



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

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|-----------------------------------|--|
| CASE NUMBER: | Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, Class 1 Design Review Case No. UGA-SPR-ADJ-DAP-DR23-01 |
| PROPERTY LOCATION: | 3500 Block of Blossom Drive NE, Salem OR 97305 |
| NOTICE MAILING DATE: | February 17, 2023 |
| PROPOSAL SUMMARY: | A consolidated application to develop a 90-unit multiple family development. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, MARCH 3, 2023</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number. |
| CASE MANAGER: | Hugo Agosto, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-240-2313; E-mail: hagosto@cityofsalem.net |
| NEIGHBORHOOD ASSOCIATION: | <i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northgate Neighborhood Association; northgateneighborhoodsalem@gmail.com |
| ACCESS: | Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA TO BE CONSIDERED: | Salem Revised Code (SRC) Chapter(s) 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review. Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria. |

| | |
|-----------------------------|---|
| PROPERTY OWNER(S): | Blossom Gardens Apartments LLC (Sean Blackburn, Terence Blackburn) |
| APPLICANT(S): | Britany Randall, Brand Land Use on behalf of Blossom Gardens Apartments LLC |
| PROPOSAL REQUEST: | <p>A consolidated application to develop a 90-unit multiple family complex, including a Class 3 Site Plan Review, Class 1 Design Review, Urban Growth Preliminary Declaration (UGA) Permit, Class 2 Driveway Approach Permit, and Class 2 Adjustments for the following:</p> <ol style="list-style-type: none"> 1) Reduce the minimum size and dimension standard for private open space from 96 square feet and six feet for ground floor units to varying size between 70 square feet and 85 square feet. 2) Reduce the required number of windows for the corner room of 19 units, to allow one window where two is required. <p>The subject property is 3.25 acres in size, zoned RM-II (Multiple Family Residential), and located at the 3500 Block of Blossom Drive NE (Marion County Assessors Map and Tax Lot number 073W01A / 3301).</p> |
| APPLICATION PROCESS: | <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> |
| MORE INFORMATION: | All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-123981. Paper copies can be obtained for a reasonable cost. |

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, Class 1 Design Review Case No. UGA-SPR-ADJ-DAP-DR23-01

PROJECT ADDRESS: 3500 Block of Blossom Drive NE, Salem OR 97305

AMANDA Application No.: 22-123981-PLN

COMMENT PERIOD ENDS: Friday, March 3, 2023 at 5:00 P.M.

SUMMARY: A consolidated application to develop a 90-unit multiple family development.

REQUEST: A consolidated application to develop a 90-unit multiple family complex, including a Class 3 Site Plan Review, Class 1 Design Review, Urban Growth Preliminary Declaration (UGA) Permit, Class 2 Driveway Approach Permit, and Class 2 Adjustments for the following:

- 1) Reduce the minimum size and dimension standard for private open space from 96 square feet and six feet for ground floor units to varying size between 70 square feet and 85 square feet.
- 2) Reduce the required number of windows for the corner room of 19 units, to allow one window where two is required.

The subject property is 3.25 acres in size, zoned RM-II (Multiple Family Residential), and located at the 3500 Block of Blossom Drive NE (Marion County Assessors Map and Tax Lot number 073W01A / 3301).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., FRIDAY, MARCH 3, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Hugo Agosto, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: hagosto@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

