/IP, UDP/IP (Unicast, Multicast IGMP), UPnP, DNS, DHCP, RTP, NTP, and More
- Power over Ethernet (PoE) IEEE 802.3af
- USB Expansion Slots for Alarms and Audio Accessories

### Network Dome System

Pelco takes its industry-leading Spectra® Series dome into the world of high definition. **Spectra HD** delivers crystal-clear, live streaming images over the Internet using a standard Web browser (Microsoft® Internet Explorer® or Mozilla® Firefox®). With nine times the resolution of standard definition domes, **Spectra HD** is an ideal solution to view details such as faces, license plates, tattoos, playing cards (in casinos), or other specific features.

**Spectra HD** supports High-Profile H.264 compression, a vast improvement in quality over MPEG-4 and 20 times more efficient than M-JPEG. The dome system features open architecture connectivity for third-party software recording solutions allowing integration into virtually any IP-based HD system. It is also compatible with Digital Sentry® video management systems. As with all Pelco IP camera solutions, **Spectra HD** is Endura Enabled™ to record, manage, configure, and view multiple live streams. When connected to an Endura® HD network-based video security system, the dome system has access to EnduraStor™ and EnduraView™ for optimized image quality and bandwidth efficiency.

**Spectra HD** features the same ease of installation and ease of maintenance that you have come to expect from Spectra. Each dome system consists of a back box, a dome drive, and a lower dome.

**Spectra HD** includes a choice of four back box models: in-ceiling, environmental in-ceiling, pendant, and environmental pendant. All environmental models meet NEMA Type 4X, IP66 when properly installed.



- 16 Preset Tours, 255 Dome Presets, 32 Window Blanks
- Open IP Standards
- ONVIF v1.02 Conformant

### Built-In Analytics

**Pelco Analytics** enhance the flexibility and performance of Spectra HD. Nine Pelco behaviors are preloaded and included as standard features. Pelco behaviors can be configured and enabled using a standard Web browser, and they are compatible with Endura or a third-party system that supports alarms using Pelco's API.

### Web Interface

**Spectra HD** uses a standard Web browser for powerful remote setup and administration.

### Window Blanking

Window blanking is used to conceal user-defined privacy areas that cannot be viewed by an operator. **Spectra HD** supports up to 32 blanked windows. A blanked area will appear on the screen as a solid gray window.

### Video Systemization

**Spectra HD** easily connects to Pelco IP and hybrid systems such as Endura version 2.0 (or later) and Digital Sentry version 7.3 (or later). The camera is also compatible with Digital Sentry NVs (DS NVs), a full-featured video management software, which is available as a free download at [www.pelco.com](http://www.pelco.com). DS NVs includes four free Pelco IP licenses and allows for the management of video from up to 64 cameras.

**Spectra HD** features open architecture connectivity to third-party software. Pelco offers an application programming interface (API) and software developer's kit (SDK) for interfacing with Pelco's IP cameras.



by Schneider Electric



C3940 / REVISED 8-28-12



# APARTMENT CALL SYSTEM

A new apartment call system will be installed in each entry lobby. There are four entry lobbies in each building with an unlocked exterior door opening to the sidewalk and a locked security door to gain access to the common area hallways and then the respective individual units. Each lobby services 8-10 units depending upon the configuration.

In each entrance lobby there will be a call panel (similar to the one shown in the attached cut sheet) with a separate button to summon each individual apartment. **THERE WILL NOT BE AN ELECTRIC STRIKE ON THE SECURITY DOOR.** In the apartment unit a buzzer will sound if the call button is pushed (with the ability to be muted should the tenant desire) and a two way voice intercom between the entrance lobby and the apartment unit is activated. The tenant will need to physically leave their apartment and come to the security door to allow guest access to the building.

Five percent of the units will be ADA compatible with provisions for hearing and visually impaired.



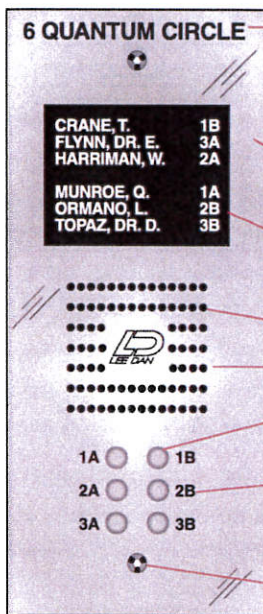
Innovations in Communications™  
since 1955



**QUANTUM™**

**ROUND METAL BUTTON STYLE  
STAINLESS STEEL  
Vandal-Proof Intercom Lobby Panels**

**The BEST stainless steel panel, with  
permanent engraving right on the faceplate.  
FOR TOUGH TALK, NOTHING BEATS QUANTUM™**



