

Belmar Apartments - Proposed Facade Renovation

2113 Red Arrow Trail

Dear Members of the Planning Commission,

We are writing to describe the proposed exterior renovation of the Belmar Apartments located at 2113 Red Arrow Trail in Fitchburg. Over time, portions of the building facade have deteriorated and now require repair. The intent of this project is not only to address these maintenance concerns, but also to update the buildings in a way that improves their appearance, durability, and long-term performance.

The project includes removal of the existing mansard roof structures, replacement of aging and deteriorated windows, installation of new exterior vinyl siding and replacement of the roof membrane assemblies. Together, these improvements are intended to resolve current weathering and maintenance issues while providing a cleaner and more cohesive architectural character.

All existing exterior lighting will also be replaced with new fixtures designed with full cut-off shielding. These fixtures will direct light downward onto walking and entry areas while minimizing light spill and glare.

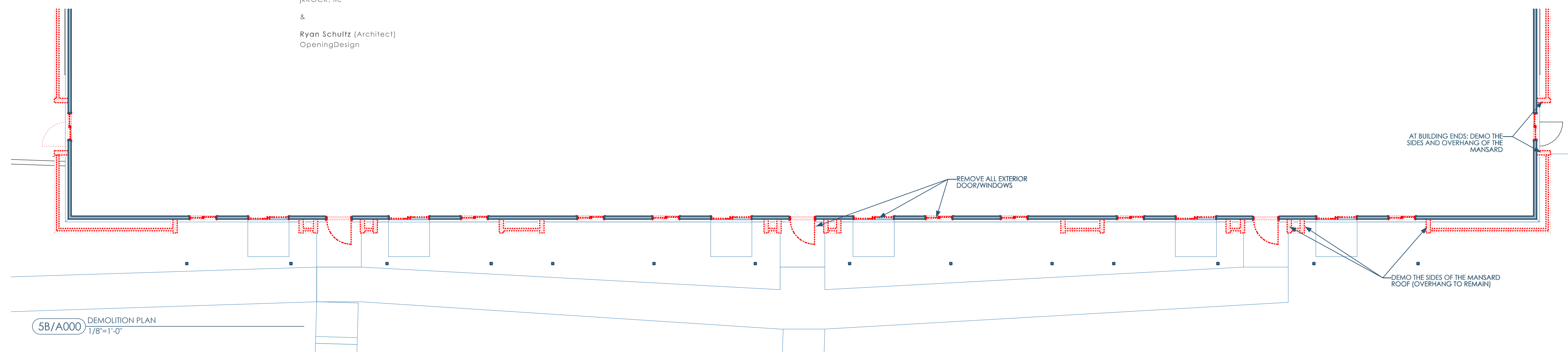
There are four buildings on the site, and the same scope of work is proposed for each building to ensure a consistent appearance across the development.

In addition to correcting deferred maintenance, this renovation will help strengthen the property's contribution to the surrounding neighborhood. By improving building quality, safety, and curb appeal, the project is expected to enhance the overall visual character of the area and support the long-term vitality and value of the existing community.

Thank you for your consideration of this proposal.