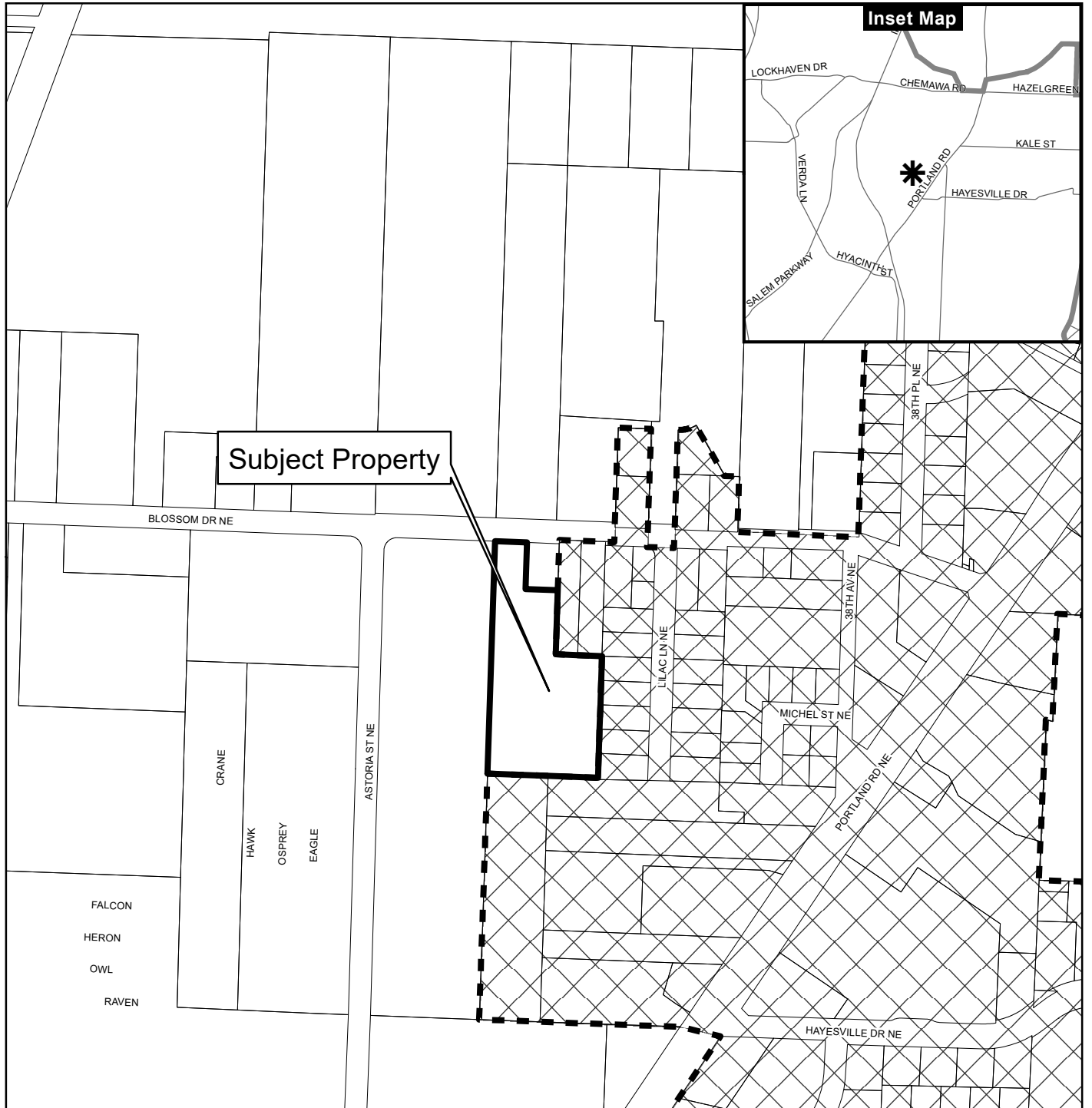
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

3500 Block of Blossom Drive NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

SITE GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIML.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

| | |
|---|---|
| SCOPE: NEW MULTI-STRUCTURE APARTMENT COMPLEX WITH 9 APARTMENT BUILDINGS COMPRISED OF 90 UNITS. | |
| ZONE: RM-II - MULTIPLE FAMILY RESIDENTIAL | |
| ORIGINAL SITE AREA: | 142,362.0 SF |
| REDEVELOPED SITE AREA (AFTER DEDICATION): | 141,466.5 SF (3.25AC) |
| MAX DENSITY - PER SRC TABLE 514-3: ACTUAL DENSITY | 28 UNITS PER ACRE = 91 UNITS MAX 90 UNITS |
| MAX COVERAGE - PER SRC TABLE 514-6: | 84,878.0 SF (60%) |
| APARTMENTS & CLUBHOUSE: | 32,404.33 SF |
| GARAGES: | 2,100.00 SF |
| PATIOS: | 2,732.10 SF |
| TRASH ENCLOSURES: | 400.00 SF |
| TOTAL BUILDING COVERAGE: | 37,636.43 SF (26.6%) |
| IMPERVIOUS SURFACE: | |
| SIDEWALKS: | 11,602.87 SF (8.2%) |
| PARKING AREA: | 44,834.00 SF (31.7%) |
| TOTAL IMPERVIOUS COVERAGE: | 94,073.30 SF (66.5%) |
| LANDSCAPE: | 47,393.20 SF (33.5%) |
| MIN OPEN AREA - PER SRC TABLE 702-3 1,000SF (FIRST 20 UNITS) + 1,000SF (FOR 70 ADDITIONAL UNITS) | 2,000 SF |
| ACTUAL OPEN AREA: | 4,765 SF (NOT INCLUDING PRIVATE PATIOS/BALCONIES) |

