



TOWN OF MEDFIELD

PLANNING BOARD

459 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING (TO BE FILLED OUT BY APPLICANT)

- ☐ Site Plan Approval ☒ Site Plan Approval Modification
☐ Special Permit: Two-Family Residential
☐ Special Permit: Multi-Family Residential
☐ Special Permit: Inclusionary Zoning
☐ Special Permit Modification

TOWN OF MEDFIELD, MASS.

2023 MAR -1 P 1:27

OFFICE OF THE
TOWN CLERK

Phone: 508-906-3027

Fax: 508-359-6182

Date 2-21-2023

Name of Applicant Kingsbury Club Medfield, Inc
Mailing Address _____
City, State, Zip 2 Ice House Road, Medfield, MA 02052

Phone 508-359-7800 Email kingsburyclub@gmail.com

The record title of said property stands in the name of Town of Medfield

Whose address is 459 Main Street, Medfield, MA 02052
Applicant is Leesee
(owner, tenant, other)

Location of Property 2 Ice House Road, Medfield, MA 02052

Name of Proposed Project _____

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 11040 Page 253 (or) Norfolk Registry District Page _____

Year lot created 1986 Plan of Land recorded as Book 336 Page _____ of Plan 601

Medfield Assessors Map 56 Lot 45 / Zoning District IE / Overlay _____

Written summary of project (attach add additional pages, as necessary)

Modify special permit to allow an addition of paddle tennis courts and support facility.

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):

14.10.1 16.6.2

If Applicable, I hereby authorize Timothy Burke to serve as my Official Representative to represent my interests before the Town of Medfield with respect to this application. In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the site plan review process. I hereby request a hearing before the PLANNING BOARD with reference to the above application. In the event that a site plan approval is granted, I will record the same with the Norfolk Registry of Deeds or the Norfolk Registry District of the Land Court, as appropriate. I have read and accept the rules and fees of the "Rules of the Medfield Planning Board."

Applicant(s): Signed _____ Printed Jack Copeland

Owner(s): Signed  Printed Robert Janjigian

ZONING CHART:

Is this a teardown? ☐ Yes / ☒ No (*teardowns may also require ZBA review*)

Aquifer Protection District? ☒ Yes / ☐ No [If Yes: ☒ Primary / ☐ Secondary / ☐ Well]

The Aquifer Protection District may affect lot coverage thresholds. Please refer to Zoning Bylaw Article 16, check with your surveyor/engineer, or refer to the "maps" tab in the Assessors [GIS Database](#).

A note regarding plot plans: Plot plans should be current, show all dimensions for compliance with current zoning, and be stamped by a Registered Land Surveyor. Mortgage plans are not acceptable.

MEASUREMENT (Refer to Article 2 , Definitions, for various methodologies in calculating requirements)	REQUIRED (Refer to Chapter 300b and Chapter 300c)	EXISTING (Refer to your existing site plan)	√ Or X	PROPOSED (Refer to your proposed site plan)	√ Or X
Lot area					
Frontage					
Lot Width					
Lot Depth					
Perfect Square					
Front Yard Setback					
Side Yard Setback					
Rear Yard Setback					
Floor Area Ratio	Allowed				
% Lot Coverage	Allowed				
Building Height					

√ indicates that the dimension complies with current zoning / X indicates that the dimension does not comply with current zoning

ATTACH OTHER REQUIRED APPROVALS, AS NECESSARY (CONTACT DEPARTMENTS TO DETERMINE IF APPROVALS ARE REQUIRED):

- ☐ Historical Commission (demolition or historic preservation incentive)
- ☒ Conservation Commission (protected natural resources)
- ☒ Board of Health (stormwater)
- ☒ Department of Public Works (stormwater)
- ☒ Zoning Board of Appeals (nonconformities or special uses)

NARRATIVES: FOR ALL NARRATIVES, ATTACH ADDITIONAL PAGES IF NECESSARY

NARRATIVE A (FOR SITE PLAN APPROVALS): Describe how the proposed plan meets the following performance standards:

(1) For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings. To achieve this finding the Board shall review the proposal for:

- (a) There shall be no more than two garage bays (or two interior parking spaces as defined by the Zoning Bylaw) per unit and they should be oriented so that they are in character with the streetscape and surrounding properties. ☐
- (b) Each dwelling unit should have access to private yard, patio, or other private outdoor space. ☐
- (c) Negative visual impacts of the development, if any, are screened from adjacent properties and nearby streets by landscaping or other site planning techniques. The Planning Board, in its discretion, may require additional screened buffer zone for the privacy of directly abutting properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options. ☐
- (d) Each parking space or driveway serving a multifamily dwelling shall be set back at least 10 feet from any side lot line and rear lot line and shall be designated on the site plan. ☐
- (e) Adequate provisions for snow removal or on-site storage should also be demonstrated. ☐
- (f) The access, egress, and internal circulation are designed to provide a network of pedestrian-friendly streetscapes. ☐
- (g) The dwellings are sited and oriented in a complementary relationship to: each other, the common open space, and the adjacent properties. ☐

- (a) _____
- (b) _____
- (c) _____
- (d) _____
- (e) _____
- (f) _____
- (g) _____

(2) The proposed use will not result in a public hazard due to substantially increased vehicular traffic or due to inadequacy of the structure or configuration of the road(s) directly serving the site.

The proposed use will improve the services offered by the facility by addressing the need for paddle tennis courts. The existing membership will be the primary users of the courts and no significant change is anticipated in terms of parking or road use from the existing conditions.

(3) The proposed use will not create any danger of pollution to public or private water facilities.

The paddle tennis courts and associated activity space will not create any danger of pollution to public or private water facilities. The sue will be similar to the existing use.

(4) The methods of drainage at the site are adequate and meet the standards of the Subdivision Rules and Regulations of the Town of Medfield.

The drainage system on site will remain and the design has been reviewed by the site engineer. The increase in impervious area is minimal as the proposed courts are pervious as is the proposed open patio.

(5) No excessive noise, light or odor shall be emitted.

No excessive noise, light or odor will be emitted as part of this addition. The courts are located on the rear of the building and are far away from neighboring residential uses.

(6) The site plan and proposed use(s) conform to all requirements of the Zoning Bylaw of the Town of Medfield.

No variances are required and the proposed work complies with zoning regulations.

NARRATIVE B (FOR ALL SPECIAL PERMITS): Describe how the proposed plan meets the following performance standards:

- (1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing.

The addition is designed to be similar in scale and materials as the existing structure and is not visible from the neighboring residential uses.

- (2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood.

The existing parking, traffic and pedestrian flow will not be impacted by the work and no significant change is anticipated.

- (3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

The existing drainage, utilities and other infrastructure are adequate to serve the proposed work.

- (4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values.

The proposed paddle tennis addition will not impact the other properties in the neighborhood and there will be no detrimental effect.

- (5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

The proposed addition is in an area that has been previously developed and will not cause any environmentally significant impact to existing natural resources, habitats or features.

- (6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The addition is one-story high and will not result in abutting properties being adversely affected.

The addition will not be visible from the neighboring residential areas.

- (7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

No measurable change in water consumption or sewer use is anticipated by this work.

(8) The Proposed use will not create any hazard to public safety or health in the neighborhood.

No hazard to public safety or health in the neighborhood will be created by this addition. No noise or vibrations from mechanical equipment is expected.

(9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health.

Not applicable due to public sewage service.

NARRATIVE C (FOR TWO-FAMILY SPECIAL PERMITS): Describe how the proposed plan meets the following performance standards:

(1) The common party wall shall connect habitable space (an area within a building, typically a residential building, used for living, sleeping, eating or cooking purposes - also called occupiable space. Those areas not considered to meet this definition include storage rooms, garages and utility spaces).

☐ Waiver requested (state rationale below)

(2) There shall be no more than two garage bays (or two interior parking spaces as defined by the Zoning Bylaw) per unit and they should be oriented so that they are in character with the surrounding properties.

☐ Waiver requested (state rationale below)

(3) Each dwelling unit has access to private yard, patio, or other private outdoor space.

