

SHORE POINT ARCHITECTURE, PA

HPC APPLICATION TEXT & AMENDED CUT SHEETS

Date: **November 17, 2022**
SPA Job Number: 2022-37 (Latoraca Residence)
Property Address: 139 Inskip Avenue, Ocean Grove

HISTORY OF SITE

According to the tax records, "139 Inskip Avenue" was constructed in 1950.

PHOTOGRAPHS OF THE EXISTING CONDITIONS



Front (View From Inskip Avenue)



East Side (View from Benson Avenue)



Rear

108 South Main Street Ocean Grove, NJ 07756
P: 732.774.6900 F: 732.774.7250

EXISTING CONDITIONS:

The existing 1-sty structure has vinyl 6:1 double hung windows and has been clad in vinyl siding with 4" exposure throughout. Plastic shutters were added around all window openings.

SUMMARY OF PROPOSED WORK

Construct a 22'-2" x 12'-8", one-story addition at the rear of the property, inset from the existing East-facing exterior wall. The primary, visible roof form will be a rear-facing gable with a 10:12 pitch and a 2:12 pitch hipped roof concealed toward the western façade of the addition. The addition will contain a door at the rear and a 4 total windows, 2 on the east side, 1 on the west side, and one on the rear side. The door and windows will be Andersen 400 series, per architectural drawings. The addition will be clad in new fiber cement clapboard siding, smooth finish, to match existing siding exposure and color, and 3-1/2 inch. CPVC corner boards. The foundation will be parge coated. The proposed roof will be new asphalt shingles to match the existing with CPVC fascia and half-round gutters and leaders.

Construct a 14'-8"x8'-0" one-story covered porch at the rear of the property, centered on the aforementioned, one-story addition. The proposed porch roof will be hipped with a 4:12 pitch. The proposed porch's structural members will be framed from wood on 16"x16" CMU piers with cement parge and square cedar lattice in CPVC frames between piers. As noted on the architectural plans, the proposed porch will be tongue and groove "Aeratis" composite decking. The architectural drawing set provides details of the proposed porch and railings.

Per code, there will be an exterior light fixture at the new rear porch door, cut sheet attached.

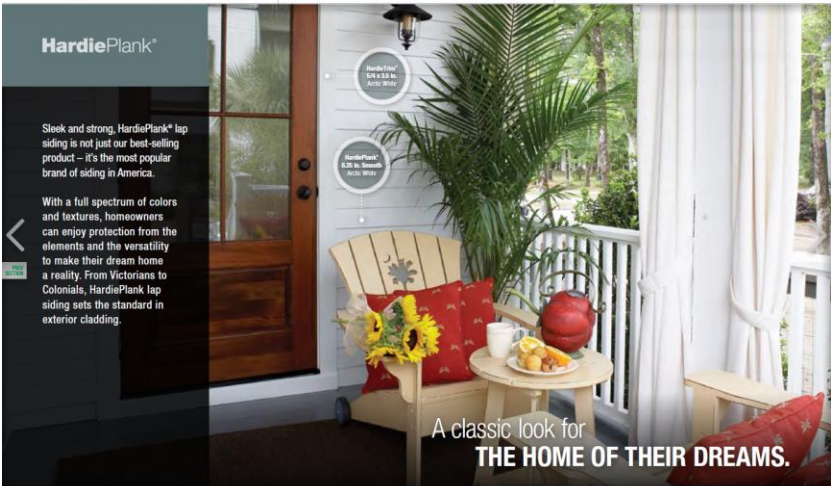
The site will also have a new upward airflow A/C Condenser at the rear of the property.

CUT SHEETS

Fiber Cement Clapboard – COLOR TO MATCH EXIST

Siding
Trim
Soffit
HardieWrap*
Finishing Touches


● HardiePlank® Lap Siding
HardiePanel® Vertical Siding
HardieShingle® Siding



HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.




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Siding
Trim
Soffit
HardieWrap*
Finishing Touches


● HardiePlank® Lap Siding
HardiePanel® Vertical Siding
HardieShingle® Siding




SMOOTH
Courtylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)



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Asphalt Shingles – COLOR TO MATCH EXIST



Find this product in:
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Timberline HDZ® Shingles

The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹

★★★★★ 4.8 (16321) [WRITE A REVIEW](#)

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Color/Finish:



Harvest Blend Color/Finish:



Aeratis Tongue and Groove Decking – PREFINISHED IN “WEATHERED WOOD”