PARKING:
REQUIRED VEHICULAR PARKING SPACES - Per SRC TABLE 806-1 MULTIFAMILY -
1 space per unit

TOTAL REQUIRED = 90 spaces
TOTAL PROVIDED = 122 spaces + 8 single-car garages = 130 spaces

REQUIRED ACCESSIBLE PARKING SPACES - Per OSSC Table 1106.1
Minimum 5 accessible spaces (1 *Wheelchair User Only*)
PROVIDED ACCESSIBLE PARKING
5 spaces (1 *Wheelchair User Only*)
1 garage

REQUIRED BICYCLE PARKING SPACES - Per SRC TABLE 806-9
0.1 SPACE PER UNIT = 9 SPACES

TOTAL REQUIRED = 9
TOTAL PROVIDED = 9 (next to building entries through the development)

SITE PLAN LEGEND:

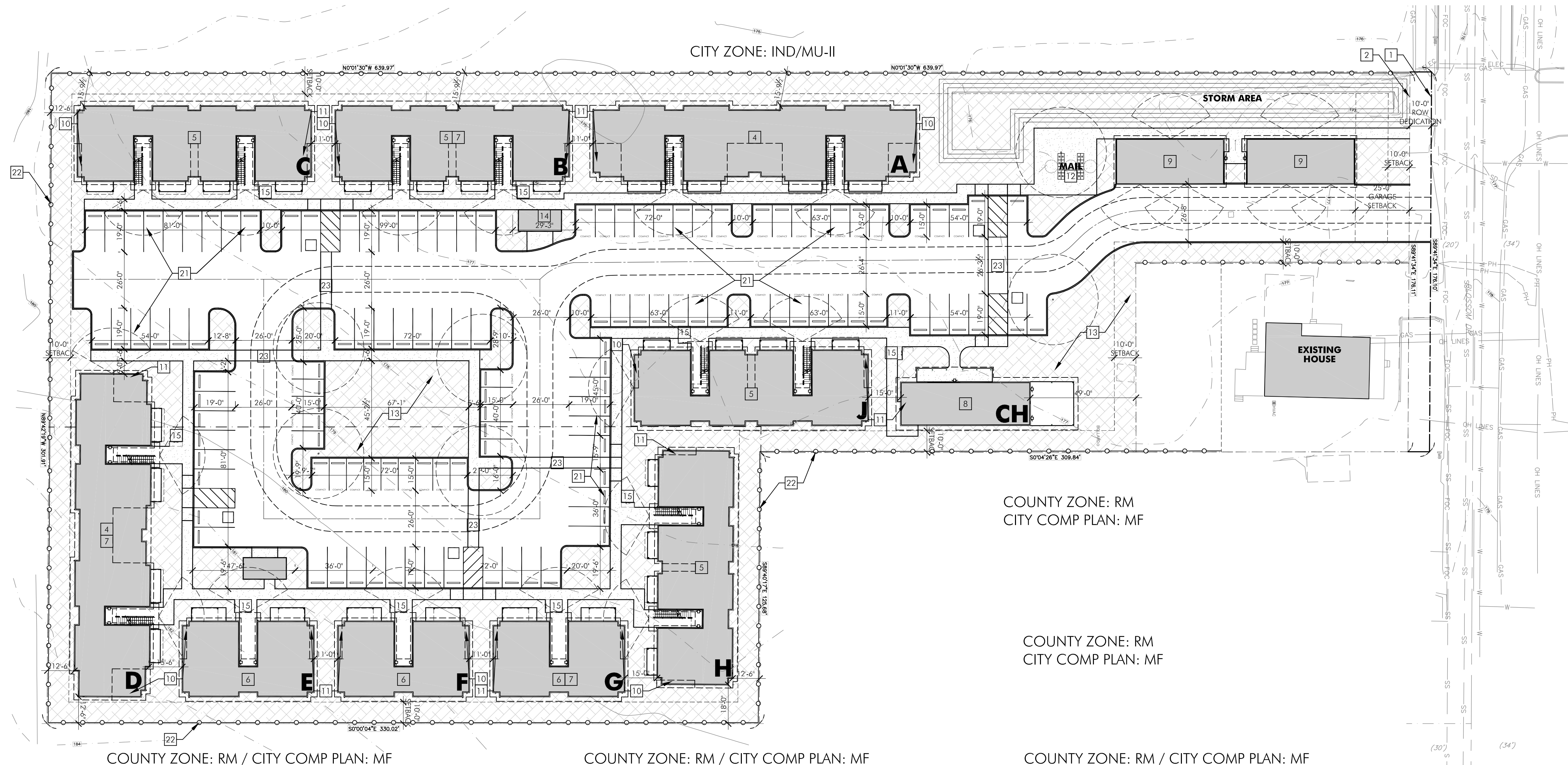
- BUILDINGS
- LANDSCAPE AREA
- CONCRETE PAVEMENT

SITE PLAN NOTES:

- PROPERTY LINE. (POST DEDICATION)
- SETBACK LINE.
- ROOF OVERHANG.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 1.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 2.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 3.
- TYPE 'A' UNIT LOCATED IN THIS BUILDING.
- CLUBHOUSE PER PLANS.
- GARAGE PER PLANS
- ELECTRICAL SERVICE LOCATION FOR INDIVIDUAL BUILDING.
- RISER ROOM LOCATION FOR INDIVIDUAL BUILDING.
- PEDESTAL MOUNT MAILBOX CLUSTER. ENSURE 6'-0" CLEARANCE IN FRONT OF ALL BOXES. SEE 7/A1.02 FOR DETAILS.
- PLAY AREA BY OTHERS. PROVIDE MIN 42" HIGH FENCE ALONG PERIMETER FOR SECURITY.
