

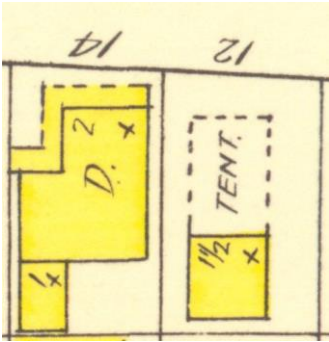
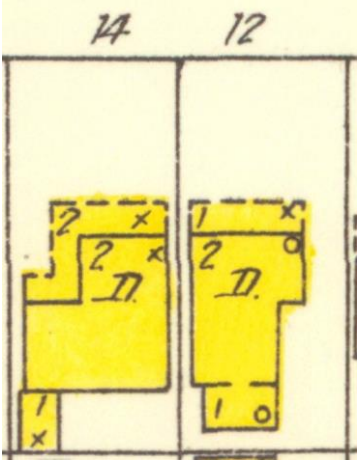
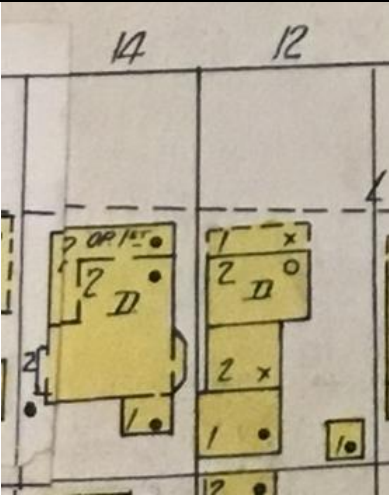
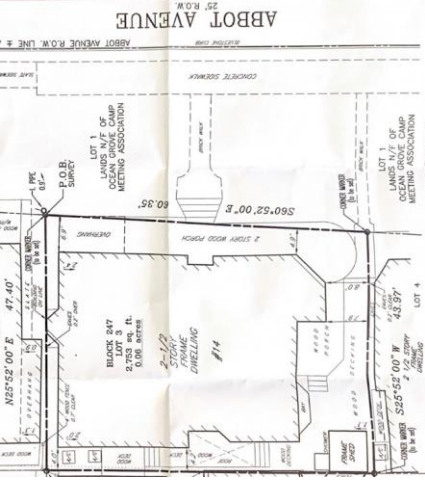
SHORE POINT ARCHITECTURE, PA

HPC APPLICATION TEXT

Date: May 1, 2024
SPA Job Number: 2023-21 (Stone Residence)
Property Address: 14 Abbott Avenue, Ocean Grove (Block 247, Lot 3)

HISTORY OF SITE

According to the tax records, "14 Abbott Avenue" was constructed in 1885.

	
<p>1890 Sanborn Map</p>	<p>1905 Sanborn Map</p>
	
<p>1930 Sanborn Map</p>	<p>Current Survey</p>

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The 1930's Sanborn Maps, indicate 14 Abbott and 12 Abbott as separate structures. It can be assumed that sometime between 1930 and 2023, an assemblage of properties occurred. Additionally, during this period it appears the two structures were combined into the current structure. The current structure appears to have similar perimeter conditions to the 1930's separate structures.

PHOTOGRAPH OF THE EXISTING CONDITIONS



Front Elevation



Side Elevation (East)

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Rear Elevation



Side Elevation (West)

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SUMMARY OF PROPOSED WORK

- Demolish existing portion of wood deck and grade deck on East side of property, as indicated on Architectural Drawings.
- Demolish existing rear wood deck and grade deck, as indicated on Architectural Drawings.
- Construct a new red brick paver patio as indicated on the Architectural Drawings.
- Construct new stairs at portions of deck remaining as indicated on Architectural Drawings.
- Demolish second story bay on West side of the property, as indicated on the Architectural Drawings.
- Demolish existing second floor uncovered balcony at the rear and construct a new shed roof to match the existing rear roof. Install new granular “roll-roofing” over entire rear shed roof.
- Modify and/or infill window and door openings as shown on the Architectural Drawings and designated in the Window/Exterior Door Catalog. Per the catalog, unmodified openings are proposed to have full-frame replacement windows.
- Install new T&G Aeratis Decking on the first floor porches and landings. Install new fiberglass decking on existing 2nd and 3rd floor porches and balconies. Install new CPVC beadboard ceilings at all covered exterior locations.
- Install new eastern white cedar shingle siding, 5” exposure, straight bottom, “raw” unfinished throughout
- Install new CPVC window and door trim throughout.
- Remove existing K-Style gutters and leaders and replace with new half-round gutters and round leaders.
- Replace porch columns with new CPVC square column wraps and install new Intex “Dartmouth” railings and “Versatex” newel post wraps throughout (re: Enlarged Railing Details).
- Install new CPVC fascia, rakes, trim, and crowns as indicated on Architectural Drawings.
- Replace existing diagonal lattice with new dimensional square lattice in 2-1/2” CPVC frame.

