



FLOWER HILL RESIDENCE

91 FERNWOOD LANE

NAROFSKY
ARCHITECTURE



4 BEDROOM - 5 1/2 BATH - NEW CONSTRUCTION

CONTACT - SURFSIDE REALTY
surfsidere@gmail.com



SITE

Situated on a steep hill overlooking Hempstead Bay, this proposed design commands sweeping views while tucked into its neighborhood context.

This design by Narofsky Architecture features a steel pier foundation that delicately maneuvers over the the hillside. Maintaining the natural topography vegetation, the design makes use of its ample roof space for green roof terraces.

Already approved by the Village of Flower Hill Architectural Review Comittee. This design is ready to move forward and be refined for its resident’s needs.



A. View of the rear facade from the North East

Lot Info:	Main Floor	- 1,634 SF
Lot - 16,074 SF (.369 Acres)	Lower Levels	- 2,255 SF



MAIN FLOOR



Living Room looking toward Hempstead Bay



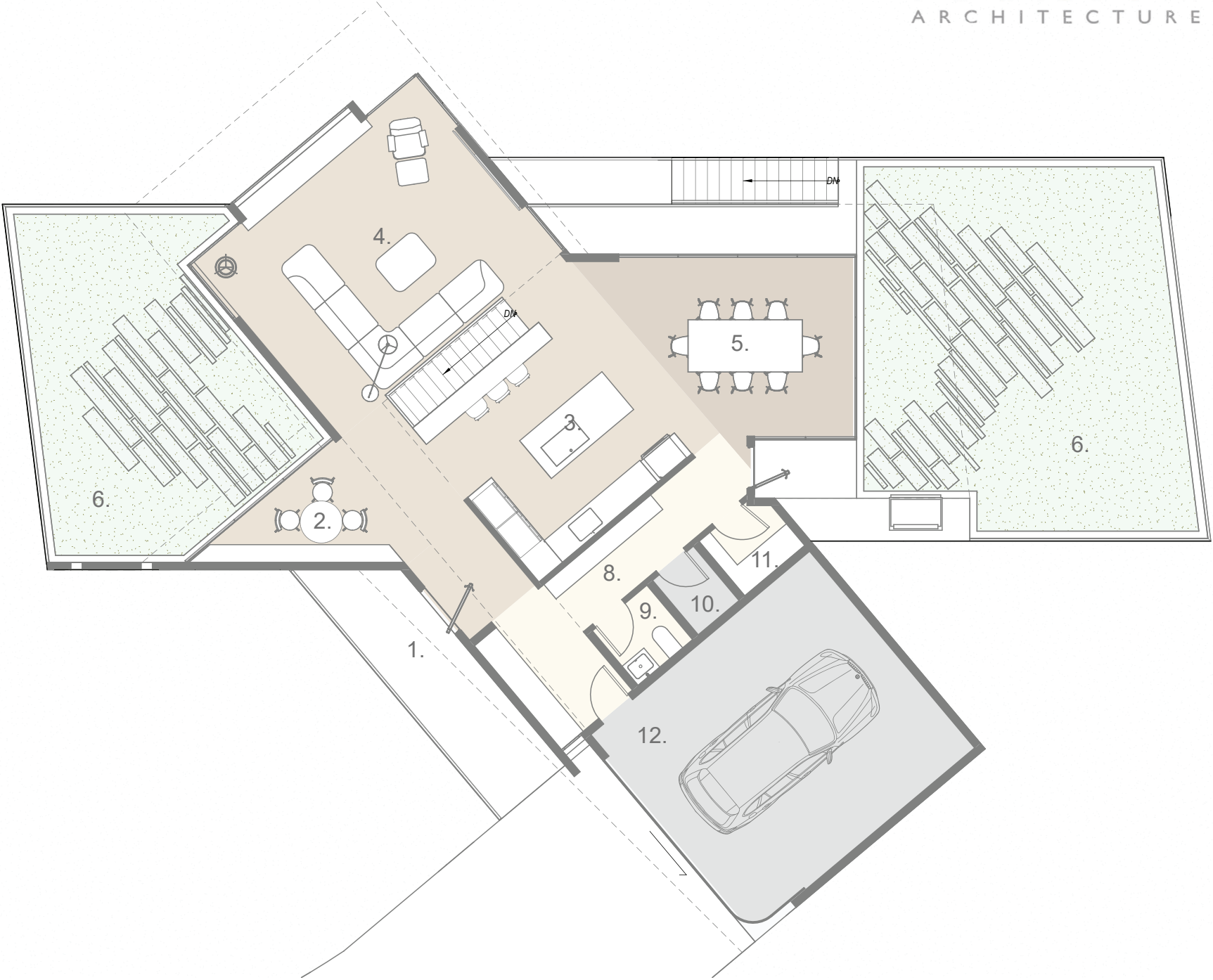
Kitchen and Breakfast Nook beyond

The Entry and Upper Level extends from the hill top to the view of the bay beyond. It rests upon the lower mass of the house to connect with two large rooftop terraces. One connected to the living room and breakfast nook and one encompassing the projecting dining space.