☐ Waiver requested (state rationale below)

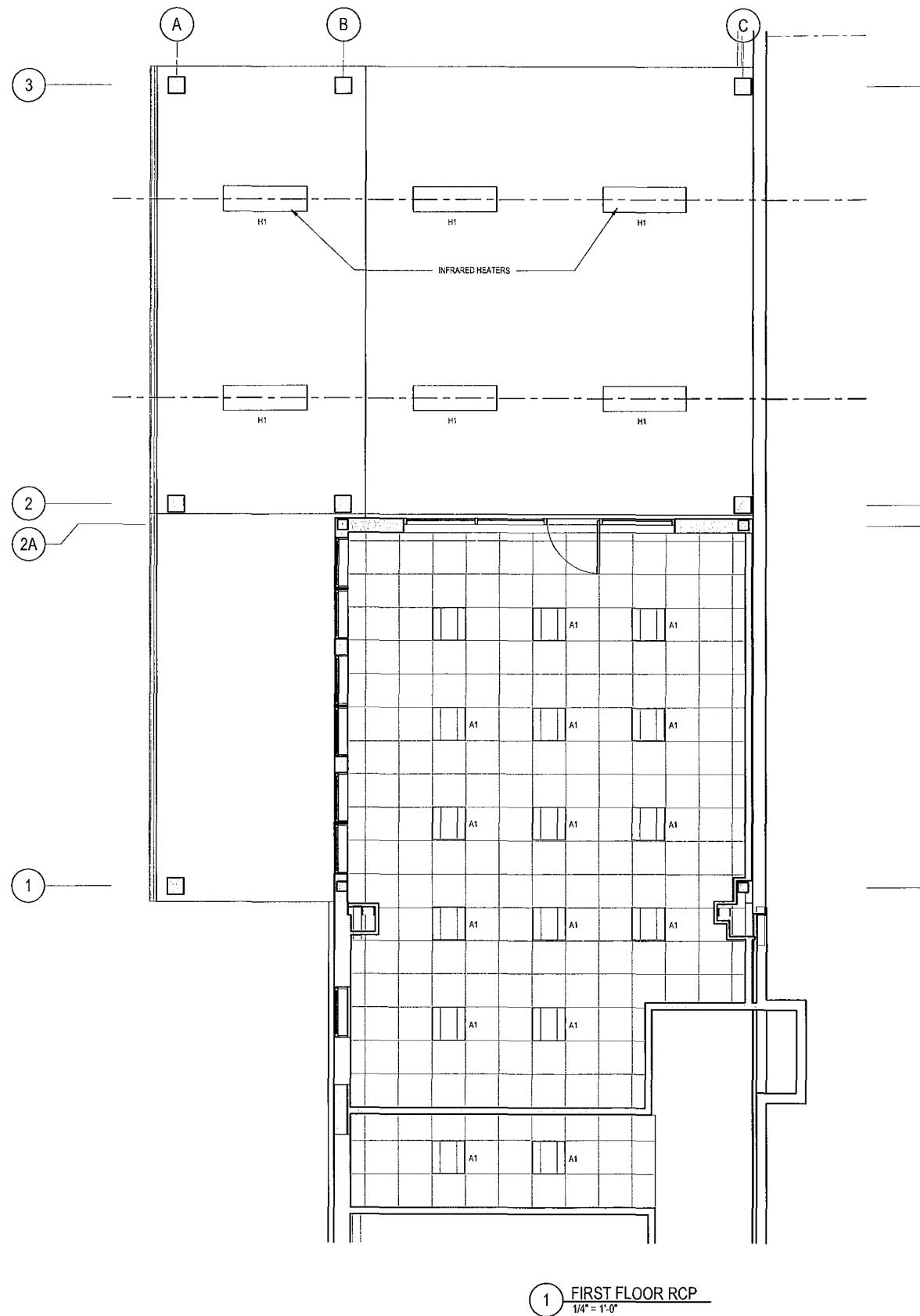
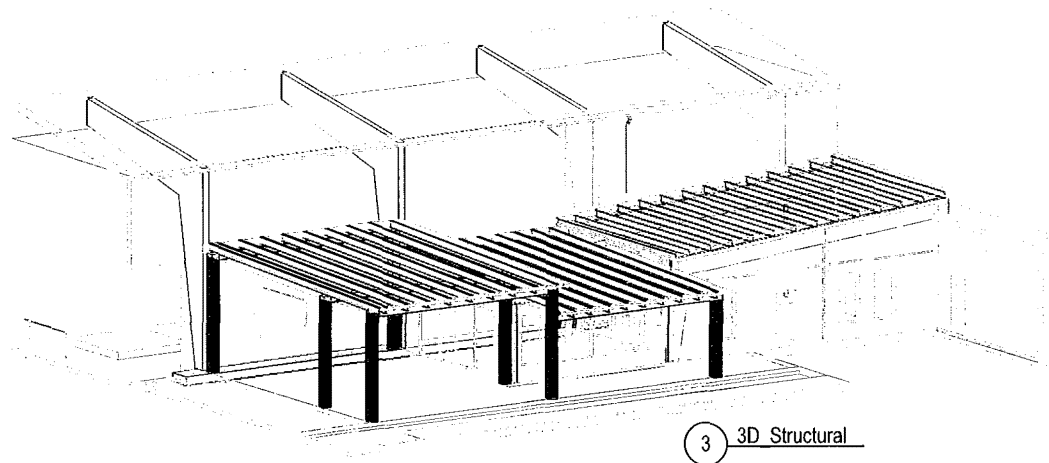
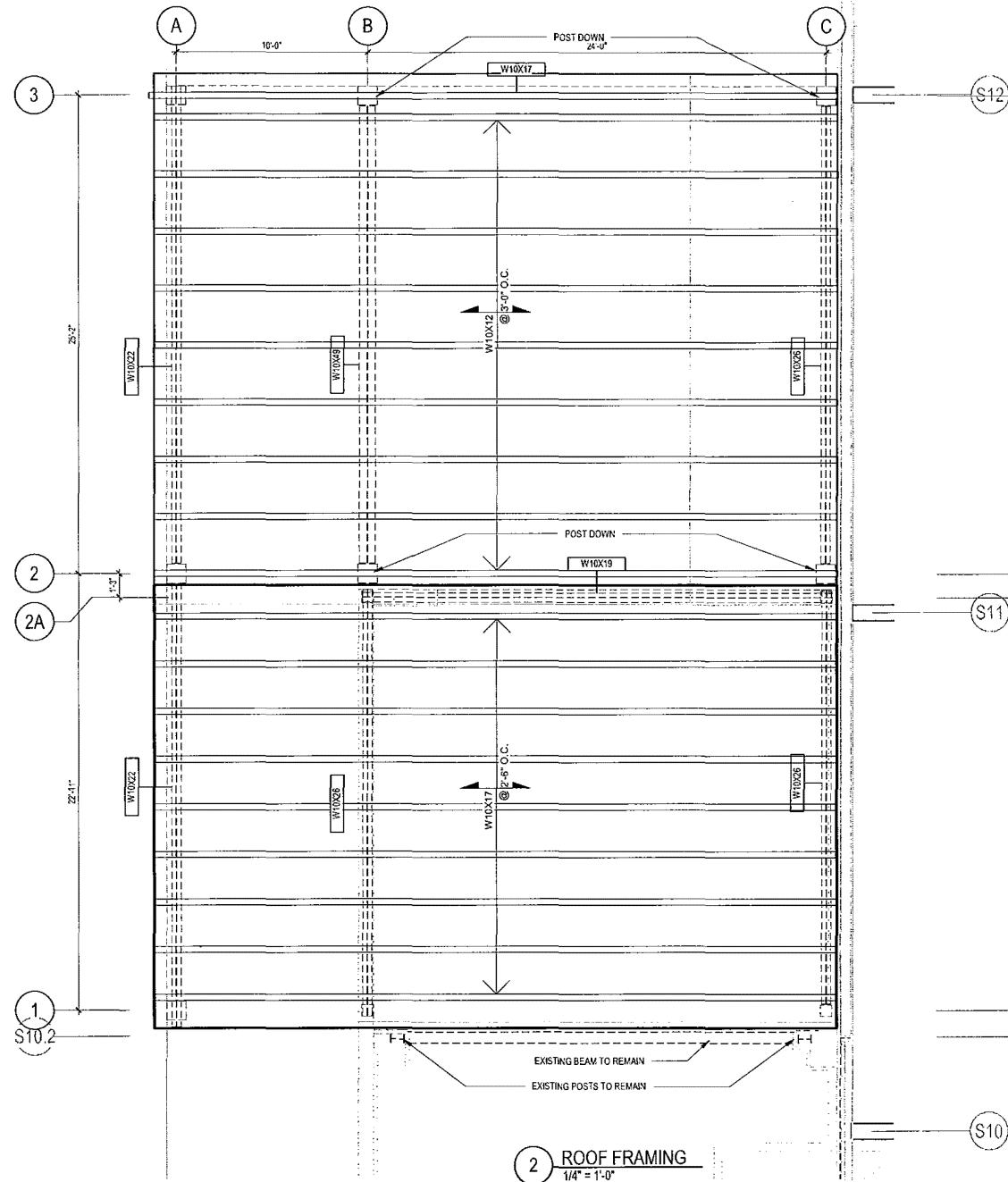
- (4) The Planning Board, in its discretion, may require additional screened buffer zone for the privacy of adjacent properties. Screening can include use of existing trees and plants, new vegetation, fencing, or a combination of these options. ☐ Waiver requested (state rationale below)

- (5) Each parking space or driveway serving a two-family dwelling shall be set back at least 10 feet from any side lot line and rear lot line and shall be designated on the site plan. ☐ Waiver requested (state rationale below)

- (6) Adequate provisions for snow removal or on-site storage should also be demonstrated. ☐ Waiver requested (state rationale below)

NARRATIVE D (FOR TWO-FAMILY SPECIAL PERMITS, HISTORIC PRESERVATION BONUS):

- ☐ The Medfield Historical Commission has found the structure to be a “historically significant structure” (as defined by Town Code Chapter § 150-13, as the same may be amended from time to time). Attach decision.



