

APPENDIX B

RESIDENTIAL DEVELOPMENT DETAILS

Appendix B -1
Manhasset Crest Design Guidelines

MANHASSET CREST ARCHITECTURAL DESIGN GUIDELINES

Manhasset Crest is a new residential community consisting of 46 single-family houses, a gatehouse, a clubhouse, and associated infrastructure. It is the design intent for this new community, located on a 30.43-acre site in North Hills, Long Island, to be a model for healthy living and will set a new standard for luxury lifestyle within a thirty minute drive to Manhattan. The buildings will be contemporary in conception, design and detail. There will be five unique model house types, each with two or three variants.

Each house will be designed to work with the existing land forms and contours, to the greatest extent possible, in order to preserve the ambiance of the existing park-like setting. This "custom fit" to each site will provide immense variety beyond the five house models and will create a feeling of a community of bespoke luxury homes. Exterior materials will be durable and timeless, with landscaping that is integrated into the form of each house to create a seamless flow of indoor/outdoor living. Sustainable strategies will be incorporated into the home designs to provide both efficiency and energy savings. Privacy between houses, both visual and acoustical, is of paramount importance and will be achieved through a combination of building form and orientation, window placement, and landscape screening.

1. Objective

- a. The Architectural Design Guidelines provide visual control for building massing, siting, style and color in order to obtain a varied streetscape appearance.
- b. The natural landscape setting and history of the site provides for the setting for this collection of contemporary homes. To achieve visual continuity and create a high standard of quality, all houses will have consistent architectural massing, materials, and detailing. The houses will use materials, colors and forms to create a sense of unique and luxurious modern living in an historic park-like setting. Individual house massing and facades will consist of simple and well-proportioned forms combined with a controlled use of materials, details and colors.

2. Repetition

- a. Similar or identical front elevations may not be duplicated within two lots of each other, or directly across the street. We anticipate that similar house models will have at least one lot between proposed houses, or will have a change of exterior finish material, in order to provide a varied streetscape.
- b. On corner lots, houses should be designed to have two front elevations and avoid large expanses of blank wall space.

3. Site Planning and Grading

- a. Site planning and grading will accommodate the natural slope of the land.
- b. Variations in grade will be absorbed within the building mass as much as possible.
- c. Lot grading will conform to the grading plan for the subdivision.

4. Façade Design

- a. Houses will incorporate traditional and modern materials in non-traditional, creative applications. Houses will not have traditional elements or decorative motifs.
- b. Houses will have an inviting front entrance facing the street as well as a clearly defined front facade that connects the house to the surrounding landscape and street.

5. Windows

- a. Houses will incorporate window design strategies that are properly sized to reduce the overall visual scale of each house. For example, houses will use a few large windows rather than many small windows.
- b. Window frames will be a neutral color (either natural wood, painted, or clear anodized metal) to compliment the overall color palette of each house.
- c. Windows will have low exterior reflectivity to avoid a "mirror" effect.
- d. Traditional muntin and mullion arrangements are not likely to be used.

6. Exterior Colors & Finishes

- a. Houses will incorporate natural materials, whites and gray colors and be made mostly of stone, glass and metal.
- b. Houses will not have overly bright or fluorescent colors on the exterior.
- c. Provide high-quality factory finish with off-site fabrication to control quality and provide consistency

7. Roofs

- a. Houses will have flat roofs or low-slope pitched roofs.
- b. Houses will not have high pitched roofs, domes, turrets or spires.

8. Landscape

- a. Landscaping requirements are integrated into individual house design and complement the existing natural landscape and the proposed tree lined streets.
- b. A well-landscaped front yard will ensure a mature streetscape for the neighborhood.
- c. Landscaping will be environmentally friendly and minimize the use of water fertilizers. Where possible, yard designs will incorporate rain gardens (to utilize rain water) and contain native or drought tolerant plants to minimize the need for extra watering or fertilizing.
- d. To the greatest extent possible, the landscape design will incorporate existing trees and grades to maintain the existing park-like quality of the site. New trees and other plantings will be designed to complement the existing trees and plantings.
- e. Landscape plans for each house will be modern in form, material and strategy in order to complement the overall architectural theme.
- f. We do not anticipate fences between lots or between the lot and the road.
- g. A decorative security fence will enclose the entire perimeter of the site.

9. Maintenance

Durability, reliability and ease of maintenance are important to the design of all the structures. The general design principles to be considered to meet building maintenance requirements include:

a. Residences

- i. Equipment monitoring requirements: Systems to be monitored remotely may include HVAC, smoke detector, electronic security, lighting, and generator.
- ii. Requirements for building finishes: durable exterior materials that require minimal annual maintenance for cleaning. Any exterior painting to be industrial grade.

b. Gatehouse

- i. Maximum building occupancy requirements: 2 people
- ii. Equipment monitoring requirements: Systems to be monitored remotely may include Smoke Detector, Electronic Security, and backup generator (shared with clubhouse)
- iii. Requirements for building finishes: durable exterior materials that require minimal annual maintenance for cleaning. Any exterior painting to be industrial grade.

c. Clubhouse

- i. Daily occupancy loads: typical 5-10 people per day.
- ii. Maximum building occupancy requirements: maximum occupancy 25 people
- iii. Equipment monitoring requirements: Systems to be monitored remotely may include Smoke Detector, Electronic Security, and Generator (shared with clubhouse)
- iv. Requirements for building finishes: durable exterior materials that require minimal annual maintenance for cleaning. Any exterior painting to be industrial grade.

10. Sustainability

The design of the houses and site will incorporate environmentally sustainable strategies to the greatest extent possible. At a minimum, this will include:

- a. Energy Star Homes is the local marketplace minimum for high performance housing. Energy Star homes earn the label by designing for durability and thermal comfort as well as energy efficiency. Performance testing ensures quality construction and reduces contractor callbacks. Design considerations include excellent air sealing, right-sized mechanical equipment, and proper ventilation in bathrooms and kitchens. Benefits include:
 - Design guidance provided by a rater
 - Inspections throughout construction period
 - Third party verification and performance testing to ensure air quality
 - Ventilation neither oversized nor undersized
 - Water management systems for site water protection, durability, and mold protection

- b. EPA Indoor airPLUS is earned in conjunction with the Energy Star label and is an all-or-nothing checklist-based system. The focus is on installation of features that do not introduce pollutants to the air in and around the home during construction and occupancy, as well as increased occupant comfort. Benefits include:
 - Added durability measures including pest and moisture control
 - Health considerations (carbon monoxide)
 - Low emitting flooring, paints, adhesives and composite wood
 - Ductwork kept clean during construction
 - Ductwork installed outside of attached garages

- c. WaterSense labeled new homes are designed to reduce residential water use indoors and out, allowing homeowners to use less water and energy. Compared to a typical home, a WaterSense labeled new home can save a family of four people 50,000 gallons of water a year or more. Design

considerations include demand-controlled recirculating hot water systems and WaterSense labeled fixtures for kitchens and bathrooms. Benefits include:

- Test for quality assurance (no leaks, appropriate pressure)
- Hot water delivery verification to avoid wasted water and energy
- Irrigation design and system requirements
- Reduction of water consumption by 20%
- Homeowner education