Sincerely,
Josh Gierach (Owner)
jkROCK, LLC

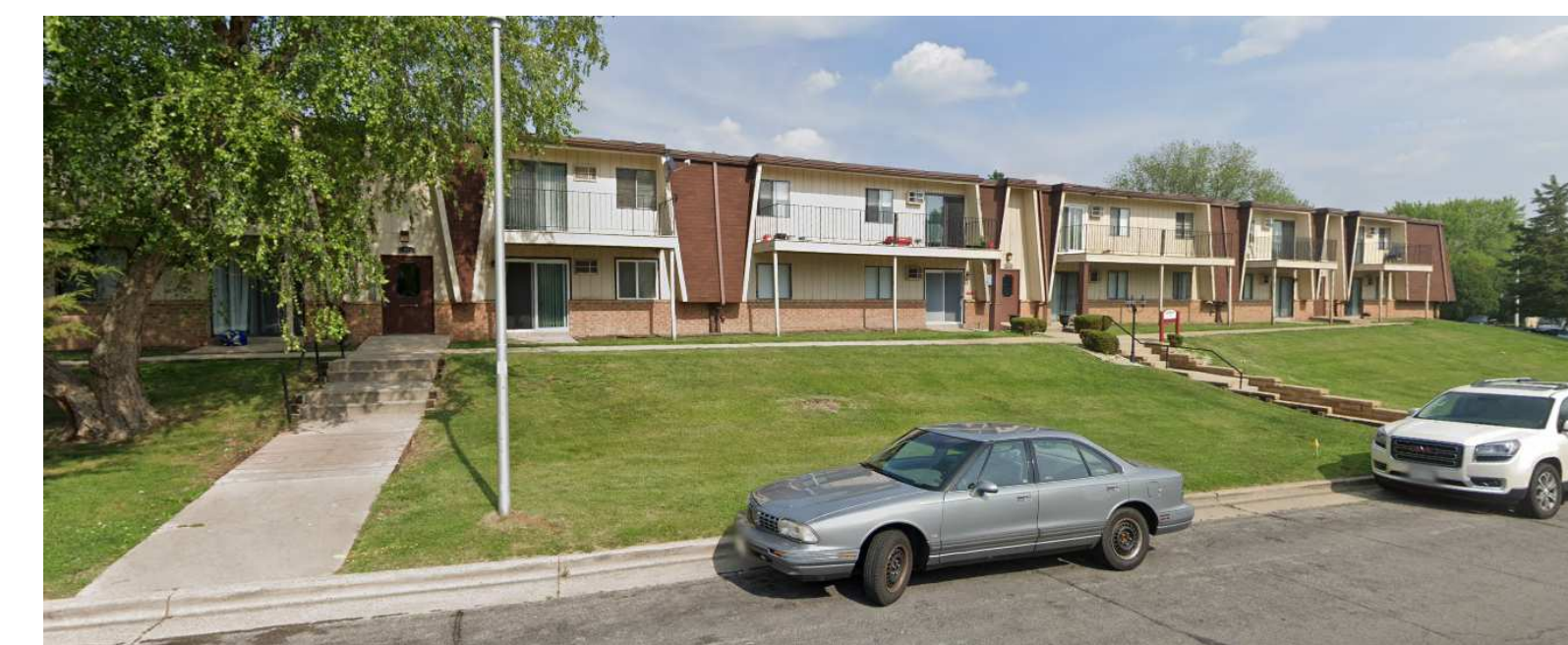
&
Ryan Schultz (Architect)
OpeningDesign



5A/A000 EXISTING - ALONG RED ARROW TRAIL 1



4A/A000 EXISTING - CORNER OF THURSTON LANE AND RED ARROW 1



2A/A000 EXISTING - ALONG RED ARROW TRAIL 2



Owner: J.K. Rock, LLC
4929 Chalef Gardens Rd
Fitchburg WI 53711
josh@jrockhomes.com | 262.573.5310

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

NARRATIVE, EXISTING CONDITIONS & DEMOLITION PLAN
BELMAR APARTMENT HOMES - FACADE RENOVATION
2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A000