COLOR PALETTE

Siding Color – “raw” unfinished white cedar shingles

Trim Color (CPVC Columns, Window Casings, Railings, Trim): Benjamin Moore Philadelphia Cream (HC30)



Accent Color: Benjamin Moore Lafayette Green (HC135)



CUT SHEETS

Andersen 400 Series French Doors – Dark Bronze



400 SERIES



FRENCHWOOD® HINGED INSWING PATIO DOORS

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. With traditional design and modern performance, these doors give you the choice of four interiors, including unfinished pine, oak and maple, or a low-maintenance white finish. For added style, a wide range of grille, hardware and art glass options are available.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting protection
- Wood panel members exterior are coated with a urethane finish
- The sill features three-piece construction of solid oak and aluminum fortified by Fibrex® material

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Frenchwood® hinged patio doors have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Four exterior color options
- Unfinished pine, oak, maple or factory-finished white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

EXTERIOR COLORS



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Simpson Door Model 501

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Inspiration At Your Door

< BACK



501 TRADITIONAL SASH

The door you have selected is available with almost unlimited personalization options. For example, you can order this door in any type of wood and any size and change virtually any detail. To make this door even more "you," Personalize Your Door below.

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir
Profile: Ovolo Sticking
Panel Type: 3/4" DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.



Thermatru Smooth-Star Door Model S206

THERMATRU DOORS | Where Home Begins. | FIND INSPIRATION | EXPLORE PRODUCTS | PROJECT CENTER | TECHNICAL INFORMATION | WHERE TO BUY | Search for doors, products... | Search

Smooth-Star®

Style No. S206 | Half Lite 2 Panel | Glass Name: Clear 1 Lite No Grid

★★★★☆ 3.1 (20) [Write a review](#)



PAINT OPTIONS

Dark Green | Black | Dark Teal | Light Teal

AVAILABLE SIZES

2'10" x 6'8" | 2'10" x 7'0" | 2'6" N x 6'8" | 2'8" x 6'8"

LITERATURE

[Full-Line Catalog](#)
[Door System Brochure](#)

- Overview
- Features & Literature
- Reviews & Questions
- Where to Buy
- Design Your Door
- Order Finish Samples

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TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black Interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

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Aeratis Tongue and Groove Decking – Weathered Wood

Aeratis Heritage

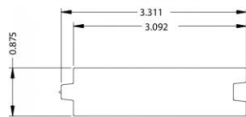


Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

Aeratis Heritage T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"



Aeratis Battleship Gray, Weathered Wood and Vintage Slate

CPVC Column Wraps



PremiumSelect Features

PremiumSelect Square Column Wrap

- Choose from semi-assembled Flat, Fluted, Raised and Recessed panel styles.
- Available in widths measuring 6" (flat panel only), 8", 10" and 12" and heights measuring 72", 96", 108", 120" and 144".
- Traditional-style cap and base come standard.
- Installation materials are included.

PremiumSelect Tapered Column Wrap

- Choose from semi-assembled Flat, Raised and Recessed panel styles.
- Available shaft widths (top width x bottom width) include 8" x 12", 11" x 16", 13" x 20" and 16" x 24".
- Available in heights measuring 48", 54", 60", 66", 72" and 96".
- Craftsman-style cap and base come standard.
- Installation materials are included.

Structural Post Kit

- Available in heights measuring 96", 108" and 120".
- Fits column wraps measuring 6" and wider.
- Kit includes aluminum post, 4" x 4" post mount and screw pack.
- Load-bearing capacity of 5,000 lbs.
- Average wind uplift resistance of 1,200 lbs.

Accessories

- Cap and base style options include Greek, Plain, Traditional, Roman and Tuscan.
- Optional neck mould also available.



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Versatex CPVC Newel Wrap

VERSAWRAP



YOU'LL GET WRAPPED UP IN US.

When contractors and remodelers asked us to make covering wood posts easier, we delivered. VERSAWRAP saves time without sacrificing esthetic options.

YOU'LL GET WRAPPED UP IN US | VERSAWRAP 18



CLASSIC RAISED PANEL

VERSAWRAP

EXPERIENCE THE VERSAWRAP

At VERSATEX, we pride ourselves on coming up with innovative ways to make the builders' lives easier during installation. When we were asked to make covering wood posts more efficient with still improving aesthetics, we delivered the VERSAWRAP.

The unique design of VERSAWRAP features a product cut with pre-mitered grooves and friction fit joints. The joints are inter-locking with a unique design to allow for easy alignment and additional surface area for bonding.

SAVE TIME & MONEY

Now, instead of cutting four individual joints or miters in the field, you can wrap smarter

with VERSAWRAP column wraps. No more field cutting and struggling to match seams. The VERSAWRAP line includes Classic and Raised Panel designs as a one-piece wrap with accessory options, and a four-piece Tapered design that includes Craftsman-style accessories.

GO BEYOND...