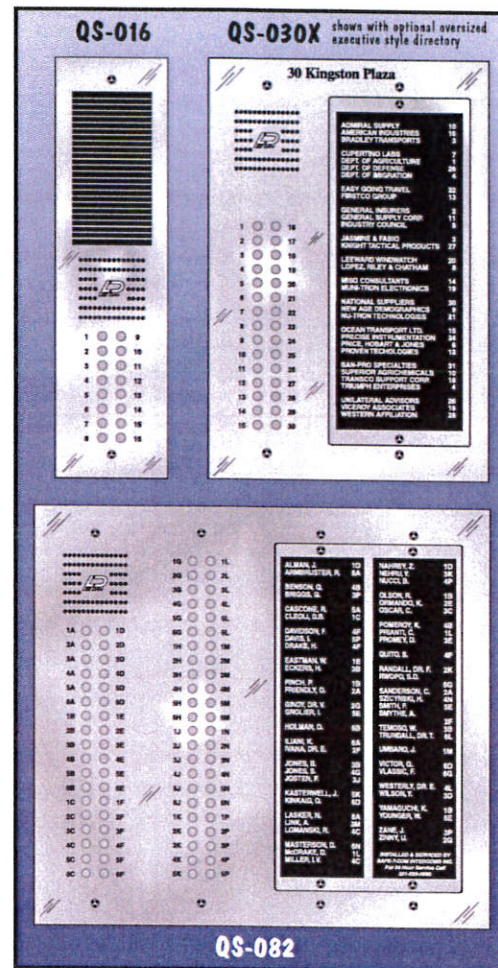
QS-006E

(Shown with optional Engraved building address and optional engraved 'LDDS' Lee Dan Directory Strips)

• Optional building address engraving foils theft (add suffix 'E' to model no.)

**Standard Quantum™ Features:**

- High grade 16 gauge (low carbon) Stainless Steel.
- Integral Stainless Steel/Lexan® sheet directory.
- Exclusive 3-layer metal speaker baffle.
- Mylar cone weatherproof loudspeaker.
- Heavy (6 amp rated) solid metal buttons with positive screw terminals.
- Permanent, custom engraving, directly on the panel surface.
- Custom sizing available.
- 'Tampruf' tamper-proof access screws.
- Available with any number of buttons.



NOTE: Where shown, Directory Strips are optional.

**QUANTUM™ Stainless Steel, Round Metal Button, Engraved Faceplate, Loudspeaker\* (L/S) Lobby Panels**

\*Optional speaker equipment is available, including Bell/Buzzer, Speaker/Transmitter, Speaker/Microphone, Amplified Handset, and Speaker/Transmitter Handset. Please consult Lee Dan for wall dimensions of any Quantum™ panels other than 'QS' loudspeaker type. Contact Lee Dan for other styles including economy, vandal-resistant, oversized directory and solid polished brass.

Number of Buttons	ALL PANELS OUTSIDE DIMENSIONS		FLUSH PANELS			DIRECTORY INFO	
	High	Wide	Flush Backbox	WALL OPENING High	WALL OPENING Wide	Maximum Names	Strip Capacity
2--6	11-1/2"	5"	BB-101	10-1/8"	4-1/8"	10	12
7--16	18-3/4"	5"	BB-201	16-1/8"	4-1/8"	24	26
17--36	18-3/4"	10"	BB-202	16-1/8"	8-1/8"	52	56
37--46	18-3/4"	14"	BB-203	16-1/8"	12-1/8"	52	56
47--82	18-3/4"	18"	BB-204	16-1/8"	16-1/8"	104	112
83--96	18-3/4"	22"	BB-205	16-1/8"	20-1/8"	104	112
97--128	18-3/4"	26"	BB-206	16-1/8"	24-1/8"	156	168
129--144	18-3/4"	30"	BB-207	16-1/8"	28-1/8"	156	168

For QUANTUM™ Panels Over 144 Buttons, Please Call LEE DAN®

800-231-1414 • 631-231-1414  
155 Adams Avenue • Hauppauge, NY 11788-3699  
www.LEEDAN.com • Fax 631-231-1498

INTERCOMS • CCTV • MAILBOXES • DIRECTORIES  
ANNUNCIATORS • WIRE & CABLE • NURSE-CALL  
With continuous product improvement, specifications are subject to change without notice.



