

# THE HIGH SEAS FITNESS AND CANOE CLUB

JOSHUA RABICH

## PROJECT OVERVIEW

THE PROJECT IS A MULTI-FUNCTIONAL FITNESS AND RECREATION FACILITY DESIGNED TO INTEGRATE WELLNESS, NATURE, AND COMMUNITY ENGAGEMENT. THE BUILDING HOUSES A FULL-SERVICE FITNESS CENTER AND AN ON-SITE CAFÉ THAT OPENS DIRECTLY ONTO AN ACCESSIBLE GREEN ROOF, CREATING A SEAMLESS INDOOR–OUTDOOR EXPERIENCE FOR USERS. SITUATED ALONG THE LAKEFRONT, THE PROJECT TAKES ADVANTAGE OF ITS WATERFRONT SETTING BY INCORPORATING A CANOE CLUB AND A REAR CANOE LAUNCH DOCK THAT PROVIDE DIRECT ACCESS TO THE WATER. A MAN-MADE MARSH IS INTEGRATED INTO THE SITE DESIGN TO SUPPORT ECOLOGICAL RESTORATION, STORMWATER MANAGEMENT, AND HABITAT CREATION, WHILE ALSO ENHANCING THE OVERALL AESTHETIC AND ENVIRONMENTAL PERFORMANCE OF THE PROJECT.

## SUSTAINABILITY

- 1 - SUSTAINABLE MARSH ECOSYSTEM
- 2 - PERMEABLE ASPHALT PAVEMENT
- 3- DAYLIGHT-RESPONSIVE LIGHTING CONTROL SYSTEM.
- 4 - LOW-VOC PAINTS, SEALANTS, AND ADHESIVES

## MATERIALS PALETTE

### STAINED ACCOYA WOOD:



IT IS ACETYLATED RADIATA PINE THAT OFFERS EXCEPTIONAL RESISTANCE TOMOISTURE, ROT, AND INSECTS, MAKING IT IDEAL FOR WATERFRONT CONDITIONS

### OUTDOOR-RATED PORCELAIN PANEL CLADDING:

THESE LARGE-FORMAT PORCELAIN PANELS REPLICATE THE APPEARANCE OF NATURAL MARBLE WHILE OFFERING SUPERIOR PERFORMANCE IN WET, COASTAL, AND FREEZE–THAW CONDITIONS. THEY ARE NON-POROUS, RESIST SALT AIR, MOISTURE INTRUSION, STAINING, AND UV DEGRADATION, AND DO NOT ETCH OR SPALL LIKE NATURAL MARBLE.



