



TOWN OF ODESSA

ODESSA COMMONS

ARCHITECTURAL DESIGN STANDARDS

MANUAL

APRIL 15, 2024

KHovnanian
Homes

Presented by K. Hovnanian Homes

ARCHITECTURAL DESIGN STANDARDS MANUAL

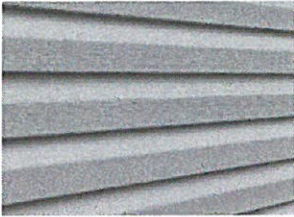
In accordance with the Zoning Ordinance of the Town of Odessa, this Master Design Standards Manual has been developed for the purpose of showing that Odessa Common fulfills the purpose, intent, and design standards of the Planned Neighborhood Development District. The Preliminary Master Design Standards Manual shall supplement the Architectural Design Standards of the Town of Odessa to the extent provided herein. A list of standards comply or compliant the Architectural Design Standards of the Town of Odessa have been provided herein to develop Odessa Common in a manner which is consistent with the Planned Neighborhood Development District.

ARCHITECTURAL STANDARDS:

1. BUILDING WALLS

Materials

1. Building walls shall have a combination of one or multiple materials on the front elevation as outlined below:



1. Horizontal Vinyl Siding (Dutch lap 4 1/2" or 5")



2. Vinyl Board and Batten (5 1/2" exposure with 1 1/2" battens)



3. Textured Vinyl Shake Shingle siding (7" exposure)



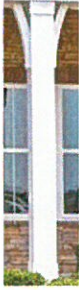
4. Stone Veneer per plan/elevation

2. Exposed Foundation walls shall be:



1. Poured concrete in brick patterned molds painted to match siding color.

3. Trim shall be:



1. PVC (Azek or similar)



2. MDO panel boards per plan/elevation

Composition and Techniques



4. Front elevations of vinyl siding shall have PVC trim a on garages and front doors with a minimum 3” nominal width. Door opening headers may be up to 9” nominal width per elevation design.



5. Front elevations of stone/masonry where the masonry covers the full door/window opening shall have a horizontal masonry soldier course header.

6. Walls constructed of more than one material shall only change material along a horizontal line or at a structural protrusion in the elevation, Material changes will not change along a diagonal line. Additionally, the heavier material such as masonry shall always go beneath the lighter material.

2. BUILDING ELEMENTS

Materials



1. Stoops shall be made of concrete faced on all exposed sides. Wood, or composite, may be used at secondary entrances.



2. Posts and columns shall be white PVC Trim and/or MDO paneling.



3. Porch railings shall be installed when applicable to meet height requirements and will be made of vinyl materials.



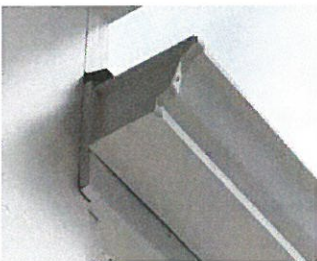
4. Front porches shall be poured concrete surface with a brush finish on the horizontal and poured concrete in brick patterned molds painted to match the siding color.

3. ROOF

Materials



1. Roofs shall be dimensional architectural asphalt shingle and can have metal standing seem accents per elevation.



2. Gutters and downspout shall be aluminum with a 'K' style profile.

Composition and Techniques

3. Roofs shall be simple and symmetrically pitched, and only in the configuration of gables and hips. The pitch of the roof shall be between 5.5:12 and 12:12 per elevation styles.
4. Shed roofs (roofs which pitch in on direction) shall be permitted when the ridge is attached to an exterior wall of a building. The pitch shall be between 3:12 and 12:12.
5. Dormers shall be roofed with a symmetrical gable or shed roof.
6. All gutters on any one building shall be the same profile (section). Aluminum gutters and downspouts shall be pre-painted by manufacturer.

7. Roof penetrations (vents, attic ventilators, turbines, flues, etc.) shall be painted to match the color of the roof or flat black except those made of metal which may be left natural. Unless prohibited by building code, all such penetrations shall be located on roofs not facing frontages.