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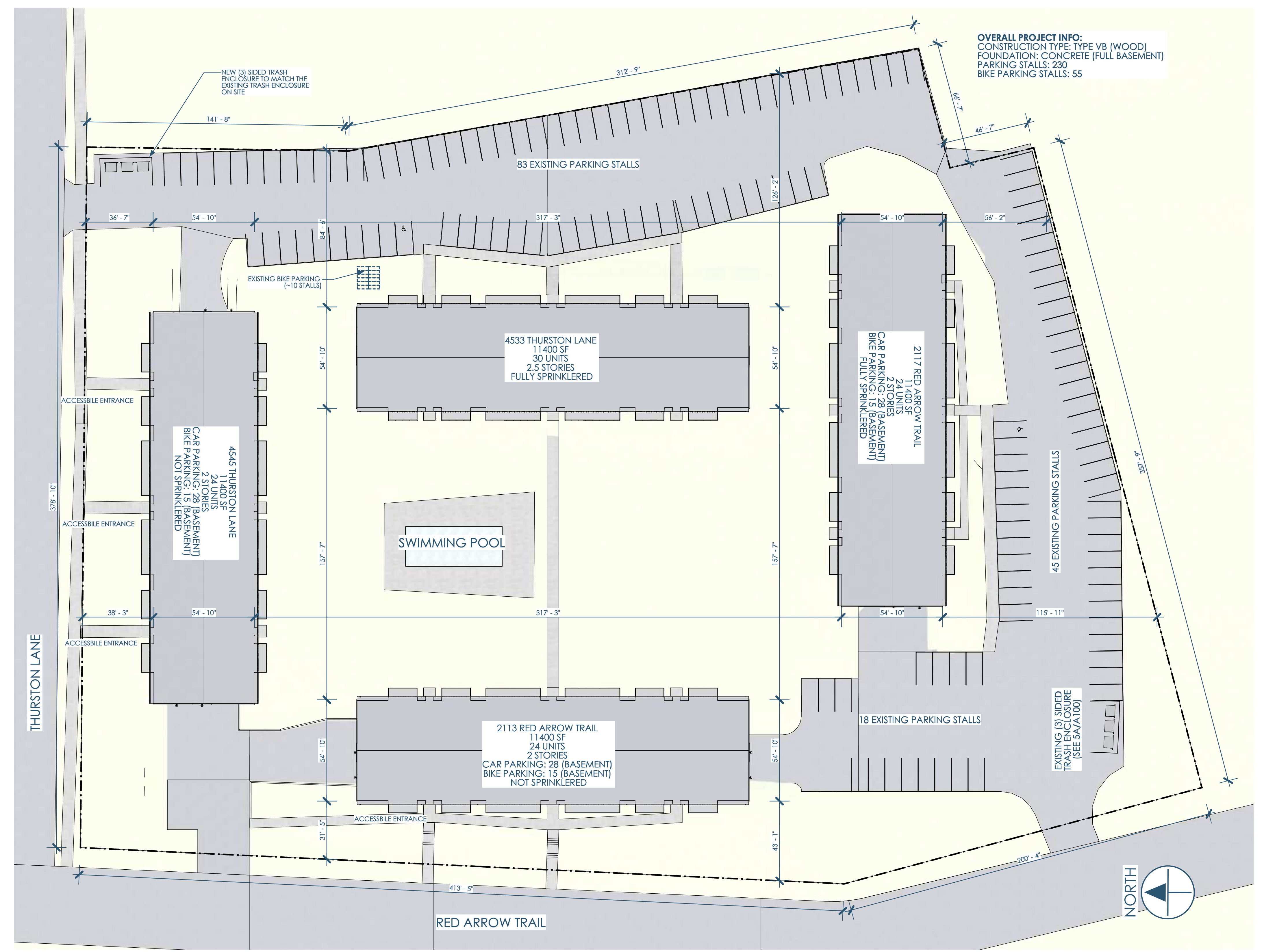
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C

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A



OVERALL PROJECT INFO:
 CONSTRUCTION TYPE: TYPE V8 (WOOD)
 FOUNDATION: CONCRETE (FULL BASEMENT)
 PARKING STALLS: 230
 BIKE PARKING STALLS: 55



5A/A100 EXISTING TRASH ENCLOSURE

4A/A100 OVERALL SITE PLAN
1"=30'



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 ryan@openingdesign.com | 773.425.6456