## LONG ISLAND, NY

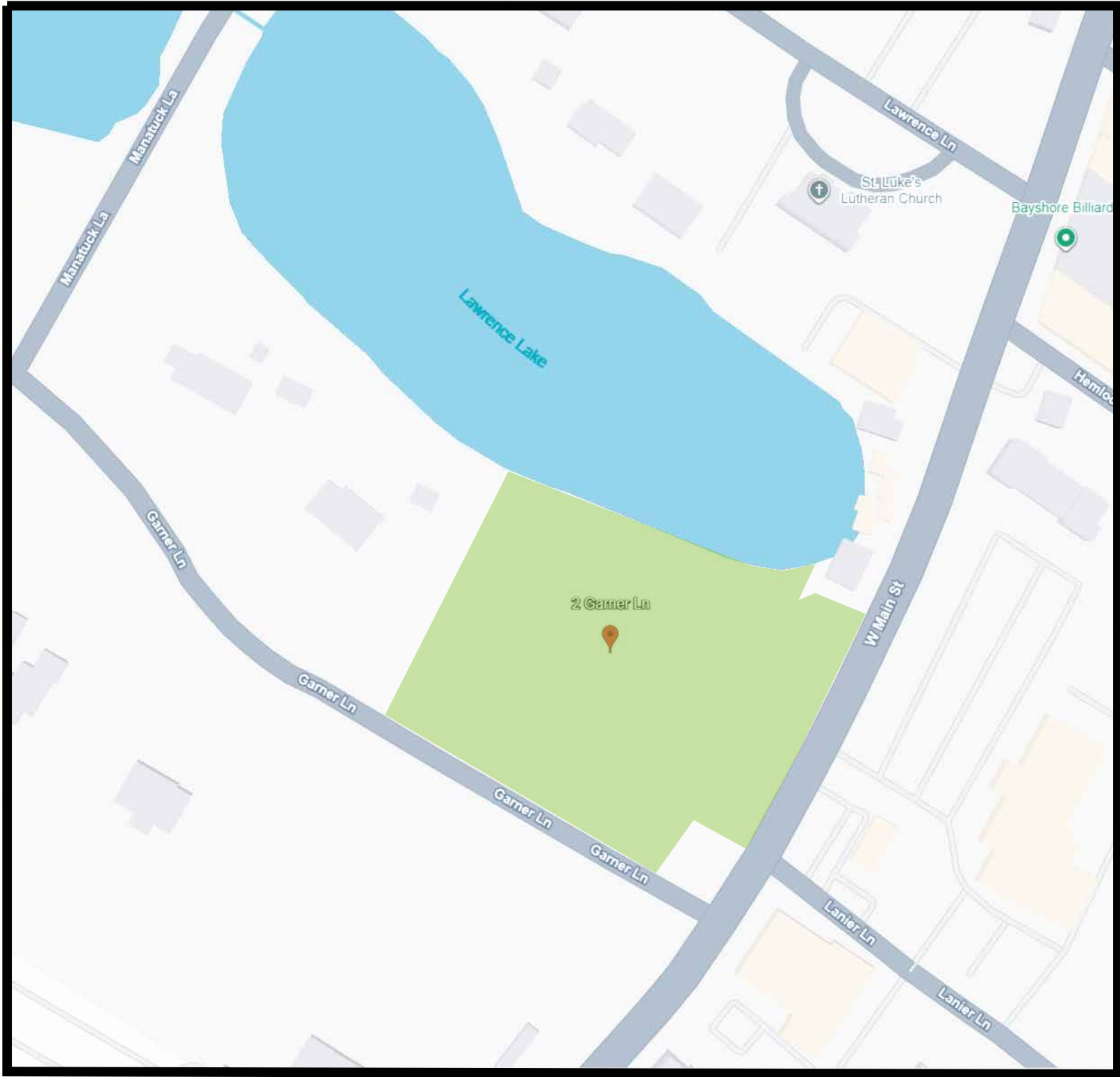


BAY SHORE, NY

THE PROJECT SITE IS LOCATED IN BAYSHORE, A COASTAL HAMLET ON THE SOUTH SHORE OF LONG ISLAND IN SUFFOLK COUNTY, NEW YORK, APPROXIMATELY 40–45 MILES EAST OF MANHATTAN. THE AREA IS PART OF THE TOWN OF ISLIP AND LIES ALONG THE