

Design Services Program

OCEAN VIEW SINGLE-FAMILY NEW CONSTRUCTION DESIGN STANDARDS SEPT., 2010

The design standards specify certain basic required elements of construction, which will apply to all housing types and styles. These standards are intended to establish a minimum benchmark in design quality for new housing while allowing for the architectural diversity that is an ocean view hallmark. Exception to a standard may be granted on the basis of architectural merit where consistency with architectural language overrides, or improvement to the standard is achieved.

Ocean View Avenue

1800 SF minimum heated/cooled living space

Architectural style & massing to be in context with the existing streetscape

Preferred Exterior Finish Materials

Siding

- Wood
- Machine cut shingles (Hand split shakes are not acceptable)
- Brick - Modular Standard size if 10%+ of front elevation is brick
- Stucco (Heavy textures discouraged; eifs not allowed)
- Fiber-cement siding (Smooth finish preferred)

Ocean View General Infill Properties

Architectural style & massing to be in context with the existing streetscape

Preferred Exterior Finish Materials:

Siding

- Wood
- Machine cut shingles (hand split shakes are not acceptable)
- Brick - Modular Standard size if 10%+ of front elevation is brick
- Stucco (heavy textures discouraged; eifs not allowed)
- Fiber-cement siding (embossed wood grain finish discouraged)

Alternate Siding Materials

- Vinyl siding: .044-gauge minimum thickness (smooth finish preferred)
- Vinyl shingle (wolverine "perfection" or equal)

Ocean View Avenue & General Infill Properties

Roofing

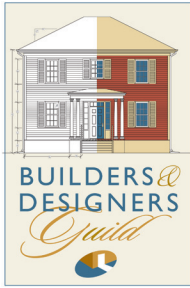
- Asphalt shingle: 25 year minimum warranty, anti-fungal
- Standing seam pre-finished metal
- Galvanized metal; painted metal
- Pre-finished aluminum drip edge at roof sheathing perimeter required
- Roof venting to be colored to blend with shingles

House & Guest Cottages

- Crawl space construction
- 2'-high brick, tabby or stucco foundation skirt
- Ample windows on all elevations
- 9'-main floor ceiling height
- Gutters and downspouts w/ splashblocks
- Corner lots require facades of equal importance to each street

Site Plan

- House width to provide 55% minimum lot-width coverage (not including attached garage)
- Two off-street parking spaces
- Single-apron driveway curb cut (17' maximum length @ point of apron flair)
- Set backs per city zoning ordinance or NRHA special district permission



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OCEAN VIEW SINGLE-FAMILY NEW CONSTRUCTION DESIGN STANDARDS CONT.

Proportion & Detailing

- Massing to be architecturally correct as appropriate-to-style
- Dormers to be proportioned and detailed consistent with style period of house
- Window and door trim, corner boards, frieze and fascia, cornice, column capitol & base, etc. to be complete, consistent, and full scale

Detailing For General Traditional Styles:

- 4" Min. Width corner boards & window trim
- 6" Min. Width door trim
- 6" Wide solid trim between paired windows ("twins" not acceptable)
- 10"-14" High beam element @ porch
- Windows @ 1st floor to be 6" min. Taller than upper floor(s) windows
- Frieze & raking frieze boards 2" wider than fascia board
- 9/12 Min. Roof pitch @ main house mass
- Cornice flashing to be pre-finished metal @ 2/12 max. pitch, colored as fascia board. (Roofing shingles not acceptable)
- Stacked windows alignment
- Chimney element to be from grade w/ 2' skirt as house and up to roof ridge

Porches

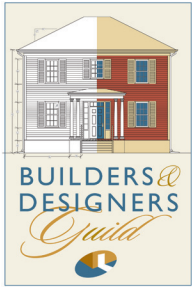
One or more usable, covered porches visible from public right-of-way required

- Minimum 8' deep front-to-back & 8' wide
- May be screened or partially screened
- Porch flooring to have appearance of traditional T&G floor (Deck appearance not acceptable)
- If brick or cement floor surface, then brick rowlock @ perimeter
- Brick entry steps
- Railing system to have milled top and bottom rails; newel posts @ entry step
- 8" minimum column width w/ appropriate base and capitol detailing
- Porch ceilings to be bead board (painted or vinyl) or other appropriate-to-style surface material.
- Exposed joists or rafters to be painted or stained white.
- All porch and deck elements visible from public R.O.W. to be painted or stained white (Except for treads & floor decking)
- Ground floor porch and deck to be under-penned (Lattice-in-frame or other material as appropriate)
- Brick paver or concrete walkway from steps to public right of way (4' width)
- Entry/porch light fixture(s)
- Rear stoops/porches to have walkway or stepping stones to drive

Garages

A garage is required.

- May be attached, detached, or integral
- Front-loaded attached garages to be minimum 20' behind front facade
or
Entry significantly subordinated by recessing behind architectural Element such as a pergola, balcony, upper floor porch, colonnade, etc. (Reference example illustrations in *Ocean View Standards & Patterns*)
- Separate entry door for each bay, 2-bay maximum if front-loaded
- Attached garages to have 2'-high skirt continuous with house
- Detached garage design to coordinate with house in style, detailing, & materials
- Interior & exterior light fixtures
- Interior walls and ceiling to be closed with appropriate finish material (Gypsum board, peg board, etc.)



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OCEAN VIEW SINGLE-FAMILY NEW CONSTRUCTION DESIGN STANDARDS CONT.

Discouraged Styles, Elements, Details, Materials:

- High victorian; victorian bay window facades
- Suburban tract styles (lack of definitive architectural period or character).
- 2-story entry facades
- Motor court drive/garage arrangement
- Jalousy windows; sliding windows; glass block on street elevations
- Overuse, mixing of specialty windows on street elevations
- "Pork chop" or boxed cornice returns
- Totally perforated soffit material
- Soffit material @ underside of porch beam element
- Inappropriate shutter sizes & applications
- Open risers @ wood porch steps
- Generic, minimal porch railing systems; exposed attachments
- False chimneys; chimneys clad in siding; cantilevered chimneys; chimneys lower than the roof ridge line
- Stone; faux stone
- Commercial or oversize exterior materials
- Exposed concrete block
- Attic, plumbing, heating, fireplace, appliance vents visible from the public right-of-way
- Inappropriate or overuse of trim coil cladding; "oil-canning"
- "Breaking" of trim coil to approximate mouldings, details
- Carpenter corruptions:
 - "Window header heights must be same as door header height"
 - Shingled "pigeon walks" on neo-classical pediments
- Breaker Panel in main rooms or highly visible location

Design Note

Copies of these design standards should be furnished to home designers, surveyors, landscape designers, and others involved in the design and construction of the house.

These design standards are complementary to the seven preferred Architectural Patterns for Ocean View. Reference to the *Ocean View Standards and Patterns* publication for those preferred styles is encouraged prior to selecting a house design.

Traditional architectural patterns fit easily into Norfolk's established streetscapes, and make for attractive, inviting new urban housing developments as well. Developers and builders are encouraged to resource house plans from catalogs such as the TND Series, available from www.newurbanist.com, or the NRHA House Plans Library (www.nrha.us).

Designers developing house plans for NRHA neighborhoods are encouraged to reference architectural patterns resources and to select a specific traditional style for design development. Then, reference to these resources will assure massing, fenestration, detailing, and materials that are consistent with the architectural language of the style selected. One such resource is *A Field Guide to American Houses*, by McAlester, available at local bookstores. Also, *Traditional Construction Patterns* by Mouson and *Get Your House Right* by Cusato & Penreath are excellent resources for appropriate traditional detailing.

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