SITE PLAN
 BELMAR APARTMENT HOMES - FACADE RENOVATION
 2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A100

5

4

3

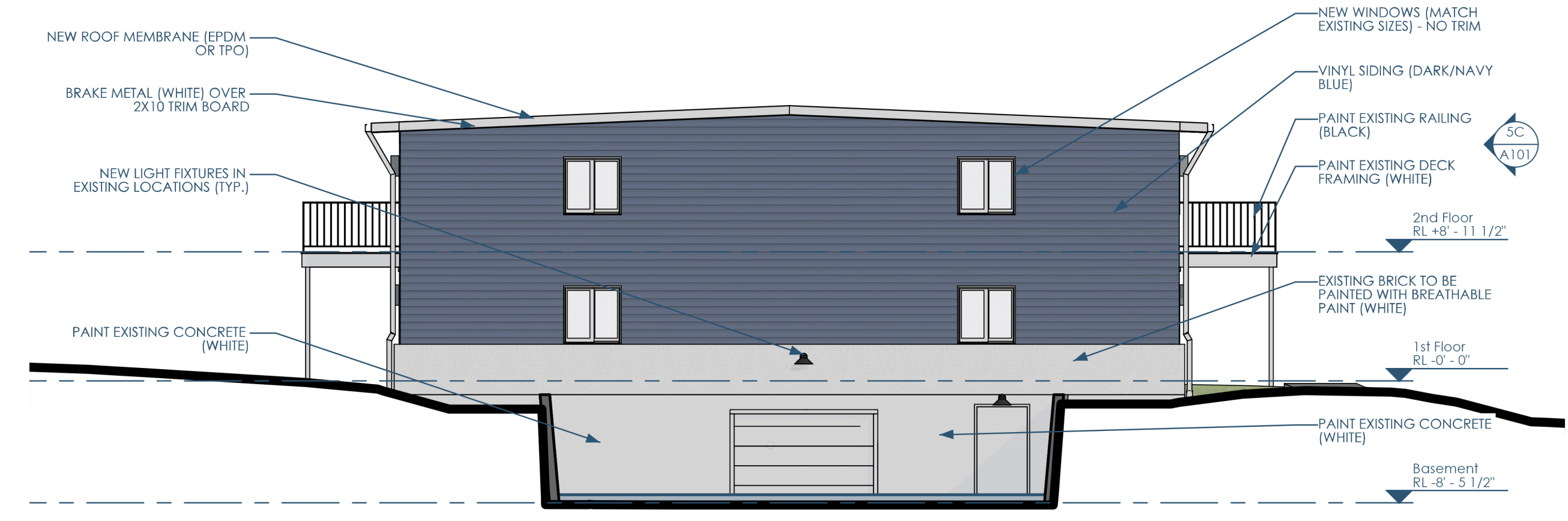
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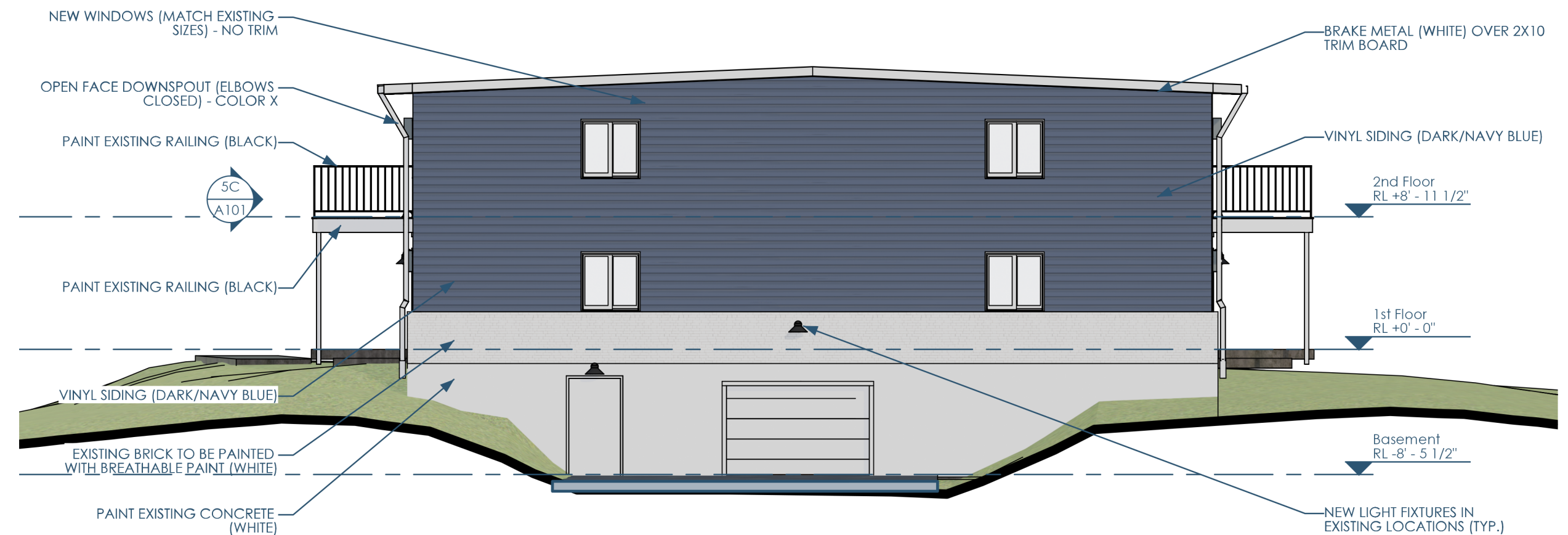
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5C/A101 ELEVATION - WEST
1/8"=1'-0"