LIGHTING FIXTURE SCHEDULE						
TYPE MARK	COUNT	DESCRIPTION	MANUFACTURER	MODEL	TRIM	LAMP
H1	6	INFRARED HEATER 56X8.5X3 S - 6000W	BROMIC HEATING	COBALT SMART-HEAT		
A1	16	2X2 (2 lamp) - 120V	MATCH TO EXISTING			T-8 LED



Timothy Burke
ARCHITECTURE

142 BERKELEY STREET, BOSTON, MASSACHUSETTS 02116
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116



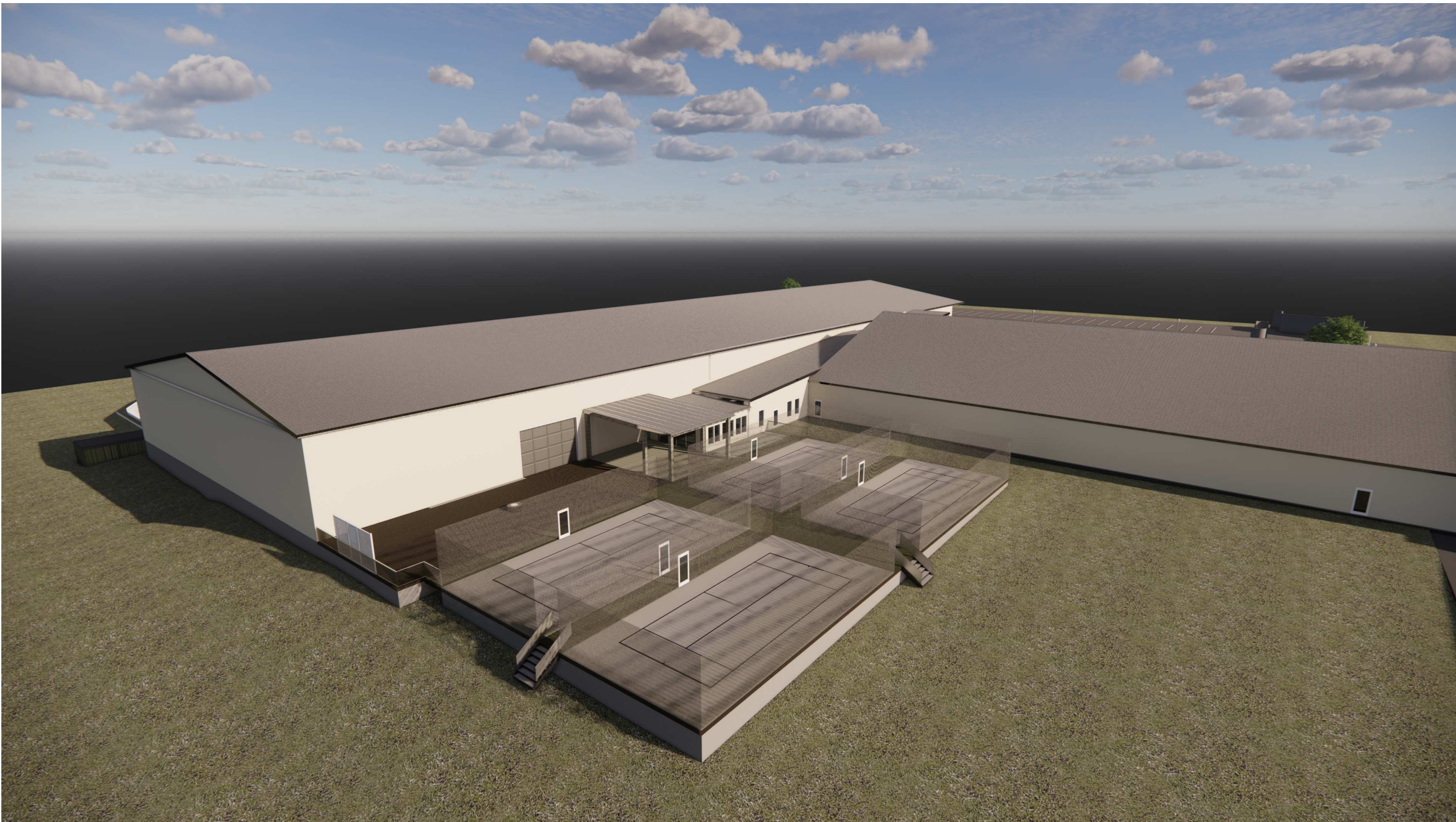
Date:	02/10/2023	Drawn By:	Author
REV.	DATE	DESCRIPTION	

PERMIT SET

CEILING PLAN
FRAMING PLAN

KINGSBURY CLUB
2 ICE HOUSE ROAD
MEDFIELD, MA 02052

A0-6



PADDLE COURTS

















SHEET LIST	
SHEET NO.	SHEET NAME
0	COVER
01	PLOT PLAN
02	CIVIL SITE PLAN
A0-1	PROPOSED 1ST FLOOR
A0-2	PROPOSED PLANS
A0-3	PROPOSED PLANS
A0-4	PROPOSED PLANS
A0-5	CEILING PLAN / FRAMING PLAN

THE KINGSBURY CLUB

2 ICE HOUSE ROAD MEDFELD, MASSACHUSETTS



AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH	ASPHALT
BCC	BITUMINOUS CONCRETE CURB
BOL	BOLLARD
CB	CATCH BASIN
CONC.	CONCRETE
COP	COULICATED PLASTIC PIPE
DB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
EL	ELEVATION
EDP	EDGE OF PAVEMENT
FF	FIRST FLOOR
GD	GARAGE DOOR
GO	GAS GATE
HYD	HYDRANT
IHH	IRRIGATION HANDHOLE
L	LENGTH
LP	LIGHT POLE
M	MARKED
N/F	NOW OR FORMERLY
N/P	NUMBER
NV	NO PIPE VISIBLE
PVC	POLYVINYL CHLORIDE
R	RM
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROD	ROOF DRAIN
SEW	SEWER MANHOLE
SMH	TRIPLE CATCH BASIN
UTL	UTILITY ELECTRIC METER
UTM	UTILITY GAS METER
UWM	UTILITY WATER METER
VC	VERTICAL CONCRETE CURB
VCC	VERTICAL GRANITE CURB
WV	WATER VALVE

	CATCH BASIN
	UTILITY POLE
	SEWER MANHOLE
	DRAIN MANHOLE
	WATER GATE
	HYDRANT
	GAS GATE
	LIGHT POLE
	BOLLARD
	ROOF DRAIN
	DRAIN LINE
	SEWER LINE
	GAS MAIN
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE



1. FIELD SURVEY PERFORMED BY MCKENZIE ENGINEERING GROUP, INC. IN DECEMBER OF 2012, JULY OF 2014, SEPTEMBER OF 2016, AND DECEMBER OF 2020.
2. THE SITE FALLS WITHIN THE INDUSTRIAL EXTENSIVE (I-E) ZONE AND THE PRIMARY AQUIFER ZONE AS DEPICTED ON THE CURRENT TOWN OF MEDFIELD ZONING MAP.
3. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUBURBAN UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND BASED ON A SPIKE FOUND IN A 32" OAK TREE AT ELEVATION 160.05 AS SHOWN ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND OFF WEST MILL STREET IN MEDFIELD, MA" DATED MARCH 9, 2005, SCALE: 1"=40'
5. ANY AND ALL WETLANDS ARE SHOWN ON MAP SHEET 66.
6. WETLAND RESOURCE AREAS SHOWN WERE APPROVED UNDER A REQUEST FOR DETERMINATION OF APPLICABILITY (RDA) FILED IN MARCH 22, 2018 WITH THE MEDFIELD CONSERVATION COMMISSION. THE WETLAND LOCATIONS HEREON WERE COMPILED FROM PLAN BOOK 558 PLAN NO. 64 OF 2006 AND SHOULD BE CONSIDERED APPROXIMATE FOR THE PURPOSE OF THIS PLAN.