GREAT SOUTH BAY, OFFERING STRONG REGIONAL CONNECTIVITY VIA THE LONG ISLAND RAIL ROAD (MONTAUK BRANCH) AND MAJOR ROADWAYS.



# SITE ANALYSIS DIAGRAMS



AERIAL VIEW

SCALE: NTS



LOCATION MAP

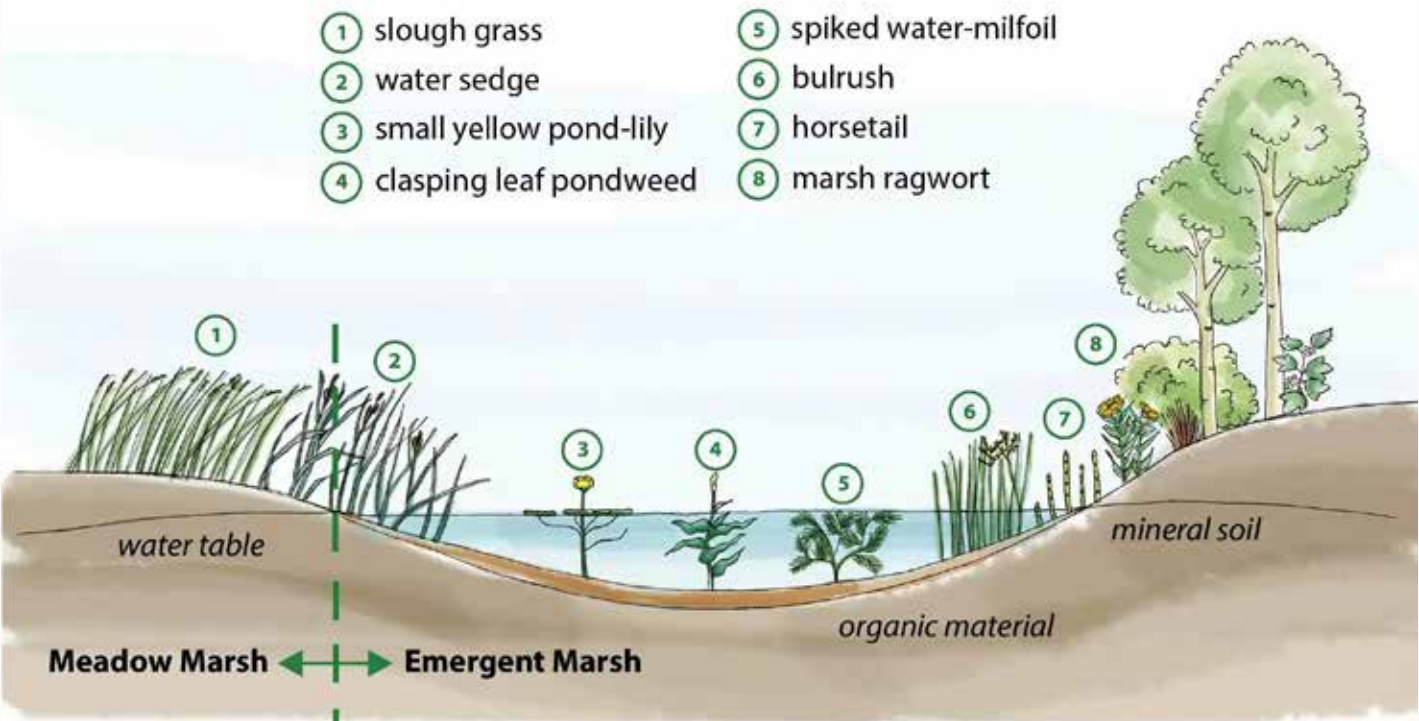
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## BALL COURTS