5B/A101 ELEVATION - NORTH
1/8"=1'-0"



3B/A101 ELEVATION - SOUTH
1/8"=1'-0"



5A/A101 PERSPECTIVE - 1



4A/A101 PERSPECTIVE - 2



2A/A101 PERSPECTIVE - 3



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ELEVATIONS & RENDERINGS
BELMAR APARTMENT HOMES - FACADE RENOVATION
2113 RED ARROW TRAIL, FITCHBURG, WI 53711

A101

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Proposed for Over
Garage/Service Doors

PROJECT NAME: _____ QUANTITY: _____ TYPE: _____

ORDERING CODE: _____



- ① Innovative cast aluminum arm that blends seamlessly with the luminaire.
- ② Sleek and timeless silhouette with no visible hardware. Features a die-cast aluminum housing with an internally sealed driver.
- ③ Recessed optical lens that delivers three distinct comfort light distributions: symmetric, asymmetric and pathway.
- ④ High-performance and efficient LED engine featuring glare-reducing technology, delivering a uniformly illuminated surface enhancing visual comfort



EG153-WM



EG153-WMS

MATERIALS

Ellington's main housing is made of corrosion resistant A360 aluminum alloy, ensures optimal heat dissipation and a copper content of less than 0.1%. The optical lens is made of acrylic.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -40°C/-40°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP66/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

DESIGN

Ellington mostly consists of aluminum (housing) and PMMA (optical lens), both of which are recyclable materials. In addition, its design minimizes the amount of assembling hardware needed. It can also be quickly disassembled to facilitate recycling.

WARRANTY

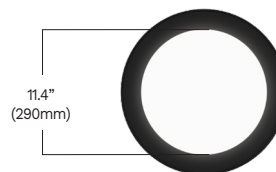
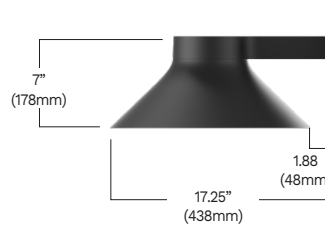
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: <https://www.acuitybrands.com/support/warranty/terms-and-conditions>

MOUNTING


The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box and is secured with four additional anchoring hardware provided by others. For drilling pattern, refer to installation sheet.

MEASUREMENTS

Maximum weight: 15.27 lbs (6.92 kg)



ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING
EG153 	L2L20 2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V	WM Wall mount
	L2L30 3180 lm / 37w	ASY Asymmetric	30K 3000K	HVOLT 347V-480V	WMS Wall mount shepherd arm attachment
	L2L40 4087 lm / 50w	PATH Pathway	35K 3500K	347 347V	
	L2L50 5042 lm / 64w ¹		40K 4000K	480 480V	
	L2L60 6661 lm / 90w ²				
<p>Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.</p>					

CONTROLS	PHOTOCELL	MOTION SENSOR	SURGE PROTECTOR	EMERGENCY
NLTH nLight AIR 2.0 integrated in head ³	PH7 7-PIN receptable with photocell sensor mounted on head ⁴ PHSC 7-PIN receptable with shorting cap preinstalled	MS Motion sensor inside luminaire ⁵	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W ⁶


*FINISH	ENVIRONMENT
BKT Jet black	MG Marine grade paint ⁹
BZT Bronze	NT Natatorium suitable ¹⁰
CHT Champagne	
CNT Corten	
DGT Gun metal	
GRT Titanium gray	
MST Matte silver	
SGT Steel gray	
WHT Snow white	
CMC Custom matched color ⁷	
RAL RAL color ⁸	