FLOOD NOTE: THE PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25021C0154E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012 AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

RECORD OWNER:
ASSESSOR'S MAP 56 LOT 45
(SAME AS ASSESSOR'S MAP 56 LOT 45K)
THE TOWN OF MEDFIELD
459 MAIN STREET
MEDFIELD, MA 02052
PORTION OF PARCEL 1 -
DEED BOOK 11040 PAGE 253

LESSEE OF PROPERTY:
ASSESSOR'S MAP 56 LOT 45K
(SAME AS ASSESSOR'S MAP 56 LOT 45)
KINGSBURY CLUB MEDFIELD, INC.
2 ICE HOUSE ROAD
MEDFIELD, MA 02052
DEED BOOK 25170 PAGE 44

TOTAL PARKING SPACES: 230	<u>REQUIRED</u> 230	<u>EXISTING</u> 230
<u>HANDICAP PARKING CRITERIA</u>		
200-250 PROP PARKING SPACES	7 SPACES	7 SPACES

1. CUSTOMER PARKING SPACES: 9' X 18'
2. ACCESSIBLE SPACES: 9' X 18'
3. VAN ACCESSIBLE SPACE: 9' X 18' W/ 8' X 18' ACCESS AREA
VAN ACCESSIBLE SPACES REQUIRED = 2
(521 CMR: ARCHITECTURAL ACCESS BOARD)

DISTRICT: INDUSTRIAL EXTENSIVE (I-E)
PRIMARY AQUIFER ZONE

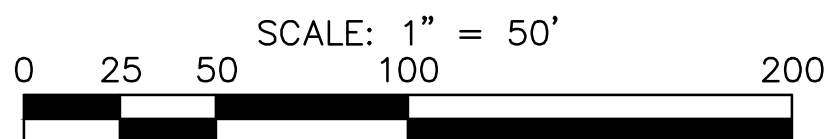
<u>CRITERIA</u>	<u>REQUIRED</u>	<u>EXISTING</u>
MINIMUM LOT AREA	40,000 S.F.	560,399 S.F.
MINIMUM LOT FRONTAGE	200 FT.	583.5 FT.
MINIMUM LOT WIDTH	200 FT.	536.6 FT.
MINIMUM LOT DEPTH	200 FT.	906.6 FT.
MINIMUM FRONT YARD	25 FT.	145.7 FT.
MINIMUM SIDE YARD	25 FT.	41.9 FT.
MINIMUM REAR YARD	25 FT.	187.6 FT.
MAXIMUM HEIGHT	35 FT./2 STORIES	35 FT./2 STORIES
MAXIMUM F.A.R.	0.50	0.21
MAXIMUM LOT COVERAGE	90%	39%

1.	PLAN	BOOK	146	PLAN	No.	659	OF	1948
2.	PLAN	BOOK	155	PLAN	No.	15	OF	1950
3.	PLAN	BOOK	192	PLAN	No.	1526	OF	1954
4.	PLAN	BOOK	205	PLAN	No.	762	OF	1958
5.	PLAN	BOOK	217	PLAN	No.	1050	OF	1964
6.	PLAN	BOOK	295	PLAN	No.	201	OF	1982
7.	PLAN	BOOK	336	PLAN	No.	601	OF	1986
8.	PLAN	BOOK	341	PLAN	No.	1171	OF	1986
9.	PLAN	BOOK	388	PLAN	No.	1216	OF	1989
10.	PLAN	BOOK	390	PLAN	No.	126	OF	1990
11.	PLAN	BOOK	489	PLAN	No.	577	OF	2001
12.	PLAN	BOOK	558	PLAN	No.	64	OF	2006

COMPONENT	IMPERVIOUS COVERAGE
EXISTING SITE COVERAGE	213,780 S.F.
PROP. SPLASH PAD (PERMITTED SEPARATELY)	* 1,913 S.F.
PROP. ADDITION & PROP. COVERED PATIO	1,520 S.F.
TOTAL	** 217,213 S.F. OR 4.99 ACRES

* PROPOSED SPLASH PAD WAS APPROVED AS PART OF AN AMENDMENT TO A STORMWATER PERMIT IN 2015 AND WAS NOT CONSTRUCTED. THE SPLASH PAD IS NOW PROPOSED TO BE CONSTRUCTED AND IS BEING PERMITTED SEPARATELY.

** ORIGINAL STORMWATER PERMIT INCLUDED A TOTAL IMPERVIOUS SITE COVERAGE OF 5.04 ACRES. THE PROPOSED PADDLE BALL & SPLASH PAD PROJECTS WILL RESULT IN A TOTAL IMPERVIOUS SITE COVERAGE OF 4.99 AC. < 5.04 AC.

[illegible]

MCKENZIE
ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN

2 ICE HOUSE ROAD
(ASSESSOR'S MAP 56, LOT 45)
MEDFIELD, MASSACHUSETTS

OWNER:
KINGSBURY CLUB MEDFIELD
2 ICE HOUSE ROAD
MEDFIELD, MASSACHUSETTS

PERMITTING SET

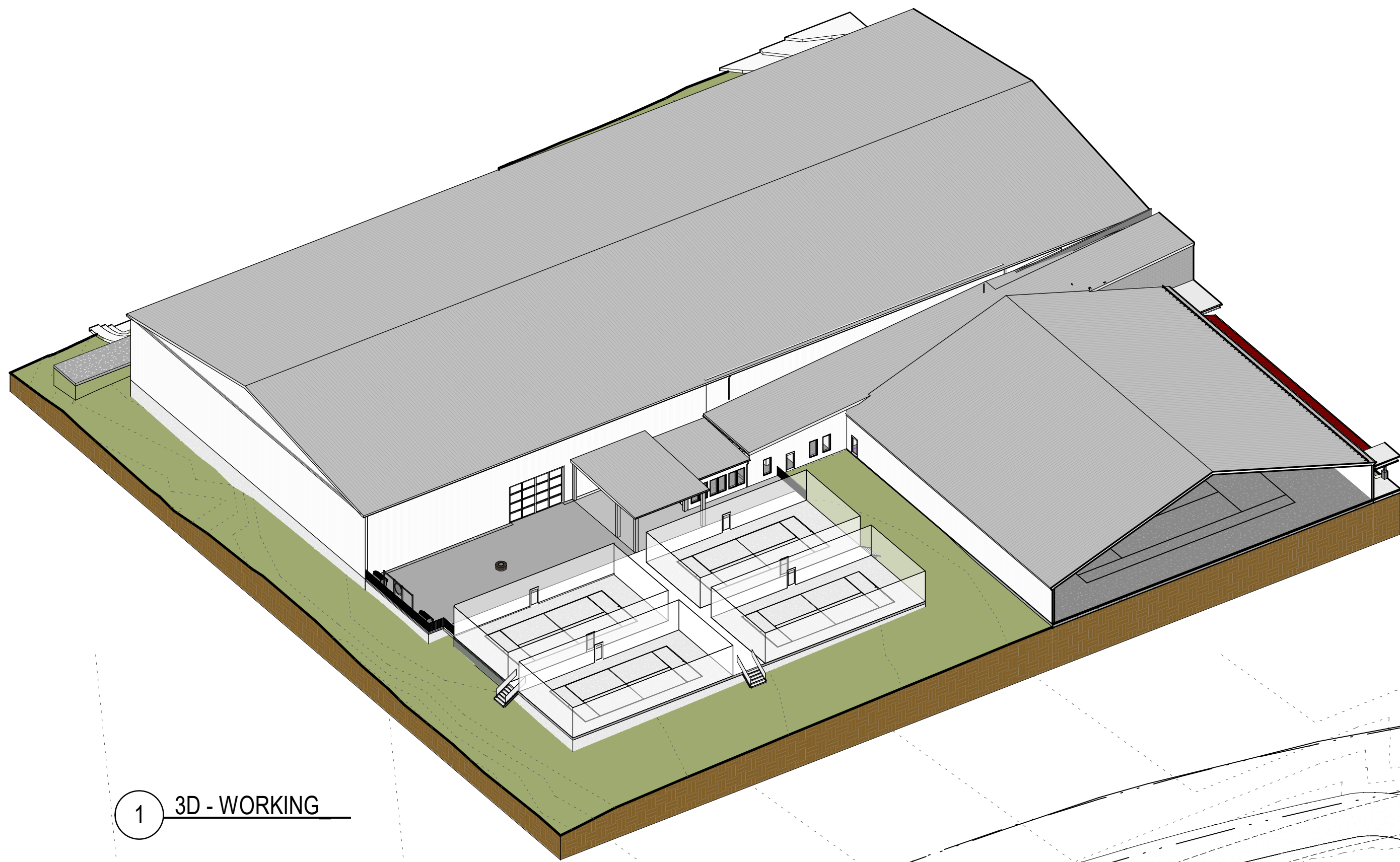
DRAWN BY:	AJC
DESIGNED BY:	AJC
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE, 2022
SCALE:	1"=50'
PROJECT NO.:	222-163
DWG. TITLE:	

