

OVERLAND HEIGHTS BUILDING STANDARDS

I. Minimum square footage in living area.

- A. One level -- 1,500 square feet
- B. Two level -- 1,500 s.f. 1st floor, 2,000 s.f. total
- C. Three level -- 1,500 s.f. 1st floor, 2,000 s.f. total 1st and 2nd floor; plus basement

II. Exterior

- A. In keeping with the top subdivisions in Springfield such as Stone Meadow and Ironbridge, it is expected that most homes will be brick. Areas that are difficult to brick, such as cantilevered or boxed out areas, bay windows, dormers, kitchen window boxes, areas above the garage door, and gable ends, may be stucco, concrete siding, or vinyl siding.
- B. In addition, to develop a truly distinctive community, the Architectural Control Committee will encourage a variety of home designs, which will be approved on a case by case basis, with consideration given to design, exterior appearance, the use of appropriate materials, attention to detail, and commitment to quality.
- C. The finished floor and garage floor elevation of the main floor must be higher than the curb elevation.
- D. Recommended exterior materials other than brick:
 - 1. Cedar or redwood – painted with color to be approved (no natural cedar or redwood finish)
 - 2. Stucco - Masonite stucco board is not approved.
 - 3. Vinyl Siding - shall be minimum thickness of 42 mil, Pure PVC, must have a warranty for uniform fading, and a lifetime warranty to the original owner, such as Gold Bond.
 - 4. Concrete Siding – i.e. Hardy Board

III. Roof Materials.

- A. Cedar shake roof, tile, or composition roof (asphalt or fiber-glass).

As to Composition Roofs:

- 1. Shingles shall be of a laminated architecture design.
 - 2. Shingles shall carry a minimum of a 30 year warranty.
 - 3. 3-tab shingles are not approved.
- B. Roof Pitch shall be 8/12 or greater.

IV. Additional exterior requirements

- A. Windows in the front of the home on the main level are to be a minimum of 5' in height. Windows may be single hung or casement and should be quality wood-clad or vinyl.
- B. Driveways - concrete.
- C. Mailbox and House Number - per standard design furnished with approval letter, or other design submitted by owner.
- D. Fences - 48" in height, Board on Board "Pinehill" finished on both sides, treated pine or #1 cedar 6" or 8" pickets, placement of fence to be approved.
- E. Landscaping - front yard and side yards to be sod; appropriate shrubbery and two 8 foot - 10 foot trees of 1 inch caliper or one 15 foot tree of 2 inch caliper in the front yard. (Landscaping to be completed upon substantial completion of the house). See attached additional requirements (Article 8 Section 9).

V. Storage buildings or utility buildings are not permitted.

The purpose of these building standards is to assure a harmonious blend of style and quality throughout the subdivision. It is the desire of the Architectural Control Committee for Overland Heights to be one of the City's finest subdivisions now and for many years to come.

If you have further questions, contact Stu Stenger 889-4300 or Ed Alden 889-4300.

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