- TRASH ENCLOSURE. SEE A1.03 FOR DETAILS.
- SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.02.
- TRANSFORMER LOCATION PER CIML.
- SITE WALKWAY/STAIR PER CIML.
- PROVIDE VAN ACCESSIBLE PARKING SIGN, TYP. SEE DETAILS 3&4/A1.02.
- PROVIDE ACCESSIBLE PARKING SYMBOL, TYP. SEE DETAIL 5/A1.02.
- WHEELCHAIR ONLY ACCESSIBLE PARKING.
- WALL MOUNTED LIGHT FIXTURE PER THE REFLECTED CEILING PLANS. SEE A1.61, A1.71, A1.81, AND LIGHTING SCHEDULE FOR FIXTURE DETAILS.
- 6' TALL CEDAR FENCE ALONG PROPERTY LINE.
- PEDESTRIAN CROSSINGS TO BE OF A DIFFERENT MATERIAL THAN THE SURROUNDING PARKING AND DRIVE AISLE.

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: CR
CITY COMP PLAN: COM



COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: RM / CITY COMP PLAN: MF

1 SITE PLAN

1:30 @ 22 x 34 1:60 @ 11 x 17



COLOR SCHEME - BUILDING TYPE 1: □

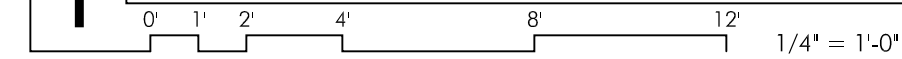
- LOWER BODY LAP SIDING TO BE COLOR #1
- MID AND UPPER BODY LAP SIDING TO BE COLOR #2
- BOARD & BATT TO BE COLOR #2
- ALL TRIM AT CORNERS AND DOORS TO BE COLOR #3
- BELLY BAND TO BE COLOR #3
- DOWNSPOUTS TO MATCH COLOR BEHIND THEM
- ALL GUTTERS TO BE COLOR #3
- SOFFITS AND FASCIA TO BE COLOR #3
- RAILINGS AND DECKS TO BE COLOR #4