NOTES

- *- Denotes a required field
- 1- Available only with SYM and PATH.
- 2- Available only with SYM.
- 3- Not available with PH7, PHSC, MS, REM7, HVOLT. Must link to external nLight Air network.
- 4- Not available with HVOLT.
- 5- Not available with PH7, PHSC, NLTH, REM7, HVOLT.
- 6- Remote mount 50ft - 12" (305mm) square enclosure with access cover. The remote enclosure must be interior (cable by others). Not available with HVOLT.
- 7- Contact factory to coordinate custom matching color.
- 8- Specify RAL number.
- 9- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
- 10- Available only in WHT and BKT finish.



DARKSKY APPROVED ORDERING CODE

*SERIES	*LIGHT OUTPUT	*DISTRIBUTION	*CCT	*VOLTAGE	*MOUNTING
EG153 	L2L20 2250 lm / 25w	SYM Symmetric	27K 2700K	MVOLT 120V-277V	WM Wall mount WMS Wall mount shepherd arm attachment
	L2L30 3180 lm / 37w		30K 3000K	HVOLT 347V-480V	
	L2L40 4087 lm / 50w			347 347V	
	L2L50 5042 lm / 64w			480 480V	
	L2L60 6661 lm / 90w				
	Delivered lumens calculated at 4000K/80CRI. Symmetric distribution. Refer to reference table for outputs at other distribution types. Typical power consumption. Refer to LCF table for outputs at other CCTs.				

CONTROLS	PHOTOCELL	MOTION SENSOR	SURGE PROTECTOR	EMERGENCY
NLTH nLight AIR 2.0 integrated in head ¹	PH7 7-PIN receptable with photocell sensor mounted on head ² PHSC 7-PIN receptable with shorting cap preinstalled	MS Motion sensor inside luminaire ³	SP Surge protector	REM7 Remote emergency battery, 90 min, 7W ⁴

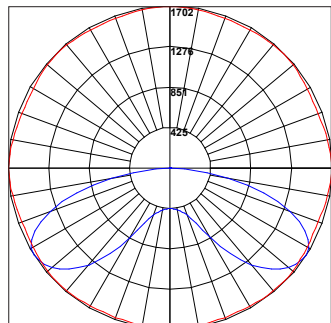
*FINISH	ENVIRONMENT
BKT Jet black	MG Marine grade paint ⁷ NT Natatorium suitable ⁸
BZT Bronze	
CHT Champagne	
CNT Corten	
DGT Gun metal	
GRT Titanium gray	
MST Matte silver	
SGT Steel gray	
WHT Snow white	
CMC Custom matched color ⁵	
RAL RAL color ⁶	

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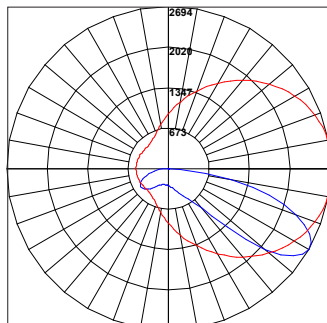
TYPICAL PHOTOMETRY SUMMARY

EG153-L2L60-SYM



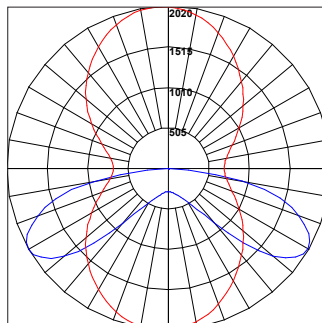
Total Lms: 6661 Lumens
Total Input Watts: 90 W
Efficacy: 74 Lumens/Watt
BUG: B3-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 1702@
 180°H/57,5°V

EG153-L2L40-ASY



Total Lms: 4645 Lumens
Total Input Watts: 92 W
Efficacy: 51 Lumens/Watt
BUG: B1-U0-G2
CCT/CRI: 4000K/80
Maximum Candela: 2694@
 7,5°H/60°V

EG153-L2L50-PATH



Total Lms: 5001 Lumens
Total Input Watts: 92 W
Efficacy: 54 Lumens/Watt
BUG: B3-U0-G3
CCT/CRI: 4000K/80
Maximum Candela: 2020@
 92,5°H/60°V

