

IMPORTANT - DISCLAIMER

THIS DOCUMENT IS NOT AN APPROVAL. IT IS AN INFORMATIONAL GUIDE TO ASSIST OWNERS WITH THE APPLICATION REQUIREMENTS AND EXPEDITE THE PROCESS FOR OUR OWNERS. ALL REQUESTING OWNERS WILL RECEIVE A WRITTEN APPROVAL TO INCLUDE MANDATORY CONDITIONS FROM THE BOARD OF DIRECTORS. NO WORK CAN TAKE PLACE UNTIL THE FORMAL WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS HAS BEEN ISSUED.

STANDARD REQUIREMENTS:

ALTERATION FORM: A Fully Completed West Cove A Architectural Variance Form and all required documents must be submitted to the Board of Directors; the form must be signed by the Unit Owner and dated.

DOCUMENTS:

1. Certificate of Liability and Worker's Compensation [WC required if the contractor has employees] Insurance for all contractors on site including all Sub-Contractors; you can check with Belle Terre to see if they have a current Certificate already on file;
2. Detailed drawings/plans to include all specifications for construction and material; the expansion CANNOT exceed the size approved and shown on the amended floor plan recorded at the Sullivan County Registry of Deeds; [See Attached]

APPROVED CHOICES FOR DECKING and POST FOR CABLE SYSTEMS:

Decking

1. Azek Composite
 - a. Color: Acacia
2. Pressure Treated 5/4" Decking
 - a. Stained to Match unit color [Sherwin Williams Superdeck – West Cove A Formula-Claremont NH Sherwin Williams Dealer]

Post for Cable System:

1. Feeney posts and Series 200 top rails (3.5 inch rectangular flat surface)
 - a. Color: Matte Bronze
2. Pressure treated posts sleeved with composite material to match unit color;
3. Rail Height – must comply with existing building codes;

Following are the Minimum Requirements that must be included in the detailed specifications provided:

Deck Joists - 2 x 10 Pressure Treated spaced 12" on center with joist hangers;

Upright Supports – 6 x 6 Pressure Treated – must be spaced 8 feet or less between posts;

- Sonotubes – minimum 4 feet deep;

Ledgers and Flashing - detailed specifications must be provided;

Wheelock Deck Expansion – 2018

Ledgers must be attached using one of the following:

- **½” lag bolts with washers**
- **GRK Screws**
- **Ledgerlok Screws**

APPLICABLE PERMITS

Unit Owners are responsible for obtaining and providing the Association with a copy of the following approved permits:

- **Eastman Community Association**
- **Town of Grantham Building Permit**

All work must comply with current codes and meet or exceed acceptable workmanship standards; any deficiencies in construction or materials will be corrected at the expense of the Unit Owner.

Wheelock Deck Expansion – 2018

Martha Norris, Receptionist/Office Asst.

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DesignRail® aluminum railing frame systems deliver the durability of aluminum in carefully engineered designs that ensure lasting beauty, structural integrity, easy installation, affordability, and reduced long-term maintenance expense. All of the rail and stanchion extrusions are made from high-strength 6000-series aluminum with over 70% recycled content, and they can be quickly cut and assembled on-site using components that snap and screw together. Tough powder-coated finishes meet rigorous AAMA 2604 specifications and are available in a wide variety of colors, offering superior color retention, impact resistance, and weather durability. Frames can even be fitted with recessed, high-intensity LED lights for dramatic nighttime effects.

DesignRail® aluminum railing systems are easily adaptable to any project: interior or exterior, commercial or residential. Simply choose the style options to custom design your railing. Plus our technical sales staff will be glad to help from start to finish.