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 2 VERTICAL FIBER CEMENT BOARD & BATT, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 3 FIBER CEMENT PANELS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 4 4" TRIM BOARD AT ALL EXTERIOR CORNERS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 5 1 1/2" TRIM BOARD, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 6 2x8 WOOD FASCIA BOARD, PAINTED, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 7 COMPOSITION SHINGLE ROOFING
- 8 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
- 9 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 10 STAIR LANDING GUARDRAIL, SEE DETAIL 3/ A4.52
- 11 PTHP UNIT
- 12 RISER ROOM. SEE SITE PLAN FOR SPECIFIC LOCATION PER BUILDING.
- 13 ELECTRICAL SERVICE. SEE SITE PLAN FOR SPECIFIC LOCATION PER BUILDING.
- 14 WOOD BALCONY PER STRUCTURAL. MIN 42" HEIGHT FOR GUARDRAILS. PROVIDE CORRUGATED METAL PANELS WITH VERTICAL SUPPORTS MAX 4'-0" APART
- 15 6'-0" TALL WOOD FENCE ENCLOSING GROUND FLOOR PATIOS.



1 BUILDING TYPE 1 - FRONT ELEVATION - SOUTH



COLOR SCHEME - BUILDING TYPE 1:

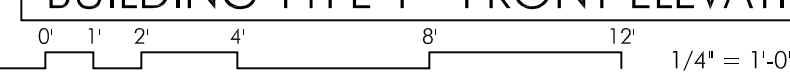
- LOWER BODY LAP SIDING TO BE COLOR #1
- MID AND UPPER BODY LAP SIDING TO BE COLOR #2
- BOARD & BATT TO BE COLOR #2
- PANELING TO BE COLOR #2
- ALL TRIM AT CORNERS AND DOORS TO BE COLOR #3
- BELLY BAND TO BE COLOR #3
- DOWNSPOUTS TO MATCH COLOR BEHIND THEM
- ALL GUTTERS TO BE COLOR #3
- SOFFITS AND FASCIA TO BE COLOR #3
- RAILINGS AND DECKS TO BE COLOR #4

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 2 VERTICAL FIBER CEMENT BOARD & BATT, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 3 FIBER CEMENT PANELS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 4 4" TRIM BOARD AT ALL EXTERIOR CORNERS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 5 1 1/2" TRIM BOARD, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 6 2x8 WOOD FASCIA BOARD, PAINTED, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 7 COMPOSITION SHINGLE ROOFING
- 8 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
- 9 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 10 STAIR LANDING GUARDRAIL, SEE DETAIL 3/ A4.52
- 11 PTHP UNIT
- 12 RISER ROOM. SEE SITE PLAN FOR SPECIFIC LOCATION PER BUILDING.
- 13 ELECTRICAL SERVICE. SEE SITE PLAN FOR SPECIFIC LOCATION PER BUILDING.
- 14 WOOD BALCONY PER STRUCTURAL. MIN 42" HEIGHT FOR GUARDRAILS. PROVIDE CORRUGATED METAL PANELS WITH VERTICAL SUPPORTS MAX 4'-0" APART
- 15 6'-0" TALL WOOD FENCE ENCLOSING GROUND FLOOR PATIOS.



1 BUILDING TYPE 1 - FRONT ELEVATION - NORTH



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-112
DATE: 3 FEB 2023
REVISIONS