CERTIFIED
PLOT PLAN

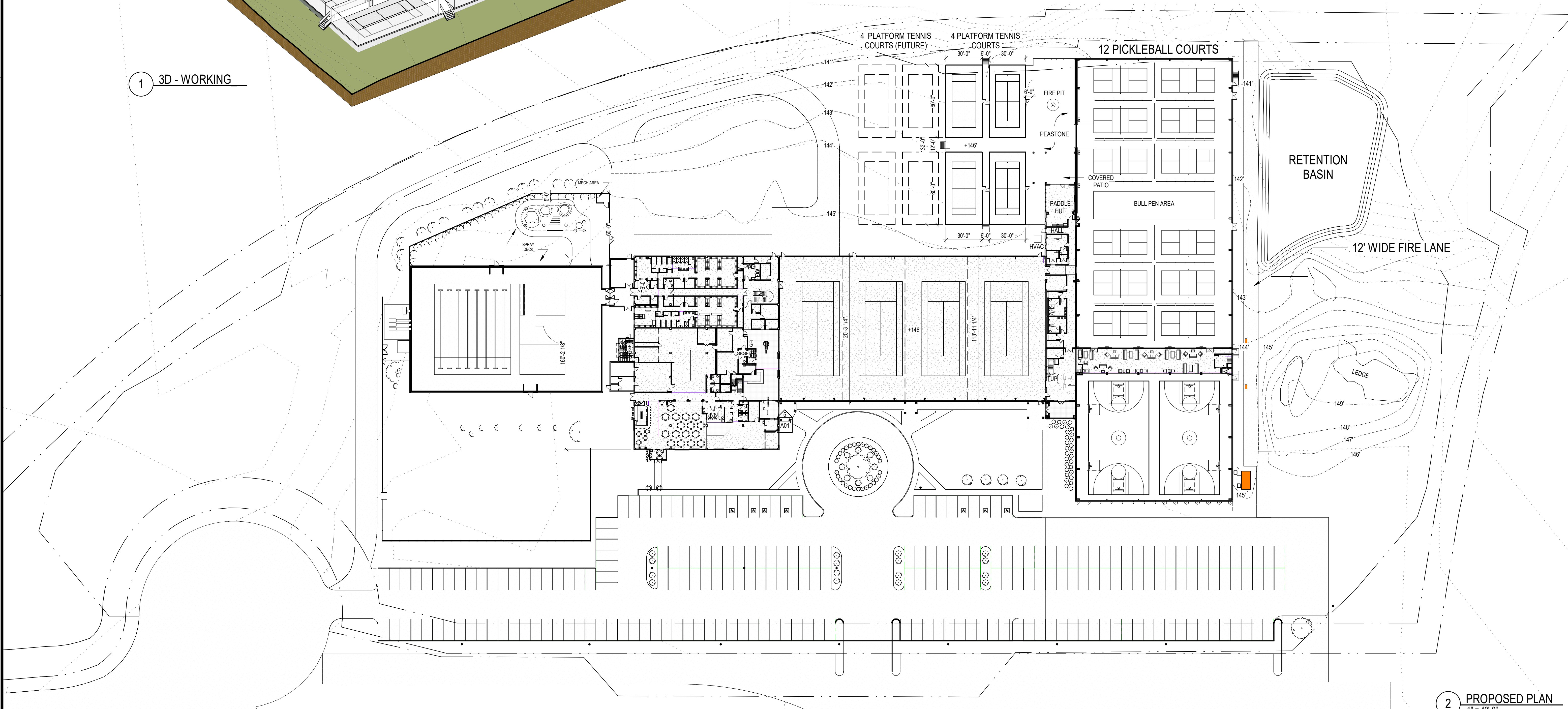
DWG. NO:

CPP-1

© MCKENZIE ENGINEERING GROUP, INC.



1 3D - WORKING



2 PROPOSED PLAN
1" = 40'-0"

Timothy Burke
ARCHITECTURE

142 BERKELY STREET, BOSTON, MASSACHUSETTS 02116
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1116

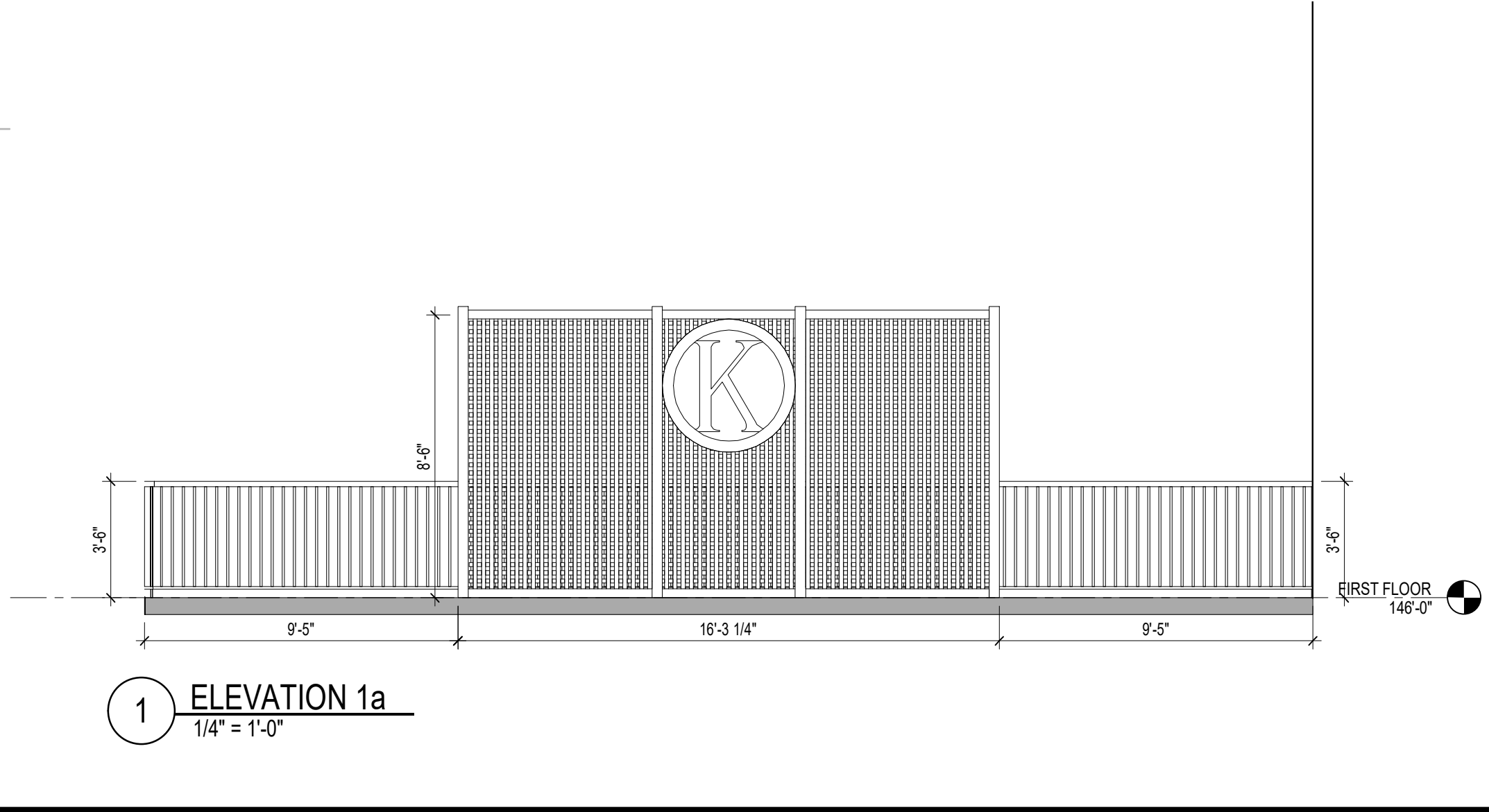
Date:	Drawn By:	
	REV.	DESCRIPTION
02/21/2023		

PERMIT SET

PROPOSED FIRST FLOOR

KINGSBURY CLUB
2 ICE HOUSE ROAD
MEDFIELD, MA 02052

A0-1

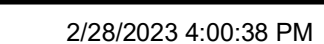


WINDOW_SCHEDULE						
MARK	TYPE	MANUFACTURER	MODEL	ROUGH OPENING		DESCRIPTION
				WIDTH	HEIGHT	
A	Casement	MARVIN "INTEGRITY" ALL-ULTREX	IFCA 3060 ET	3'-0"	6'-0"	