Our Classic and Raised Panel styles are created from a single piece of VERSATEX cellular PVC with three pre-mitered grooves that fold around the structural post and lock together with a friction-fit miter lock joint. Just apply your PVC glue, fold the VERSAWRAP around your structural column, secure in place, peel the tape, and walk away.

CLASSIC		
Nominal Sizes	Actual Inside Dimension	Actual Outside Dimension
4" X 4" X 8'6"	3 3/4" X 3 3/4" X 8'6"	4 3/4" X 4 3/4" X 8'6"
4" X 4" X 10'	3 3/4" X 3 3/4" X 10'	4 3/4" X 4 3/4" X 10'
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	6 3/4" X 6 3/4" X 8'6"
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	6 3/4" X 6 3/4" X 10'
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	9 1/2" X 9 1/2" X 8'6"
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	9 1/2" X 9 1/2" X 10'
12" X 12" X 12'	9 3/4" X 9 3/4" X 12'	11 1/4" X 11 1/4" X 12'

* Special 10' Classic wraps available (minimum quantities apply)
 * All 4", 6", and 8' VERSAWRAPs are made from actual 1/2" thick VERSATEX 12' wraps are made from actual 3/4" thick material.

RAISED PANEL		
Nominal Sizes	Actual Inside Dimension	Actual Outside Dimension
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	6 3/4" X 6 3/4" X 8'6"
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	6 3/4" X 6 3/4" X 10'
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	9 1/2" X 9 1/2" X 8'6"
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	9 1/2" X 9 1/2" X 10'

* Panels start 16 1/2" from bottom with raling gap from 30 3/4" to 38 1/2".
 * Clearance above the top panel measures 8-1/4".
 * For best aesthetic results, painting is recommended to prevent dirt accumulation where panel is milled into product.


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Beadboard Ceiling

VERSA
BUILDING PRODUCTS

THE VERSATEX WAY DISCOVER PRODUCTS RESOURCES COMPANY FOR PROS

T&G PROFILES



Beardboard ceilings can be trimmed with any decorative VERSATEX PVC Moulding profile. This application stacks 4" Crown and Beadboard to achieve the desired look.

Reference Documents


- 📄 INSTALLATION GUIDES
- 📄 TECHNICAL INFO
- 📄 CAD

VERSATEX Tongue-and-Groove & Beadboard Profiles: Get Your Groove On.

With the widest range of beaded and tongue-and-groove profiles in the industry, no one gives you more options than VERSATEX. Our line includes traditional beadboard and beaded sheet, smooth beadboard, v-grooved trim, and shiplap options. As with many of our profiles, VERSATEX T&G options give you design and insulation flexibility.

- Our traditional beadboard profile is a full 5 1/2" wide, providing 5% more surface coverage than many competitors.
- It is also the only PVC beadboard that meets or exceeds US380 class 90 wind gust test standards, making it ideal for coastal applications.
- Our Smooth beadboard features an extended top, making it easier to nail than traditional beadboard, thus speeding up the installation process.

Product Feature: Tongue & Groove Profiles



Watch on YouTube

BEADBOARD PROFILES

- BEADBOARD
- REVERSIBLE W/PA NICKEL GAP
- SHIPLAP
- STEALTH BEADBOARD

T&G PROFILES

Nominal Size	Actual Size	Length	
1/2" x 4" (Regular)	1/2" x 3 1/2"	8'	10'
1/2" x 5" (Regular)	1/2" x 5 1/2"		
7" x 6" (Regular)	5 3/4" x 5 1/2"		
1/2" x 4" (Sheet)	1/2" x 4"		

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Dartmouth Extruded Rail

A Classic and Elegant Rail Profile
with Modern Characteristics



Unique Dartmouth Rail Features

- Commercially Code Approved for 12' span
- 12' Spans Contain Heavy-Duty Aluminum
- Standard Kits Ship With Solid 1 1/4" Square-Edge Baluster

Rail Assembly Jig

Our reusable rail assembly jig is designed specifically to help reduce installation times and labor cost. The Assembly jig makes it easier to align, center and space balusters.

Longer, Code Compliant Spans

Meets commercial requirements of International Building Code (IBC) and International Residential Code (IRC) for level spans up to 12 feet and stair spans up to 8 feet.

Popular Upgrades for Dartmouth Rail:



Louver Infill

Horizontal Balusters



Radius Rail

Glass Panels

Details For All Available Rail Upgrades Start On Page 18

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Exterior Light Fixture

Chesapeake™ 1 Light Wall Light Black

9776BK

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SPECIFICATIONS

Certifications/Qualifications

www.kichler.com/warranty

Dimensions

Base Backplate	4.25 X 6.00
Extension	8.00"
Weight	1.95 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	12.00"
Width	6.50"

Light Source

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	105"

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

FIXTURE ATTRIBUTES

Housing

Diffuser Description	Clear Beveled
Primary Material	Aluminum

Product/Ordering Information

SKU	9776BK
Finish	Black
Style	Traditional
UPC	783927001205

Finish Options

-  Black
-  Black
-  White



ALSO IN THIS FAMILY



49255BK



9774BKS



49255BKS



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