Contains recycled materials



5 Cap Rail Options:

- Series 100 (Square)
- Series 200 (Rectangular)
- Series 300 (Rounded)
- Series 300 (Elliptical)
- Series 300 (Low with Vertical)

4 Post Mounting Options:

- Surface (Base)
- Fascia
- Fascia Bracket
- Stanchion (Base)

4 Standard Infill Options:

- Aluminum Panels
- Tempered Glass (Clear or Tinted)
- Horizontal Cables
- Vertical Cables

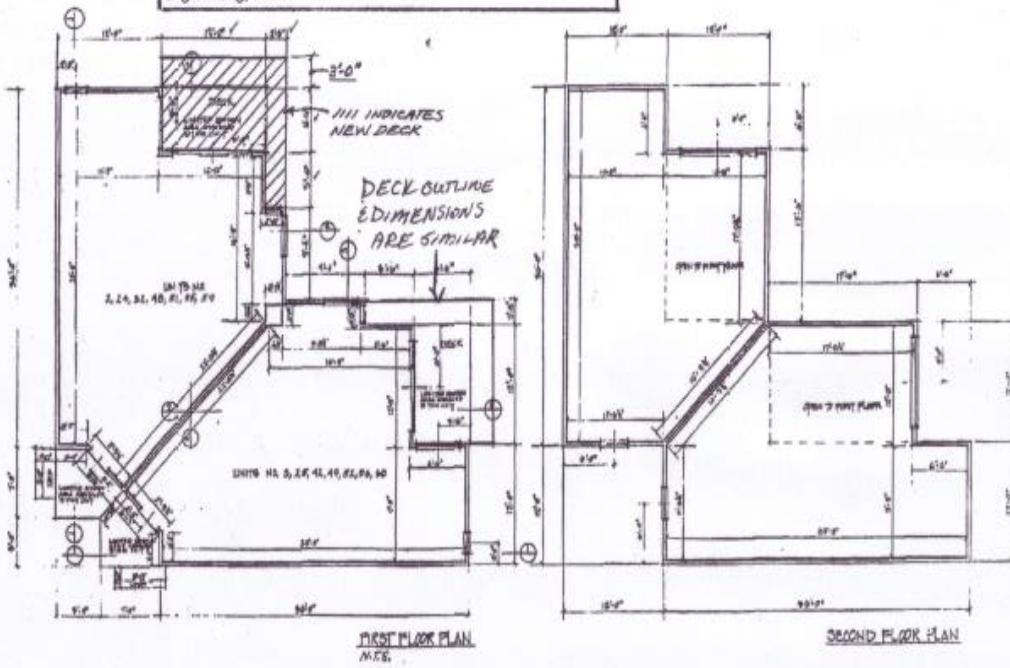
8 Standard Colors: (plus over 200 custom powder coated colors)

White	Green	Grey	Gold	Cream	Black Metal	Bronze Metal	Teal	Silver
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Wheelock Deck Expansion – 2018

This plan is intended only to show the new deck outline and dimensions proposed for Unit #'s 2, 3, 18, 19, 24, 25, 28, 29, 32, 33, 36, 37, 41, 42, 48, 49, 51, 52, 55, 56, 59, 60 of the West Cove A Condominium Association in Grantham, NH. It's provided for recording in the Sullivan County Land Records to document the limits of the new deck as Limited Common Area of the West Cove A Condominium Association.

The structural plan (drawing) prepared by Schaal Engineering, P.C. dated 2/15/17 and titled "Deck Replacement, 24 Bay Tree Lane, Grantham, NH" applies only to Unit #24 of the West Cove A Condominium Association. It shall NOT be used for other units or buildings in West Cove A Condominium Association, or any other location, without expressed written permission of Schaal Engineering, P.C..



REVISED FLOOR PLAN FOR UNITS 2, 3, 18, 19, 24, 25, 28, 29, 32, 33, 36, 37, 41, 42, 48, 49, 51, 52, 55, 56, 59, 60 SHOWING ADDITIONAL LCA ASSIGNED

West Cove A Condominium Assoc.
Grantham, NH
March 20, 2017



SCHAAL ENGINEERING, P.C.
451 Valley View Road
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