MULTI FAMILY DEVELOPMENT
BLOSSOM GARDENS APARTMENTS
BLOSSOM DRIVE NE SALEM, OREGON

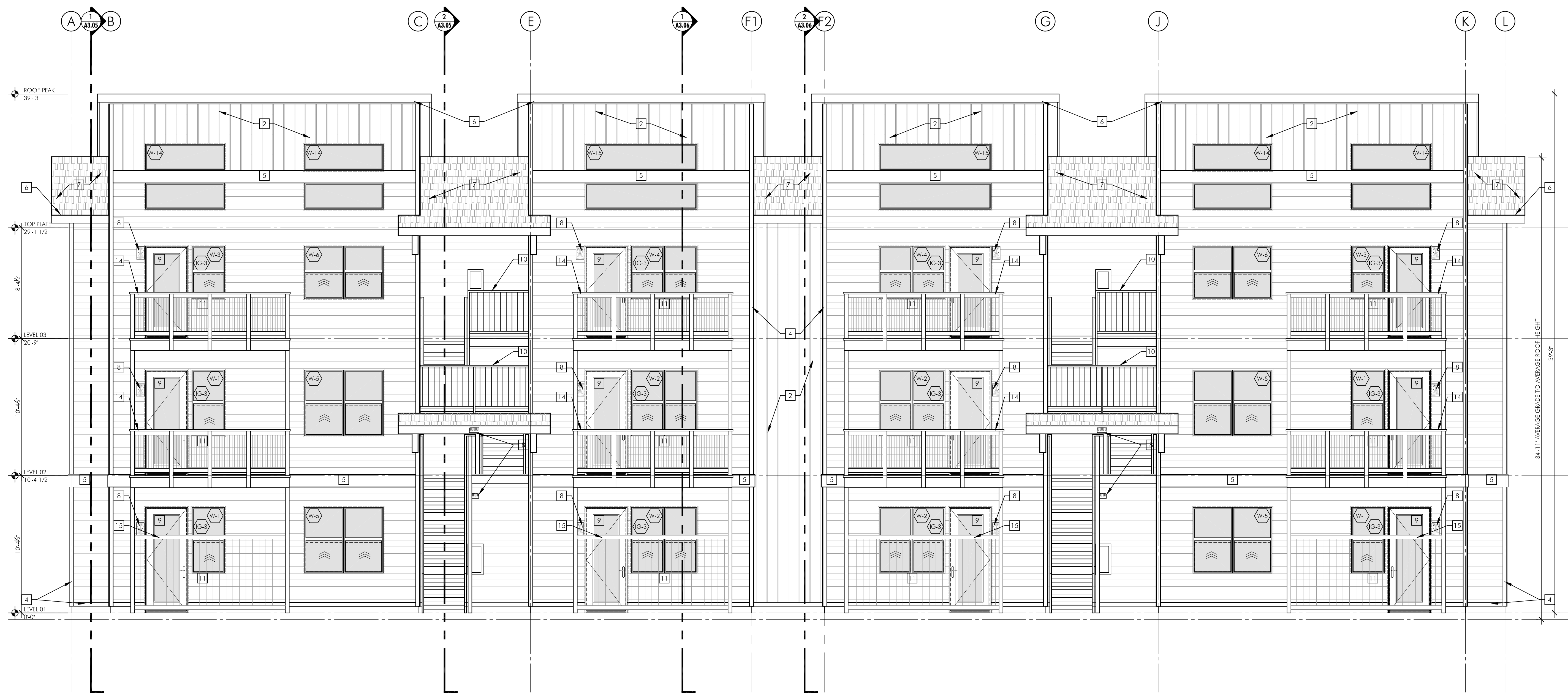
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COLOR SCHEME - BUILDING TYPE 2: □

LOWER BODY LAP SIDING TO BE COLOR #2
MID AND UPPER BODY LAP SIDING TO BE COLOR #3
BOARD & BATT TO BE COLOR #3
ALL TRIM AT CORNERS AND DOORS TO BE COLOR #1
BELLY BAND TO BE COLOR #1
DOWNSPOUTS TO MATCH COLOR BEHIND THEM
ALL GUTTERS TO BE COLOR #1
SOFFITS AND FASCIA TO BE COLOR #1
RAILINGS AND DECKS TO BE COLOR #4

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 2 VERTICAL FIBER CEMENT BOARD & BATT, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 3 FIBER CEMENT PANELS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 4 4" TRIM BOARD AT ALL EXTERIOR CORNERS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 5 1 1/2" TRIM BOARD, SEE COLOR SCHEME FOR SPECIFIC COLOR.
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- 8 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
- 9 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 10 STAIR LANDING GUARDRAIL, SEE DETAIL 3/ A4.52
- 11 PTHP UNIT
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- 15 6'-0" TALL WOOD FENCE ENCLOSING GROUND FLOOR PATIOS.