4. WINDOWS AND DOORS

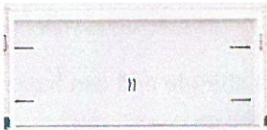
Materials



1. Windows shall be vinyl.
2. Glass shall be clear and free of color.
3. Shutters shall be cellular PVC.



4. Doors shall be steel doors with glass per elevation.



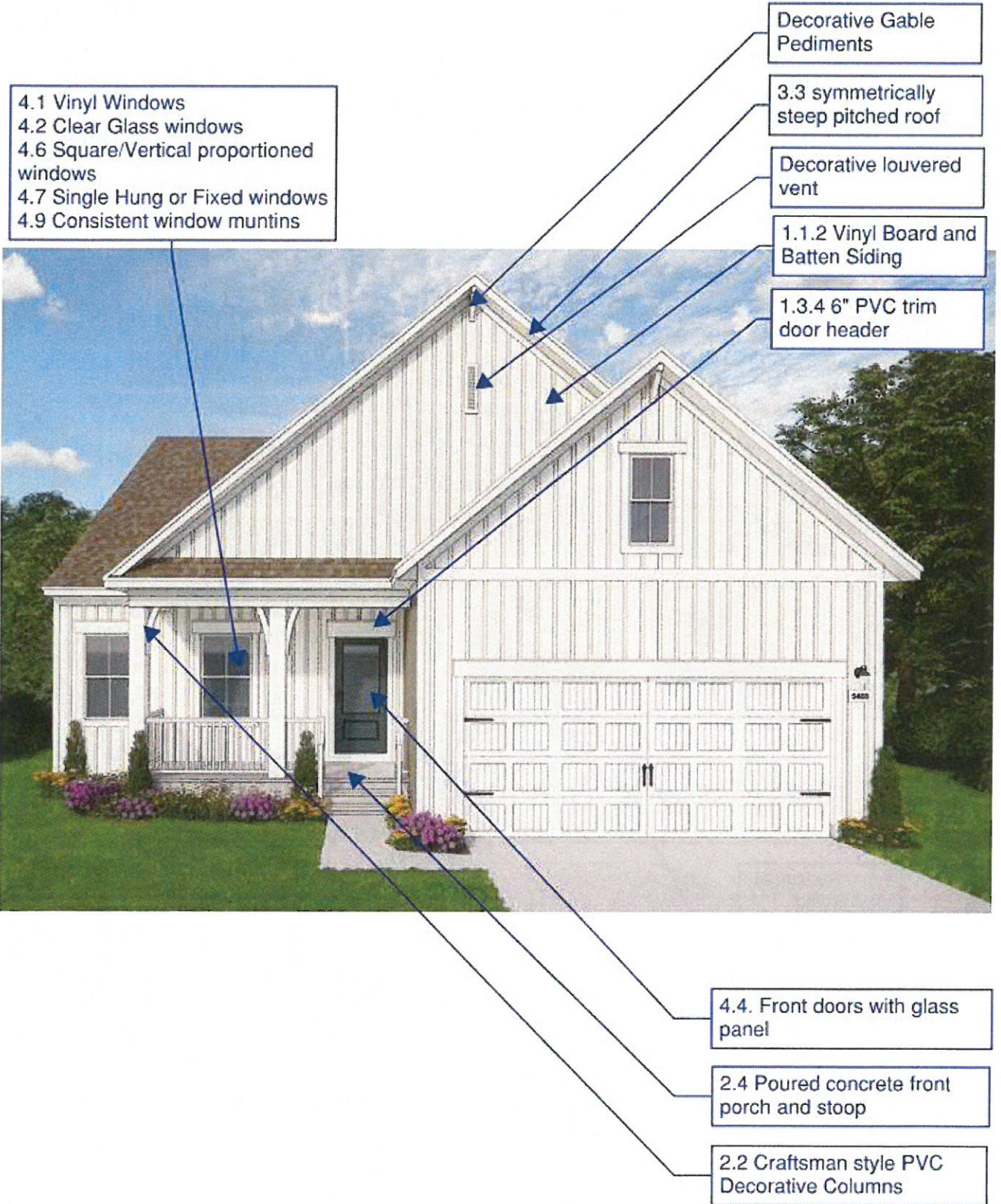
5. Garage doors shall be grooved panel steel, or fiberglass with decorative hardware.

Composition and Techniques

6. Windows shall be square or vertical in proportion. Windows may be circular or semi-circular, in shape, but only one such window may be placed on each façade.
7. Windows shall be single-hung or fixed in decorative applications.
8. Window lights shall be vertical in proportion.
9. The use of muntins shall be consistent throughout the building.
10. Single glass panes shall be no larger than 9 square feet on the front façade.
11. Total fenestration (rough window openings) on the front façade shall not exceed 30% of the total surface area.
12. Two or more windows in the same rough opening on a façade (frontage) shall be separated by a minimum 4" wide post.
13. Windows at frontages shall be no closer than 2' to the corners of the building.
14. Garage doors shall not exceed 8' in height or 16' in width.

