Narrow Lot House Plans Catalog

Winter 2008
Narrow Lot House Plans
Patterns for Norfolk’s Neighborhoods

Norfolk’s narrow lots can be a major challenge to everyday designers and builders when trying to design affordable and contextually sensitive housing that responds sufficiently to consumer demand and lifestyles, neighborhood desires, zoning and building requirements. Where today's market preferences may be to have the car on-site (in garages) with the living spaces, many of Norfolk’s existing neighborhood patterns or the specific lot size will define placement on-site to be incompatible with the character of the neighborhood or street. Although not preferred the City does recognize, these lots can provide great opportunities for affordable housing.

In 2005, Norfolk’s City Council passed an ordinance permitting the construction of single family houses on non-standard lots by the granting of a Special Exception by the City Council. The Ordinance, while not being able to regulate design elements, does allow review of scale and massing, set backs, height, and compatibility to neighborhood character. The process requires several levels of review including those of the City Planning Commission and City Council. As an alternative to this process, City Council has authorized staff level approvals when applicants elect to build house plan concepts that have been pre-approved and included in publication, Narrow Lot House Plans Catalogue, Patterns for Norfolk’s Neighborhoods or other plans that meet the criteria of Norfolk’s Pattern Book for Norfolk’s Neighborhoods and approved by the staff at the Neighborhood Design and Resource Center.

This catalogue illustrates specific designs that can be constructed affordably for the entry-level buyers as well as other home buyers in the city. Since, most of the narrow lots are located in neighborhoods with more urban and traditional development patterns, plan concepts are categorized by lot widths between 25ft. and 50ft. Each plan concept has been identified by designer, vendor and contact information. If there is interest in purchasing any of the featured plans, builders may contact the designer directly with use of the contact information. However, given the qualities of each building site may be different, obtain agreement by the Neighborhood Design and Resource Center of all selected plans prior to ordering plans.

Strengthening Norfolk’s Neighborhoods
Section One: House Plans for Lot Widths 25’ – 30’
G. M. Frech & Associates

www.coastalarchitect.com
Phone (757) 498-9800

The Marcia
1,564 Sq Ft.
3 Bedrooms
2.5 Baths

Building Footprint: 18'-10" x 48'

First Floor
Second Floor
Art Ross Designs LTD.

art@artrossdesigns.com
Phone (757) 496-1468

Plan #
A-1497
2,074 Sq Ft.
3 Bedrooms
2.5 Baths

Conceptual Front Elevation

First Floor

Second Floor

Building Footprint: 21' x 56'

25'-30' Page 7
G. M. Frech & Associates

www.coastalarchitect.com
Phone (757) 498-9800

The Ann Street
1,621 Sq Ft.
3 Bedrooms
2.5 Baths

First Floor Plan
Second Floor Plan

Building Footprint: 18'-10" x 42'
Plan - The Chesapeake
1,728 Sq Ft
3 Bedrooms
2.5 Baths

Soria Associates
soriaassociates@aol.com
Phone (757) 749-7988

Building Footprint: 18' x 49' - 4"
Lyons Design Concepts
Residential Designs

Goff Street
M2005-9
1,754 Sq Ft.
3 Bedrooms
2.5 Baths

Front Elevation

First Floor Plan
Second Floor Plan

Building Footprint: 18'-8" x 56'

25'-30' - Page 13
Plan - Nansemond III

1,483 Sq Ft
3 Bedrooms
2.5 Baths

Soria Associates
soriaassociates@aol.com
Phone (757) 749-7988

First Floor Plan

Second Floor Plan

Building Footprint: 18' x 39' - 8"
Section Two: House Plans for Lot Widths 37 ½’ – 40’
Allison Ramsey Architects

www.allisonramseyarchitects.com
Phone (843) 986-0559

The Barclay Plan #C0228
1,549 Sq Ft.
2 Bedrooms
2.5 Baths

First Floor

Second Floor

Building Footprint: 24' x 46'

NORFOLK New
The Marcia
1,646 Sq Ft.
3 Bedrooms
2.5 Baths
The Skipwith
1,646 Sq Ft.
3 Bedrooms
2.5 Baths

Building Footprint: 24' x 46'
G. M. Frech & Associates

The Baltimore
1,591 Sq Ft.
3 Bedrooms
2.5 Baths

Building Footprint: 27' x 51'-4"
G. M. Frech & Associates

www.coastalarchitect.com
Phone (757) 498-9800

The Ironbound
1,529 Sq Ft.
3 Bedrooms
2 Baths

Building Footprint: 24' x 40'

First Floor

Second Floor
Section Three: House Plans for Lot Widths 50’
Lyons Design Concepts
Neighborhood Design and Resource Center

Plan - The Couinston
2004-7
2,160 Sq Ft.
4 Bedrooms
2.5 Baths

First Floor
living
dining
porch

Second Floor
master bedroom
second bedroom
bedroom
bath
wic

Building Footprint: 30' x 40'
Allison Ramsey Architects

Plan #
NC0018
2,372 Sq Ft.
4 Bedrooms
3.5 Baths

First Floor

Second Floor

Building Footprint: 33' x 52'

Neighborhood Design and Resource Center

www.allisonramseyarchitects.com
Phone (843) 986-0559

NORFOLK NOW
The Jennifer
1,743 Sq Ft.
3 Bedrooms
2.5 Baths

First Floor

Second Floor

Building Footprint: 32' x 39'-4"

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The Juliet
1,987 Sq Ft.
3 Bedrooms
2.5 Baths

First Floor
Second Floor

Building Footprint: 27' x 40'
G. M. Frech & Associates

www.coastalarchitect.com
Phone (757) 498-9800

The Winona
1,776 Sq Ft.
4 Bedrooms
2.5 Baths

Building Footprint: 36’-6” x 44’-6”
G. M. Frech & Associates

The Cedarwood
1,300 Sq Ft.
3 Bedrooms
2 Baths

Building Footprint: 31' x 57'
G. M. Frech & Associates

1,676 Sq Ft.
3 Bedrooms
2.5 Baths

Building Footprint: 32' - 4" x 40'

The Carpenter

Phone (757) 498-9800

www.coastalarchitect.com

Neighborhood Design and Resource Center

COMING HOME TO NORFOLK

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G. M. Frech & Associates

www.coastalarchitect.com
Phone (757) 498-9800

The Carpenter: A
2,627 Sq Ft.
4 Bedrooms
2.5 Baths

Building Footprint: 35’-10” x 40’