

## FASCIA & SOFFIT/VENT STANDARD

**FASCIA**– Fascias must be constructed of 1” X 8” exterior material. Wood, pre-primed fiber-cement Board, engineered or composition lumber are acceptable. When fascia is clad with aluminum coil stock, it is recommended that gutters be disconnected and clad cover the full dimension of material. Fascia must traverse & cover face (front) of party wall adjacent to roof. Corner joints with rakes & lateral joints with soffits must be tight and/or wrapped (clad/capped). Decomposed material must be replaced prior to cladding & full length pieces are required for direct replacements. Fascia to be clad/capped in three (3) equal lengths. When clad, fascia for brown trim units must be royal brown and fascia for gray trim units must be tuxedo gray. When painted, fascia must be Benjamin Moore ‘Tudor Brown’ for brown trim units and Benjamin Moore ‘Charcoal Slate’ for gray trim units.

**SOFFIT & VENT**– For original construction, external repairs (wire mesh, wood patch pieces, etc.) are not permitted. The following applications are approved:

- 1) The original layout & number of vents must be utilized. This method calls for inset vent screen to be secured from attic surrounding the standard shape oval opening. Panels are to be replaced with full dimension plywood sections (5/16” or greater).
- 2) *Soffit Vents* (rectangular & oval) may be surface mounted in place of inset screen. Original opening must be fully covered & vent must match Soffit color. (Benjamin Moore “Tudor Brown” or “Charcoal Slate; see S/4).
- 3) Original Soffits may be replaced with vented vinyl or aluminum panels which must run perpendicular to building/siding. If original panels remain, new vent sections must be aligned with existing vent openings. For brown trim units, soffits may be Royal Brown or Musket Brown. For gray trim units, soffits must be Charcoal Gray.

### ARCHITECTURAL CONTROL STANDARDS

For  
TWIN RIVERS COMMUNITY TRUST  
92 Twin Rivers Drive West  
East Windsor, NJ 08520

**FASCIA  
& SOFFIT**

**S  
5c**