1 BUILDING TYPE 2 - FRONT ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-112
DATE: 3 FEB 2023
REVISIONS

MULTI FAMILY DEVELOPMENT
BLOSSOM GARDENS APARTMENTS
BLOSSOM DRIVE NE SALEM, OREGON

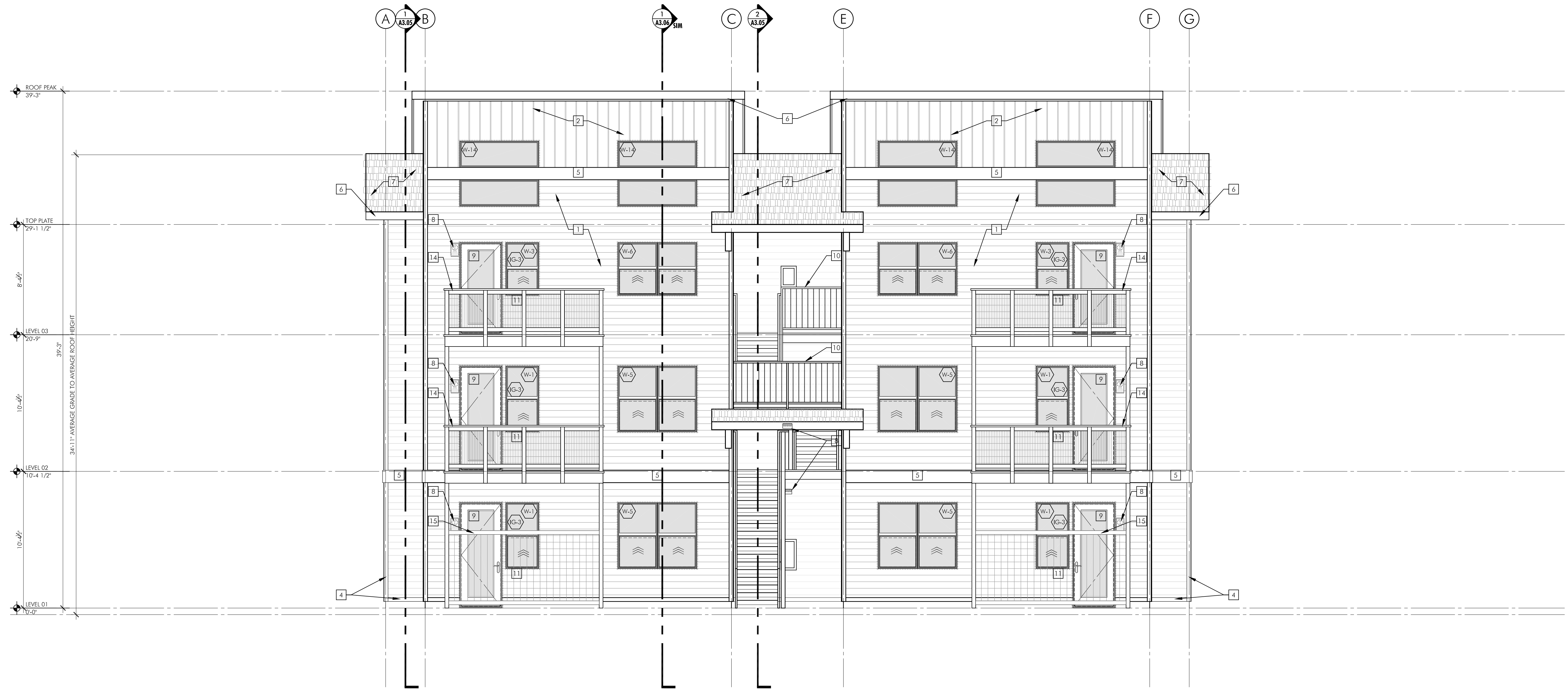
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COLOR SCHEME - BUILDING TYPE 3: □

- LOWER BODY LAP SIDING TO BE COLOR #1
- MID AND UPPER BODY LAP SIDING TO BE COLOR #3
- BOARD & BATT TO BE COLOR #3
- ALL TRIM AT CORNERS AND DOORS TO BE COLOR #2
- BELLY BAND TO BE COLOR #2
- DOWNSPOUTS TO MATCH COLOR BEHIND THEM
- ALL GUTTERS TO BE COLOR #2
- SOFFITS AND FASCIA TO BE COLOR #2
- RAILINGS AND DECKS TO BE COLOR #4

ELEVATION NOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 2 VERTICAL FIBER CEMENT BOARD & BATT, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 3 FIBER CEMENT PANELS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
- 4 4" TRIM BOARD AT ALL EXTERIOR CORNERS, SEE COLOR SCHEME FOR SPECIFIC COLOR.
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1 BUILDING TYPE 3 - FRONT ELEVATION