Sample Home #1

2 Story 40ft Wide 1,800sqft 3Bedroom 2.5Bath



Sample Home #2:

2 Story 40ft Wide 2,120sqft 4Bedroom 3Bath

Hip roof with clipped gable and decorative brackets

White corners and ban boards to picture frame siding

1.1.3. Textured Vinyl Shake Siding



1.1.1. Horizontal Vinyl Siding

Elegant Front Porches

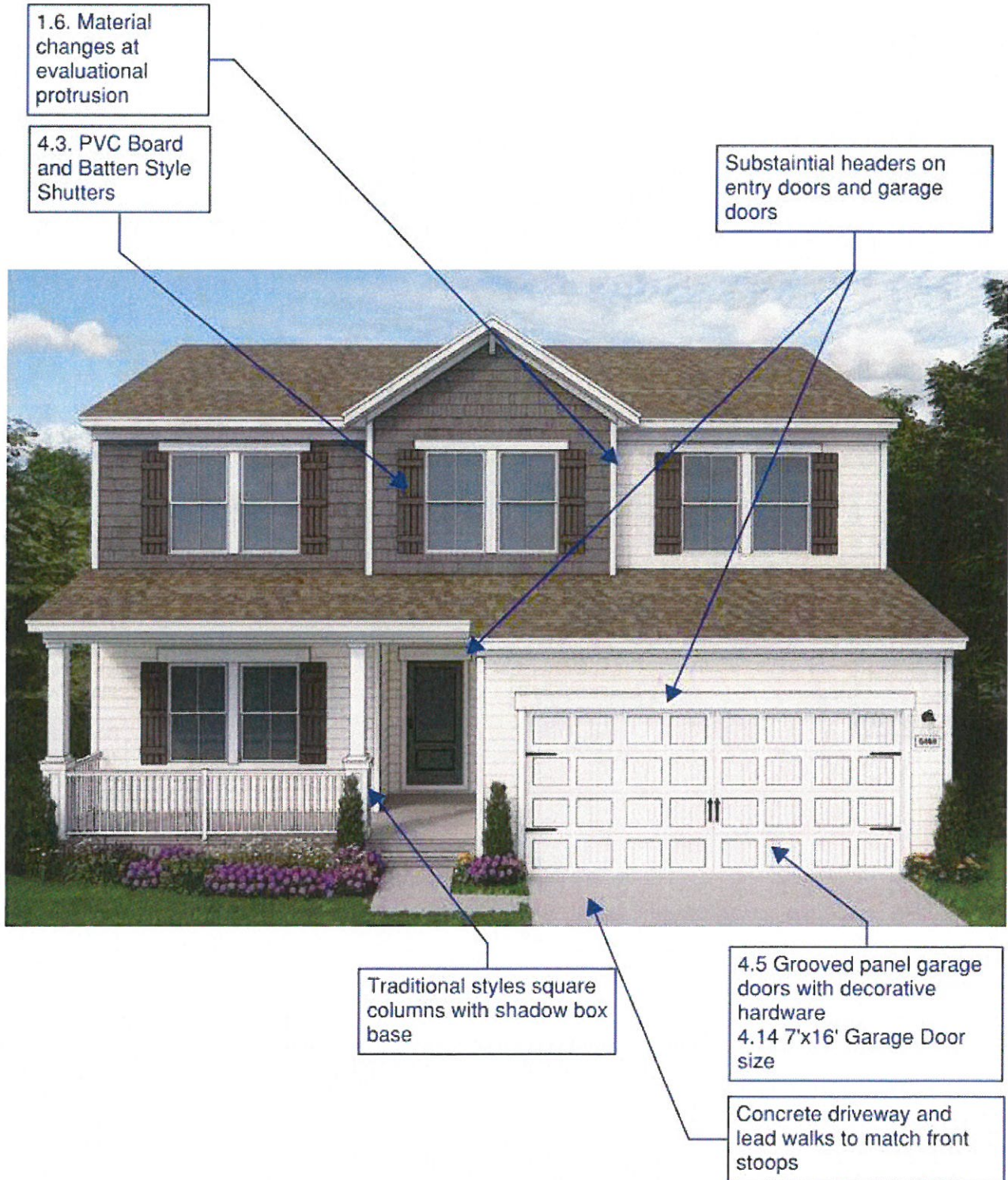
2.2 Tapered columns with white MDO panel column bases

2.3 Vinyl porch railings

Substantial Window Trim on front elevations, when shutters are not present

Sample Home #3

2 Story 40ft Wide 2,200sqft 4Bedroom 3Bath



Sample Townhome #1

2 Story 20ft Wide 1,675sqft 3Bedroom 2.5Bath

Clipped gable roof with decorative brackets

Steep gable roof with decorative pediment

Decorative dormers with to break up the roof line



Designer Curated exterior color packages for captivating building strings

Covered entry's

3.1 Accent standing seam metal roofing

Boxed Bay window with MDO shadow boxes and an accent standing seam metal roof