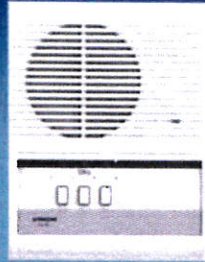
## LEF (Audio Only)



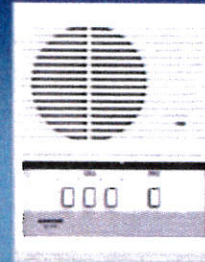
**LE-DA\***  
Door Station, stainless steel faceplate, flush mount, 2-gang



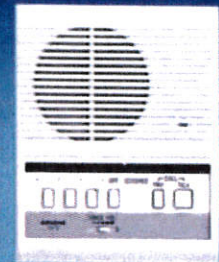
**EL-9S**  
Electric Door Strike, 12V AC, 350mA



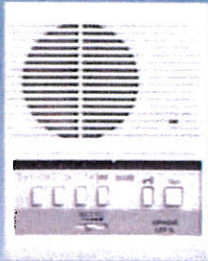
**LE-A3\***  
3-Call Sub Station, surface mount



**LE-AN3\***  
3-Call Privacy Sub Station, surface mount



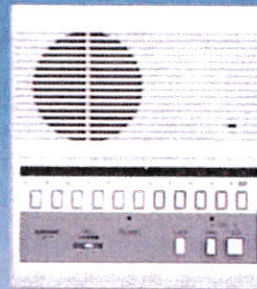
**LEF-3**  
3-Call Master Station, surface mount



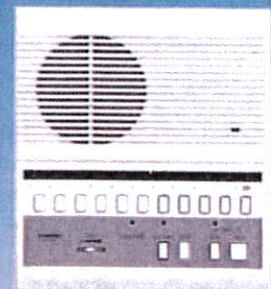
**LEF-3L**  
3-Call Master Station with selective door release, surface mount



**LEF-5**  
5-Call Master Station, surface mount



**LEF-10**  
10-Call Master Station, surface mount



**LEF-10S**  
10-Call Master Station with All Call, surface mount

\*See back page for complete sub and door listing

## Intermixable Open Voice System - Surface Mount Design

The LEF system can be designed with a variety of master and sub stations to create the communication system needed. With its design flexibility, the LEF can be used for virtually any application.

### FEATURES:

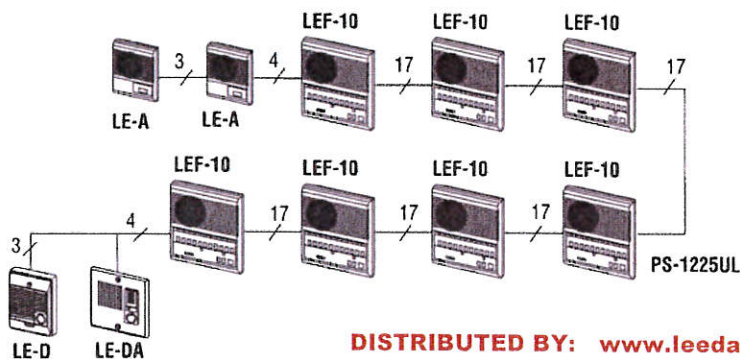
- Intermix master stations, subs, and door stations up to maximum capacity
- Selective calling from a master station with hands-free reply
- Call-in from subs and doors activate tone and LED at master(s)
- Selective door release from LEF-5, 10, 10S
- Privacy feature prevents eavesdropping (all masters and "N" model subs)
- Variety of sub station models available
- Communication and call tone volume controls

### OPTIONS:

- All Call, Chime, and Music input (w/LEF-10S, BG-10C and PS-1225UL)
- PanTilt black & white video door entry can be added (MK/MY series)

Models	Capacity	Cable
LEF-3	4 stations	9 conductors
LEF-5	6 stations	12 cond. (*1)
LEF-10	11 stations	17 cond. (*2)
LEF-10S	11 stations	20 cond. (*2)

(\*1) +5 (K1 ~ K5),  
(\*2) +10 (K1 ~ K10)  
for video and/or door release control



**DISTRIBUTED BY:** [www.leedan.com](http://www.leedan.com)  
[info@leedan.com](mailto:info@leedan.com) Toll-Free: 800-231-1414



# UPGRADES TO THE FIRE ALARM SYSTEM

A fire alarm system will be upgraded and installed in each building with an enunciator panel in a pre-designated entrance lobby of the lowest address number.

- Hard wired smoke alarms will be installed in each sleeping room and in the living area of each unit wired together with a CO detector.
- Common area corridors will have horns and strobe lights for the common area fire alarm system. Existing pull stations will remain.
- The Fire Alarm System will have battery backup.
- The Fire Alarm System will have the capacity to be monitored

Five percent of the units will be ADA compatible with provisions for hearing and visually impaired.