## MARSHLAND

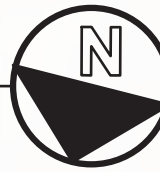


## OPEN FIELD

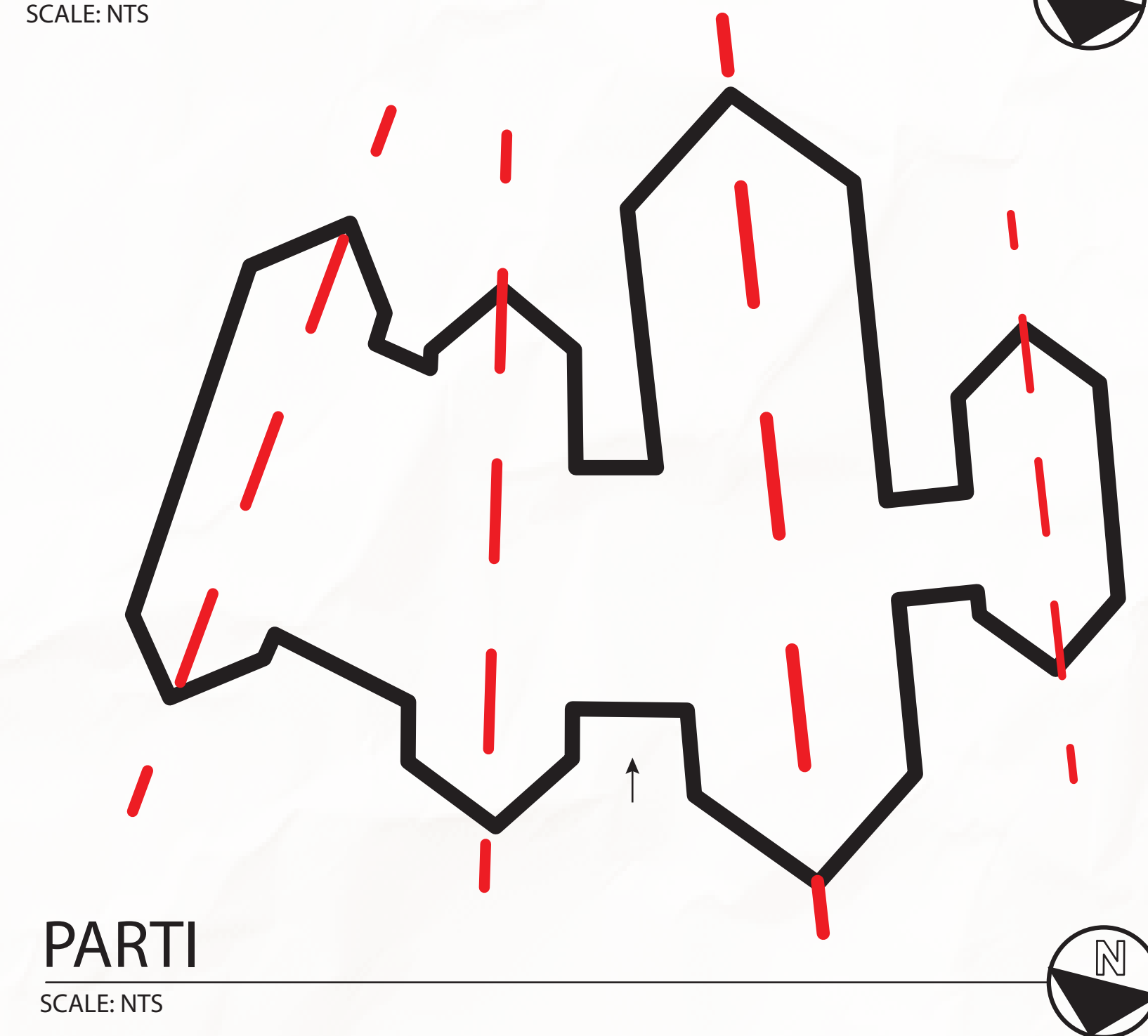
