



TOWN OF ODESSA

ODESSA COMMONS

ARCHITECTURAL DESIGN STANDARDS

MANUAL

REVISED AND FINALIZED: January 31, 2025



ARCHITECTURAL STANDARDS (Residential):

1. BUILDING WALLS

Materials

1. Building walls shall have a single material on the front elevation as outlined below:



1. Horizontal Vinyl Siding (Beaded 6 1/2")



2. Horizontal Vinyl Siding (Lap 5")



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



4. Brick per plan/elevation

2. Exposed Foundation walls shall be:



1. Poured concrete foundation walls to be parged and painted to match siding color.

3. Trim shall be:



1. Trim shall be PVC panel boards per plan/elevation.

Composition and Techniques

1. Front elevations of vinyl siding shall have PVC trim on garages and front doors with maximum 4" width.
2. Walls constructed of more than one material shall only change material along a horizontal line or at a structural protrusion in the elevation, Materials will not change along a diagonal line.
3. Heavier material such as masonry shall always go beneath the lighter material.
4. Avoid large spaces of siding on the front elevation. Decorative features may be added to prevent the substantial areas of siding.
5. Do not use Board & Batten style siding.
6. Do not mix siding styles on elevations.
7. Do not use stone veneer on exterior elevation.

2. BUILDING ELEMENTS

Materials



1. Front stoops and porches shall be framed with lumber and finished constructed of composite decking boards and PVC band boards.



2. Posts and columns shall be white PVC Trim paneling material.



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

3. ROOF

Materials



1. Roofs shall be dimensional architectural asphalt shingle and can have metal standing seam 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 primary roof shall be between 5:12 and 10:12 per elevation styles.
4. Shed roofs (roofs which pitch in one direction) shall be permitted when the ridge is attached to an exterior wall of a building. The pitch shall be between 3:12 and 10:12.
5. Gables shall only be on an elevational projection (minimum of 12"). No superfluous gables shall be used on elevations.
6. All gutters on any 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.
8. Roof lines over front porches and garage projections must align, preventing jogs at the roof line.
9. Do not clip roof lines or gables.
10. Brackets and Gable pediments may be used as decorative features.

4. WINDOWS AND DOORS

Materials



1. Windows shall be vinyl, with a minimum of 2/1 grid pattern and divide light muntin. Glass shall be free and clear of color. All windows shall include exterior muntin.
2. Window trim shall be a maximum of 4" wide on sides and header and shall only have a sill at the base.



3. Shutters are per elevation and shall be $\frac{1}{2}$ the size of the window and when proposed must be on all windows on the front elevation. Shutters cannot be on double windows. When offered on an elevation shutters to be 2 paneled/solid at the first floor and louvered at the second floor.



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. Windows at front elevation will have divided light muntins with a 2 over 1 grid pattern.
9. Windows on the sides and rear of the home will have the same 2 over 1 grid pattern with internal muntins.
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. Windows at frontages shall be no closer than 2' to the corners of the building.
13. Garage doors shall not exceed 8' in height or 16' in width.

ARCHITECTURAL STANDARDS (Commercial):

1. EXTERIOR

Materials

1. Windows: Materials will be glass with aluminum and/or vinyl frames and fenestration. Windows on the upper-level floors of the buildings used for residential purposes to have windows similar in style to those proposed for the residential homes within Odessa Commons, i.e., 6/1 or 6/6 pattern muntins.
2. Roofs: No mansard roofs. Roofs to be constructed of dimensional architectural asphalt shingles or metals standing seam. Mechanical equipment on the roofs will be shielded from view. Material used to shield mechanical equipment shall be cedar, brick or composite material.
3. Railings: Materials will be aluminum.
4. Doors: Materials are glass with aluminum frames.
5. Exterior Walls: Materials to be brick and true brick veneer. No simulated brick or thin brick permitted. No stucco permitted. Walls will have a single, solid brick color/pattern/texture throughout the facades. Brick face of exterior walls to be continuous to the roof.
6. Awnings: Limited to use on first floor of commercial spaces only.
7. Dumpsters and on ground mechanical equipment shall be shielded from view using cedar, brick or composite materials.