SYM - LUMEN CONVERSION FACTOR (LCF)

CCT	CRI	LCF
2700K	80	0.91
3000K	80	0.94
3500K	80	0.98
4000K	80	1.00

ASY/PATH - LUMEN CONVERSION FACTOR (LCF)

CCT	CRI	LCF
2700K	80	0.94
3000K	80	0.94
3500K	80	1.00
4000K	80	1.00

All Photometry shown use the 80CRI 4000K LEDs.
 Please visit our web site www.luminis.com for complete I.E.S. file.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
 260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

REFERENCE TABLE - LIGHT OUTPUT

SYM - SYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2250 lm / 25.4 w	89 lm/w	B1-U0-G1
L2L30	3180 lm / 37.4 w	85 lm/w	B2-U0-G1
L2L40	4087 lm / 49.9 w	82 lm/w	B2-U0-G1
L2L50	5042 lm / 64 w	79 lm/w	B2-U0-G1
L2L60	6661 lm / 90 w	74 lm/w	B3-U0-G2

ASY - ASYMMETRIC

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2051 lm / 37 w	55 lm/w	B1-U0-G1
L2L30	3350 lm / 63 w	53 lm/w	B1-U0-G1
L2L40	4645 lm / 92 w	51 lm/w	B1-U0-G2


PATH - PATHWAY

	TOTAL LMS/WATTS	EFFICACY	BUG
L2L20	2107 lm / 35.1 w	60 lm/w	B1-U0-G1
L2L30	3056 lm / 52.7 w	58 lm/w	B2-U0-G2
L2L40	4070 lm / 72.6 w	56 lm/w	B2-U0-G2
L2L50	5001 lm / 92 w	54 lm/w	B3-U0-G3

OPTION DETAILS



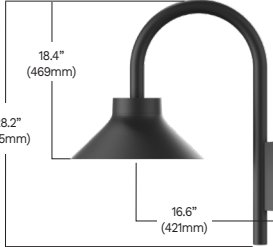
NLTH 
 nLight AIR Control gen2 and black antenna integrated in head.



PHSC
 7-PIN receptacle with shorting cap option mounted on top of the fixture housing as shown.

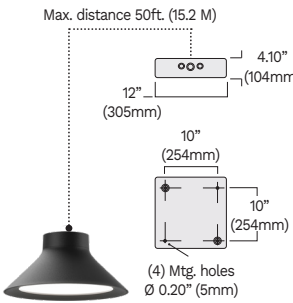


PH7
 7-PIN receptacle with photocell option mounted on top of the fixture housing as shown.



WMS
 Ø 1 5/8" shepherd aluminum arm wall mount, with a cast aluminum wall cover and galvanized steel mounting plate.

Dimensions: 18.4" (469mm), 28.2" (715mm), 16.6" (421mm)



Max. distance 50ft. (15.2 M)

Dimensions: 12" (305mm), 4.10" (104mm), 10" (254mm), 10" (254mm)

(4) Mtg. holes Ø 0.20" (5mm)

REM7
 Remote mount 120/277V emergency battery pack (1110 lm/90 min). Test switch provided within enclosure with 5" (127mm) leads.

Find anything home...

Lighting / Outdoor lighting / Outdoor Wall Lighting / SKU: W011416698

Rafal 1-Light Dusk To Dawn Sensor and Motion Sensor Outdoor Wall Lights

By [Beachcrest Home™](#)

4.7 [66 Reviews](#)

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At a Glance



Dusk to Dawn



Assembly Required



Damp Location (Covered Outdoor Areas)



Dimmable



Motion Sensor



Long-Lasting Protective Finish

[See Less](#)

Description

About This Product

Illuminate the backyard or patio with this classic outdoor barn light. It's crafted from sleek, black metal with a matching metal shade, and it hangs from a curved arm and tapered mount. This light gleams with a distinct downward beam, emanating brightness from a single 60W bulb (not included). More than just a charming fixture, it comes with a built-in motion sensor and a dusk-to-dawn feature. With this light, you'll get that easy nighttime visibility for evening gatherings or quiet moments under the stars. Plus, with its weatherproof finish, you don't have to worry about the elements dimming the brightness.