DOOR TYPE LEGEND

(A) Solid Core Door

(B) Hollow Core Door



REV.	DATE	DESCRIPTION

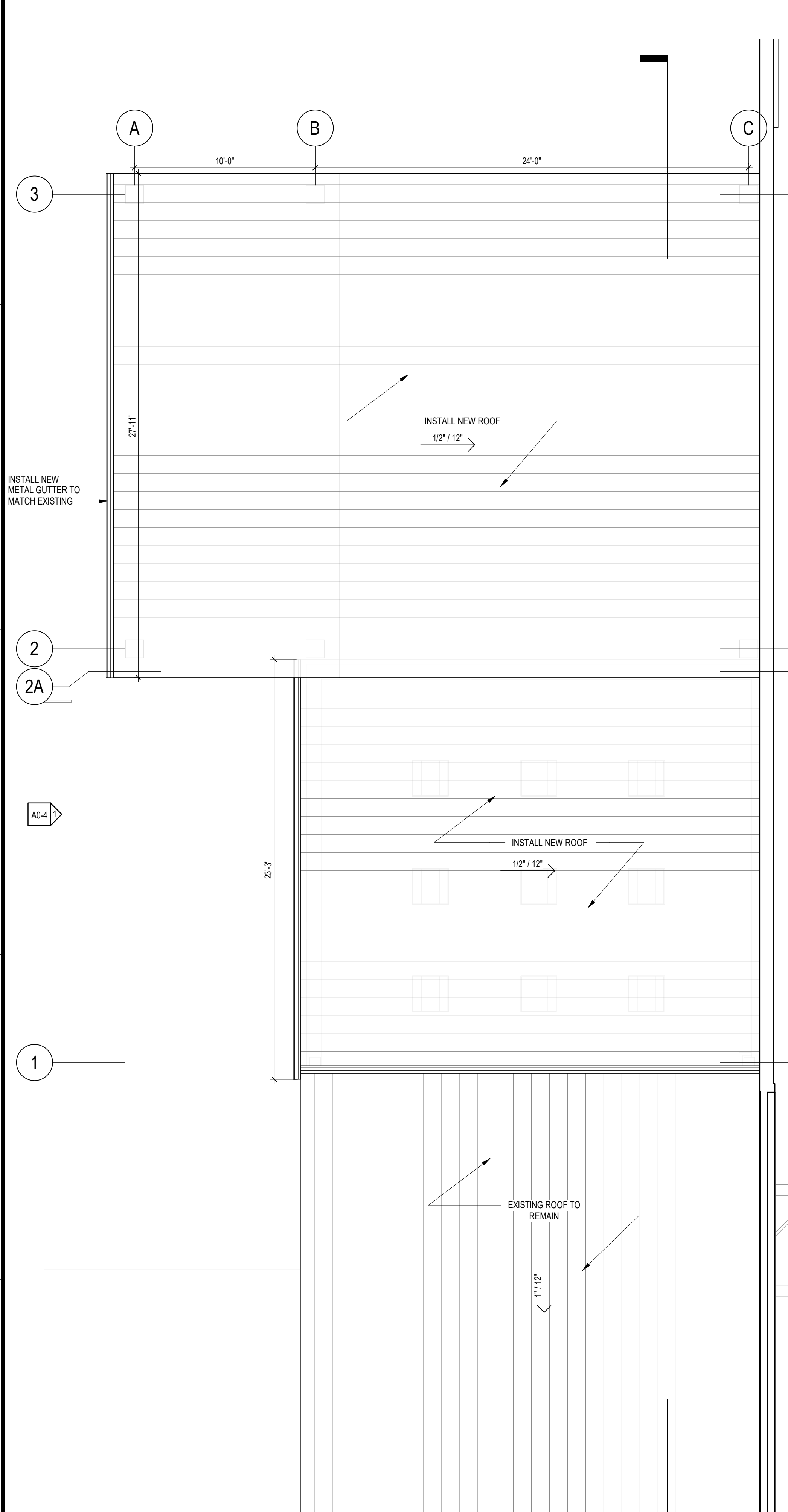
ERMIT SET

HOW COULD I LEARN

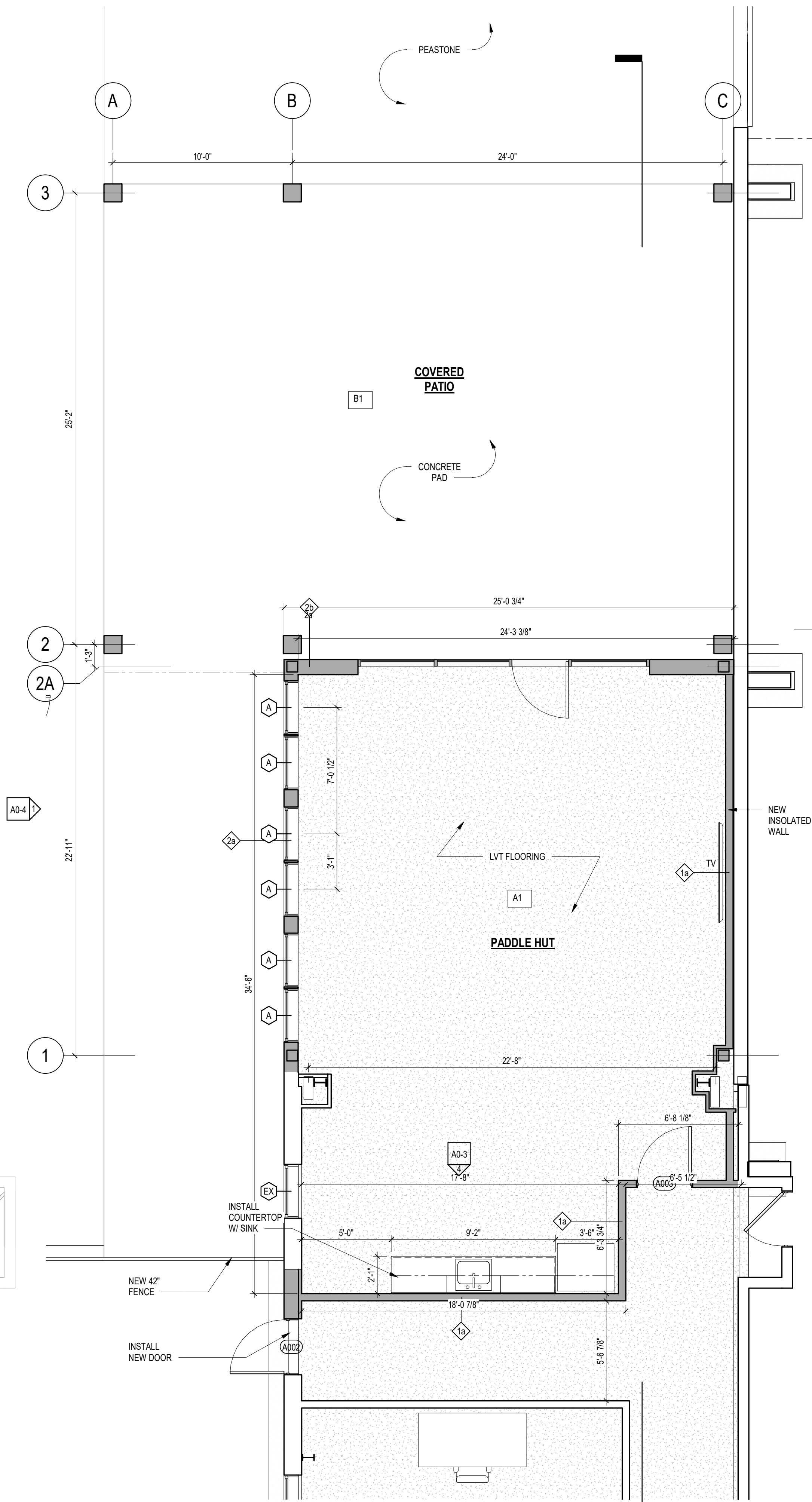
2 ICE HOUSE ROAD
MEDFIELD, MA 02052

A0-3

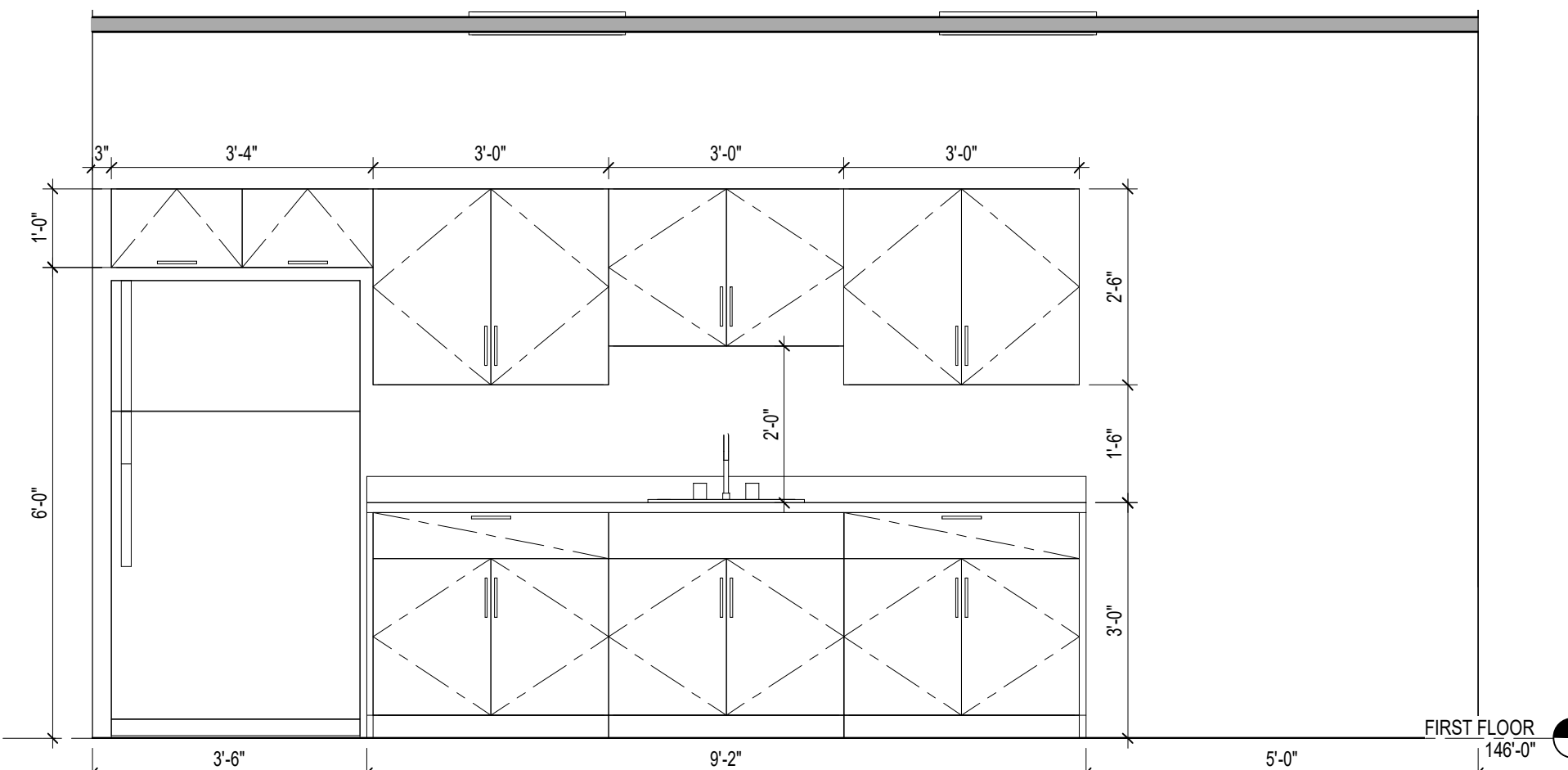
2/28/2023 4:01:53 PM



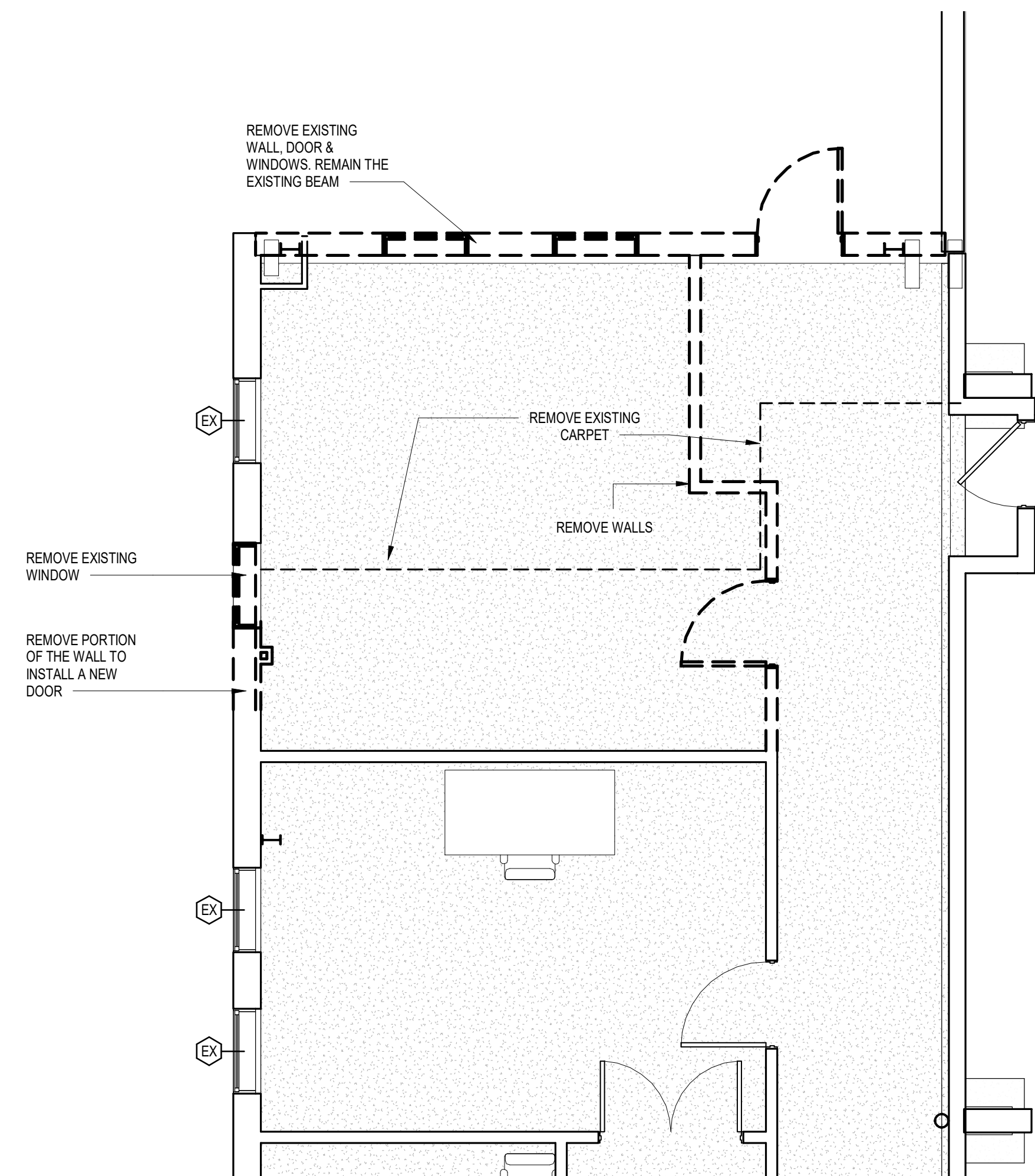
2 ROOF PLAN PROPOSED
1/4" = 1'-0"



1 FIRST FLOOR COURTS - Callout 1
1/4" = 1'-0"



4 KITCHENETTE
1/2" = 1'-0"



3 FIRST FLOOR DEMO
1/4" = 1'-0"

Diagram illustrating the cross-section of a roof assembly, showing the following layers and dimensions:

- EPDM ROOFING MEMBRANE
- 5/8" EXTERIOR GLASS FIBER REINFORCED GWB
- 2" POLYISOCYANURATE INSULATION
- 2" METAL DECK
- SPRAY FOAM INSULATION
- STRUCTURE (13'4" 2")
- SPRAY APPLIED CEMENTITIOUS FIRE-PROOFING @ STRUCTURE
- CEILING FINISH

A cross-sectional diagram of a concrete slab. The slab is labeled "6" CONCRETE SLAB" with a leader line pointing to it. Inside the slab, there are five circular cross-sections of rebar. Below the slab, a horizontal line represents the rebar, with a label "B1" in a box pointing to it. The diagram shows the slab is supported by a base, indicated by a horizontal line at the bottom.

