

## **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

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**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.

**feeneyarchitectural**  
PRODUCTS

**DesignRail**

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Contains recycled materials 



### 5 Cap Rail Options:

Series 150 Composite - Slats    Series 200 Rectangular    Series 300 Roundtop    Series 300 Elliptical    ~~Series 350 Link With Slats~~



### 4 Post Mounting Options:

Surface Mount    Face Mount    Face Bracket    Stanchion Sleeve



### 4 Standard Infill Options:

Aluminum Picket    Tempered Glass (Clear or Tinted)    Horizontal Cables    Vertical Cables



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

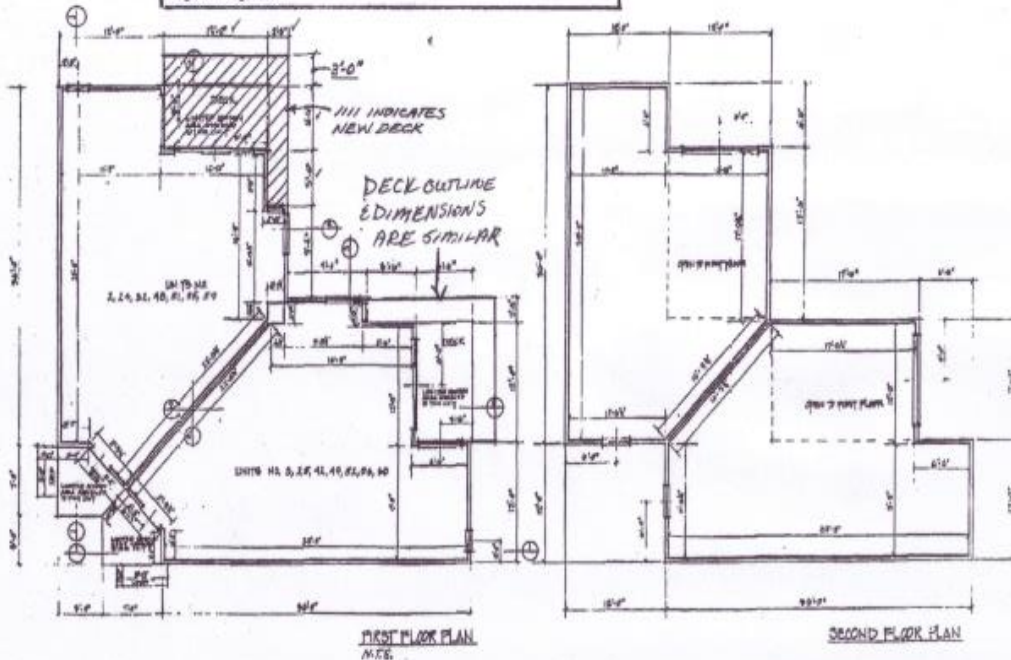
White	Green	Grey	Green	Black Matte	Bronze Matte	Teak	Blue
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# Wheelock Deck Expansion – 2018

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. Its 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.  
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