Features

- Our outdoor wall lantern doesn't include the bulb. The outdoor wall lights are compatible with any kind of standard E26 dimmable led/incandescent light bulbs (up to 60W). lighting, etc.
- All kits are included & easy installation. You will find all kits needed quick installation are included in the package when you receive the



Proposed for Over Main & Individual Tenant Entrances

- Weather resistance: Made of premium metal, the outside light for the house has great durability. The structure of the gooseneck provides wonderful protection, along with its covered top cap to protect the bulb better. Its matte black finish plays a very good role in protecting the metal from water and corrosion. The exterior light fixture is suitable for any weather condition and can be used for many years without breaking down.
- Dimension: The size of this lamp is 12.02*13.77*11.41inch. The size of the lamp body is one of the important factors to consider when purchasing a lamp. Please check the size carefully before purchasing.

[Show Less](#)

Specifications

Product Dimensions



Other Dimensions

Back Plate	4.92" H X 4.92" W
Body	11.41" H X 12.02" W X 13.77" D
Overall Dimensions	11.41" H X 13.77" W X 13.77" D
Overall Product Weight	3.2 lb.

Documents

[Installation And Assembly \(pdf\)](#)

Details

Product Type	Outdoor Barn Light
Power Source	Hardwired
Dry, Damp or Wet Location Rated	Damp
What is Dry, Damp or Wet Location Rated?	This indicates whether the fixture is safe to use in dry locations, damp

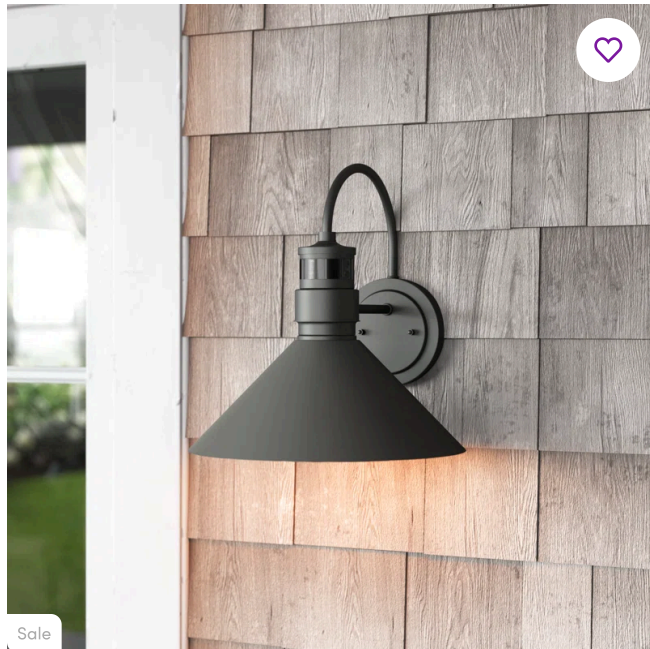


\$99.99

Add to Cart



+5 more



Sale

Weatherproof	Yes
Powder Coated Finish	Yes
Voltage	120 Volt
Light Fixture Shape	Bell
Integrated LED	No
Bulb Not Included But Required	Yes
Bulb Base	E26/Medium (Standard)
Number of Bulbs	1
Fixture Material	Metal
Metal Type	Iron
Dimmable	Yes
Motion Sensor	Yes
Dusk to Dawn	Yes
Light Direction	Ambient
Maximum Wattage (Per Bulb)	60 Watt
Shade Included	Yes
Shade Material	Metal
Shade Color	Black
Backplate Included	Yes
Made to Order	Yes
Imported	Yes
Durability	Waterproof, Weatherproof
Product Care	Dryer safe
Finish	Matte Black
Energy Efficiency Level	Standard Efficiency
Mounting Hardware Included	Yes
Certifications	
Safety Listing(s)	ETL Listed
Assembly	
Assembly Required	Yes
Mounting / Installation Required	Yes
Warranty	
Commercial Warranty	Yes
Commercial Warranty Length	1 Year
Product Warranty	Yes
Warranty Length	1 Year