The diagram illustrates a cross-section of a tiled wall assembly. From left to right, the layers are:

- Tile:** Represented by a diamond shape with the label "1a" inside.
- Waterproofing:** A layer labeled "3/8\" CEMENT BACKER BOARD W/ FLUID APPLIED WATERPROOFING AT TILED WALLS [HYDROBAN OR EQUAL]".
- Insulation:** A layer labeled "S.A. BATT INSULATION".
- Stud:** A vertical wooden stud labeled "3 5/8\" MTL STUDS, 16\" O.C. OR AS NOTED ON PLAN".
- Finish:** A layer labeled "5/8\" GWB TAPED AND PAINTED. DRY AREAS ONLY".

Additional labels and dimensions include:

- "MTL STUD" at the top and bottom of the stud.
- "5/8\" GWB TAPED AND PAINTED. DRY AREAS ONLY" at the top and bottom of the wall assembly.

2x6 STUD
16" O.C.

METAL PANEL SYSTEM,
MATCH TO EXISTING

SELF ADHERING AIR + VAPOR
RETARDER, LAP AND SEAL AT
ALL SEAMS AND JOINTS

5/8" ENGINEERED WOOD
SHEATHING, ALL SEAMS TAPED

2" CLOSED CELL SPRAY FOAM
INSULATION

3.5" MINERAL WOOL INSULATION
[ROXUL COMFORTBATT OR EQUAL]

VARIABLE VAPOR RETARDER,
[CERTAINTEED'S "MemBrain" OR EQUAL],
ADHERE TO STUDS, TAPE ALL SEAMS

5/8" GWB TAPED AND PAINTED,
DRY AREAS ONLY*

* 3/8" CEMENT BACKER BOARD W/
FLUID APPLIED WATERPROOFING AT
TILED WALLS [HYDROBAN OR EQUAL]

* 5/8" DENSE ARMOR GWB AT
MOISTURE AREAS W/O TILE FINISH.