The living room projects into the lot grasping the view beyond.

A two car garage is designed with a rolling corner garage to provide a wide opening to the facade. A mudroom, Power Room, and Pantry flank the kitchen at the core of the house.

Clearstory windows invite evening light into the eleven foot tall living space and entry corridor.



- | | | | |
|----|--------------------|-----|--------------|
| 1. | Front door entry | 7. | Pantry |
| 2. | Breakfast Nook | 8. | Mudroom |
| 3. | Kitchen | 9. | Powder Room |
| 4. | Living Room | 10. | Utilities |
| 5. | Dining Room | 11. | Pantry |
| 6. | Green Roof Terrace | 12. | 2 Car Garage |

LOWER FLOORS



Primary Bedroom looking toward Hempstead Bay

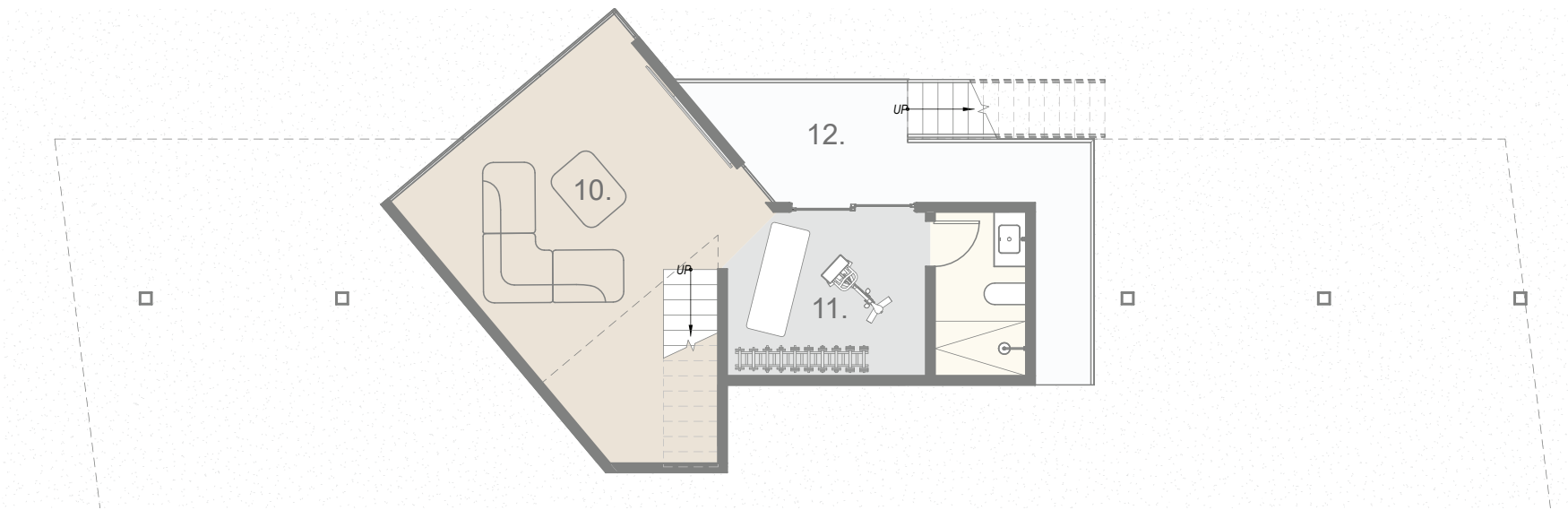
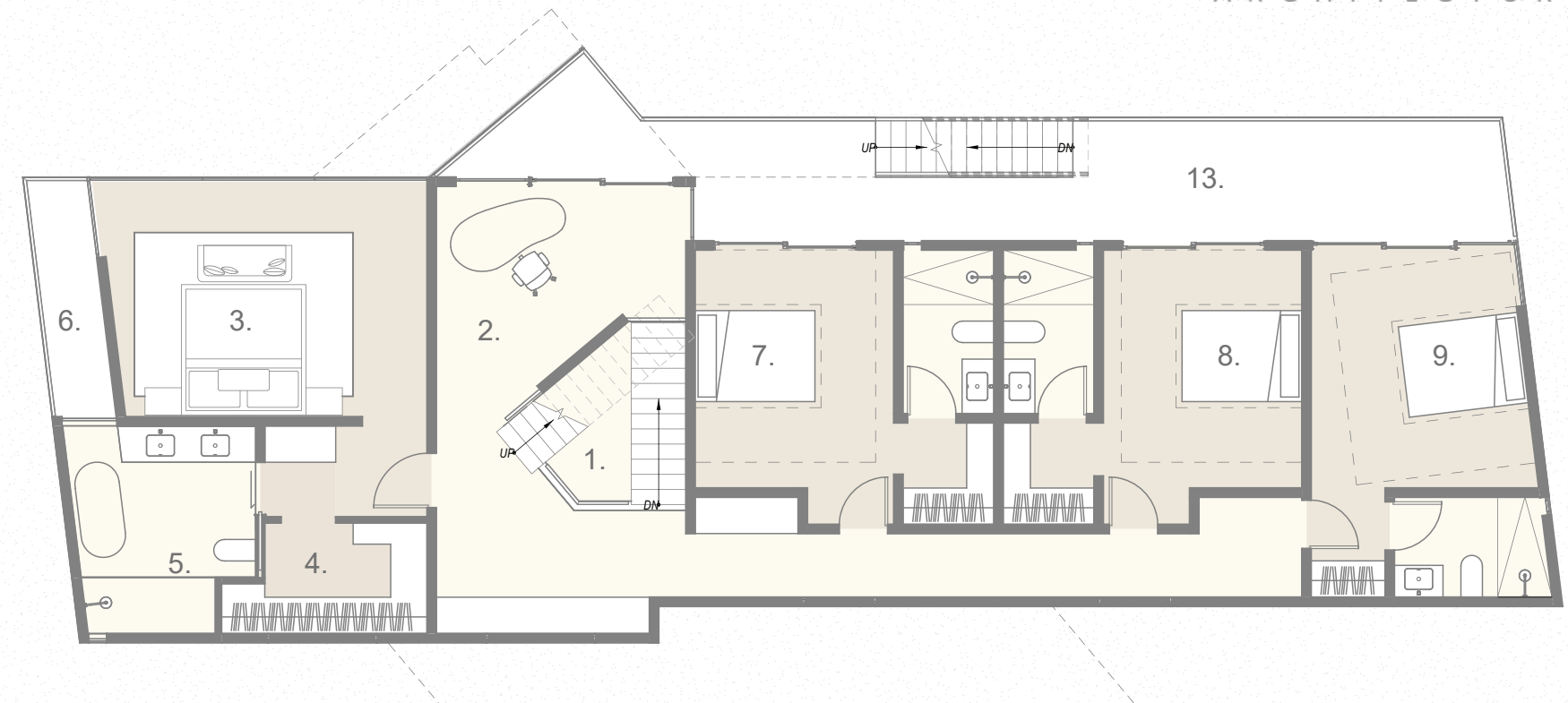


Primary Bathroom

The lower levels feature four bedroom suites with walk in closets and full baths. The Primary suite wing incorporates a private deck and is serperated from the south wing by an office / study. Each south wing room has access to the deck that connects externally to the terrace above the deck at grade below.

The lowest level provides ammenity spaces for a recreation room or gym with a similar facade angled toward the bay to the living room at the main level. This level also provides access to ground and the lower lot via the the deck.

Generic furniture and finishes shown. To be determined for Resident.



- | | | | |
|----|------------------|-----|------------------------|
| 1. | Stair Opening | 7. | Bedroom 2 |
| 2. | Office / Study | 8. | Bedroom 3 |
| 3. | Primary Suite | 9. | Bedroom 4 |
| 4. | Primary Closet | 10. | Recreational Space |
| 5. | Primary Bathroom | 11. | Gym with full bathroom |
| 6. | Private Terrace | 12. | Exterior Deck |



FLOWER HILL RESIDENCE

91 FERNWOOD LANE

NAROFFSKY
ARCHITECTURE



Dining room And Green Roof terrace beyond



Exterior Green Roof Terrace

4 BEDROOM - 5 1/2 BATH - NEW CONSTRUCTION

CONTACT - SURFSIDE REALTY
surfsidere@gmail.com