Aeratis Heritage



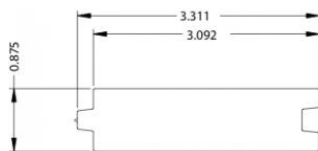
Aeratis T&G Porch Flooring

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 compliant 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

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400 SERIES



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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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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Beadboard Ceiling – Pure White SW7005

VERSATEX BUILDING PRODUCTS THE VERSATEX WAY DISCOVER PRODUCTS RESOURCES COMPANY FOR PRIS

T&G PROFILES

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

With the widest range of finished and unpainted products in the industry, no one gives you more grooves than VERSATEX. Our line includes traditional beadboard and basic, clean-lined beadboard in painted and unpainted colors. In fact, more than 100 profiles, including 100 styles, are available in our extensive product line.

- Our traditional beadboard profile is a 3 1/2" x 1/2" vinyl, providing 36 more surface coverage than other competitors.
- • Also, the classic beadboard has a 3 1/2" x 1/2" vinyl, providing 36 more surface coverage than other competitors.
- Our beadboard's feature an anti-scratch, making it easier to maintain traditional beadboard. Plus, featuring the installation process.

BEADBOARD PROFILES

- BEADBOARD
- VERSATEX VTA MODEL CAP
- TRIMLAP
- TRIMMABLE BEADBOARD

T&G PROFILES

Profile Size	Finish Size	Length
1/2" x 4" (Bead)	1/2" x 3 1/2"	8, 10, 12
1/2" x 4" (Bead)	1/2" x 3 1/2"	8, 10, 12
1/2" x 4" (Bead)	1/2" x 3 1/2"	8, 10, 12
1/2" x 4" (Bead)	1/2" x 3 1/2"	8, 10, 12

Reference Documents

- INSTALLATION GUIDES
- TECHNICAL INFO
- CAD



Newel Wrap – Pure White SW7005

VERSARAP

YOU'LL GET WRAPPED UP IN US.

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

EXPERIENCE THE VERSARAP

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 VERSARAP.

GO BEYOND...

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

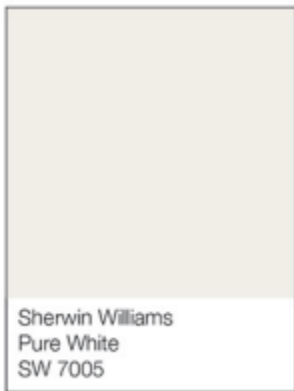
CLASSIC

Nominal Size	Actual Inside Dimension	Actual Outside Dimension
4" x 4" x 8'8"	3 5/8" x 3 5/8" x 8'8"	4 1/4" x 4 1/4" x 8'8"
4" x 4" x 10'	3 5/8" x 3 5/8" x 10'	4 1/4" x 4 1/4" x 10'
6" x 6" x 8'8"	5 1/4" x 5 1/4" x 8'8"	6 1/4" x 6 1/4" x 8'8"
6" x 6" x 10'	5 1/4" x 5 1/4" x 10'	6 1/4" x 6 1/4" x 10'
8" x 8" x 8'8"	7 1/4" x 7 1/4" x 8'8"	8 1/4" x 8 1/4" x 8'8"
8" x 8" x 10'	7 1/4" x 7 1/4" x 10'	8 1/4" x 8 1/4" x 10'
12" x 12" x 12'	10 5/8" x 10 5/8" x 12'	11 5/8" x 11 5/8" x 12'

RAISED PANEL

Nominal Size	Actual Inside Dimension	Actual Outside Dimension
6" x 6" x 8'8"	5 1/4" x 5 1/4" x 8'8"	6 1/4" x 6 1/4" x 8'8"
6" x 6" x 10'	5 1/4" x 5 1/4" x 10'	6 1/4" x 6 1/4" x 10'
8" x 8" x 8'8"	7 1/4" x 7 1/4" x 8'8"	8 1/4" x 8 1/4" x 8'8"
8" x 8" x 10'	7 1/4" x 7 1/4" x 10'	8 1/4" x 8 1/4" x 10'

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Column Wrap – Pure White SW7005



FYPON | Fast Facts
Column Wraps

Fypont Fast Facts
Column Wraps



Sherwin Williams
Pure White
SW 7005

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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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

Sherwin Williams
Pure White
SW 7005

Rear Porch Light Fixture **TO MATCH EXISTING FRONT LIGHTS:**

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Mission Style Black with Bronze Highlight Outdoor Wall Lantern with Built-In Electrical Outlet (GFC) 1.7k

★★★★★ (521) Questions & Answers (88)



Hover Image to Zoom

Existing Front Light for Reference:



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