2a

2"x2" HORIZONTAL RAILS
PAINTED BLACK

3/4"x 3/4" BALUSTERS,
PAINTED BLACK

RDI ALUMINUM "AVALON"
2"x2" BALUSTER - BLACK

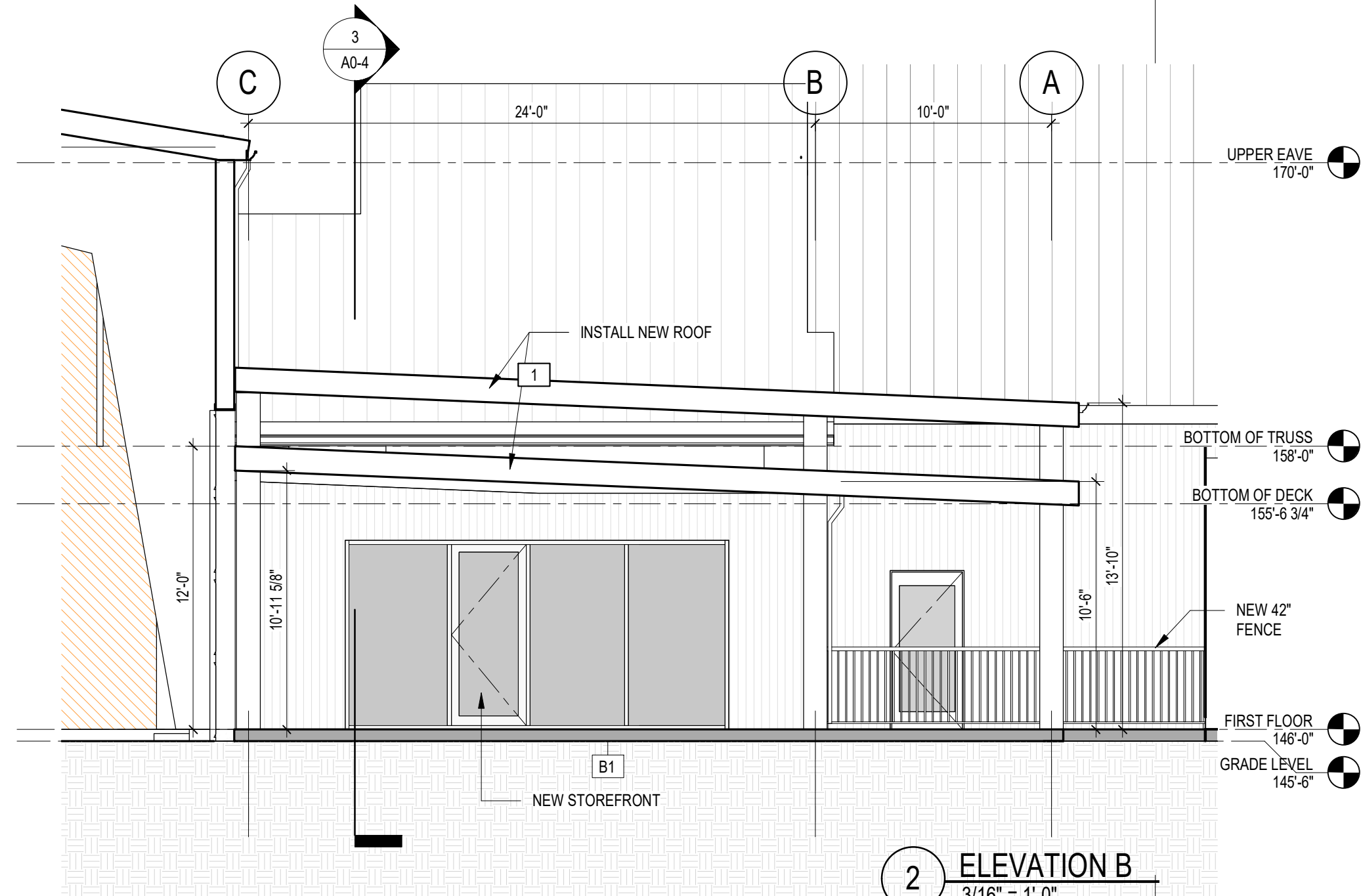
3/4"x2" HORIZONTAL RAILS
PAINTED BLACK

RAIL ANCHORING PLATE
PAINTED BLACK
SECURED w/ (4) 1/2" BOLTS

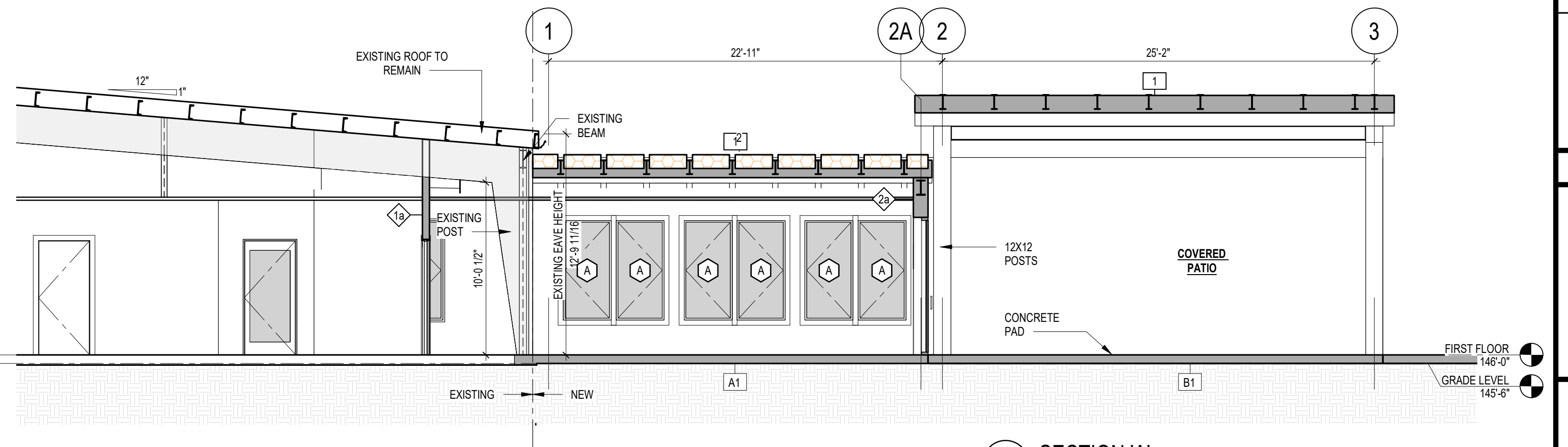
FIRST FLOOR
146'-0"

Dimensions: 2'-0", 4", 3 1/4", 4", 3'-6", 6'-0"

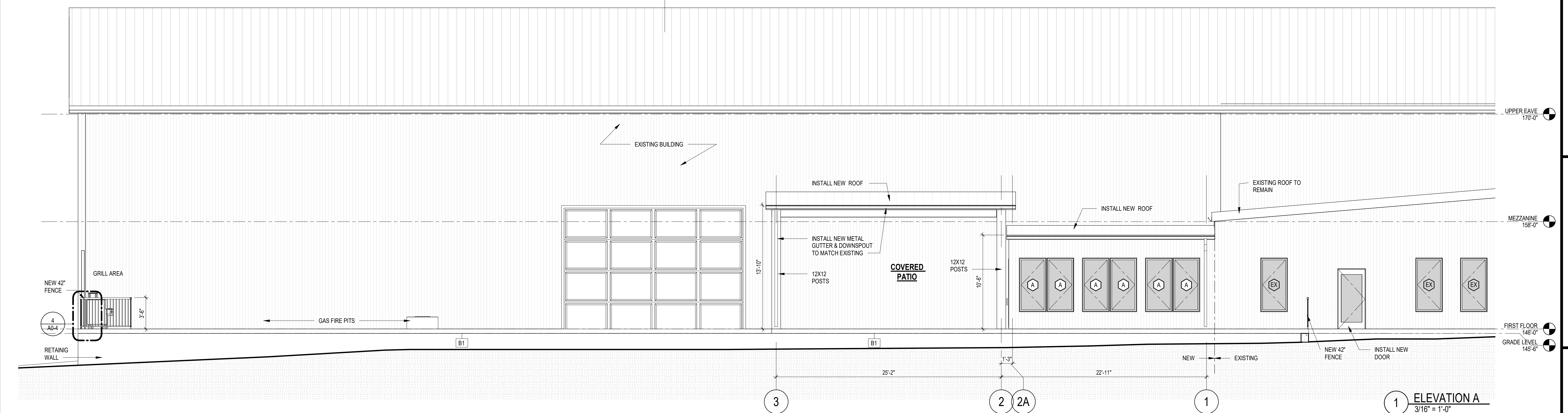
4 ELEVATION A - Callout 1
1" = 1'-0"



2 ELEVATION B
3/16" = 1'-0"



3 SECTION 'A'
3/16" = 1'-0"



1 ELEVATION A
3/16" = 1'-0"

A0-4