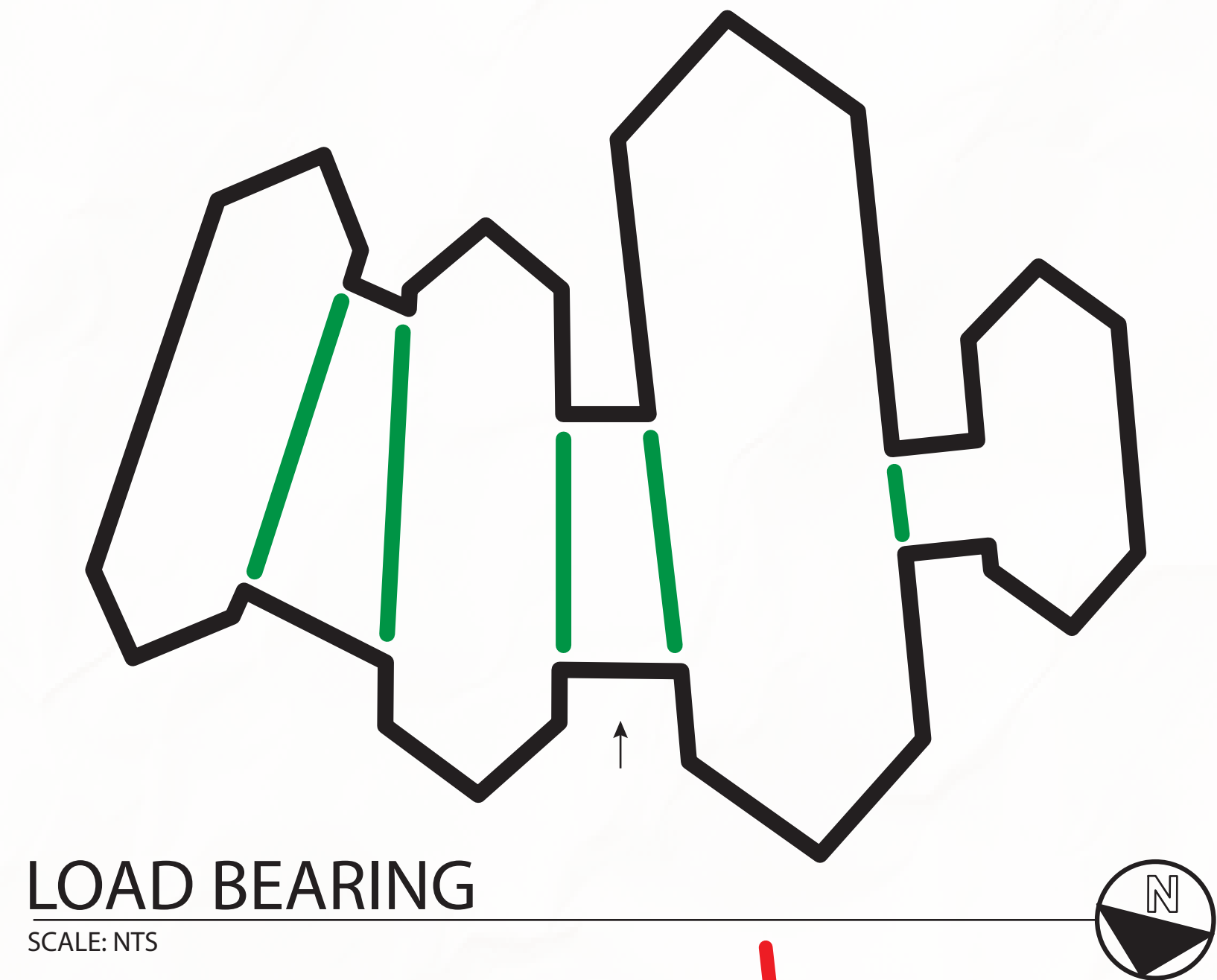
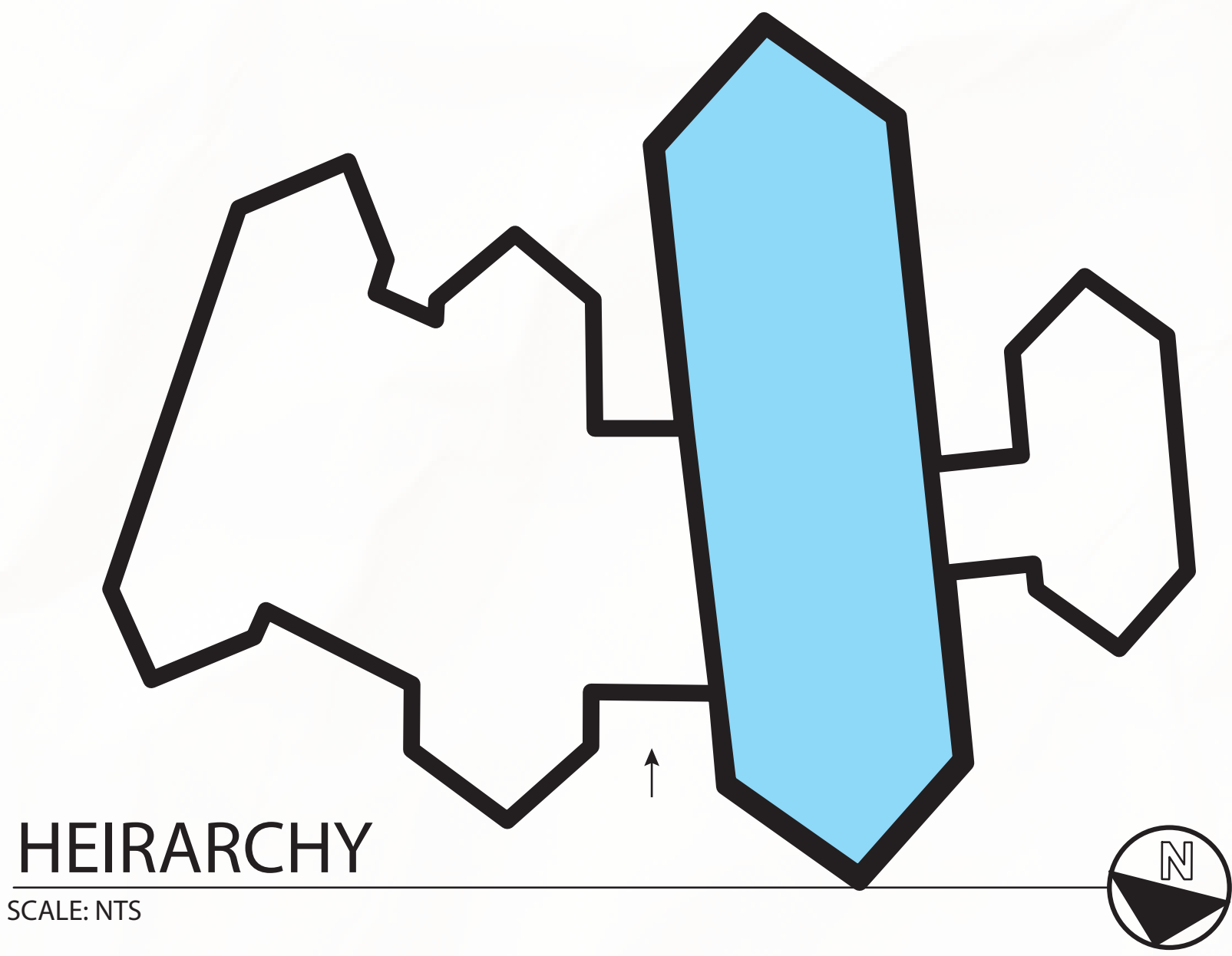


SITE PLAN

SCALE: NTS



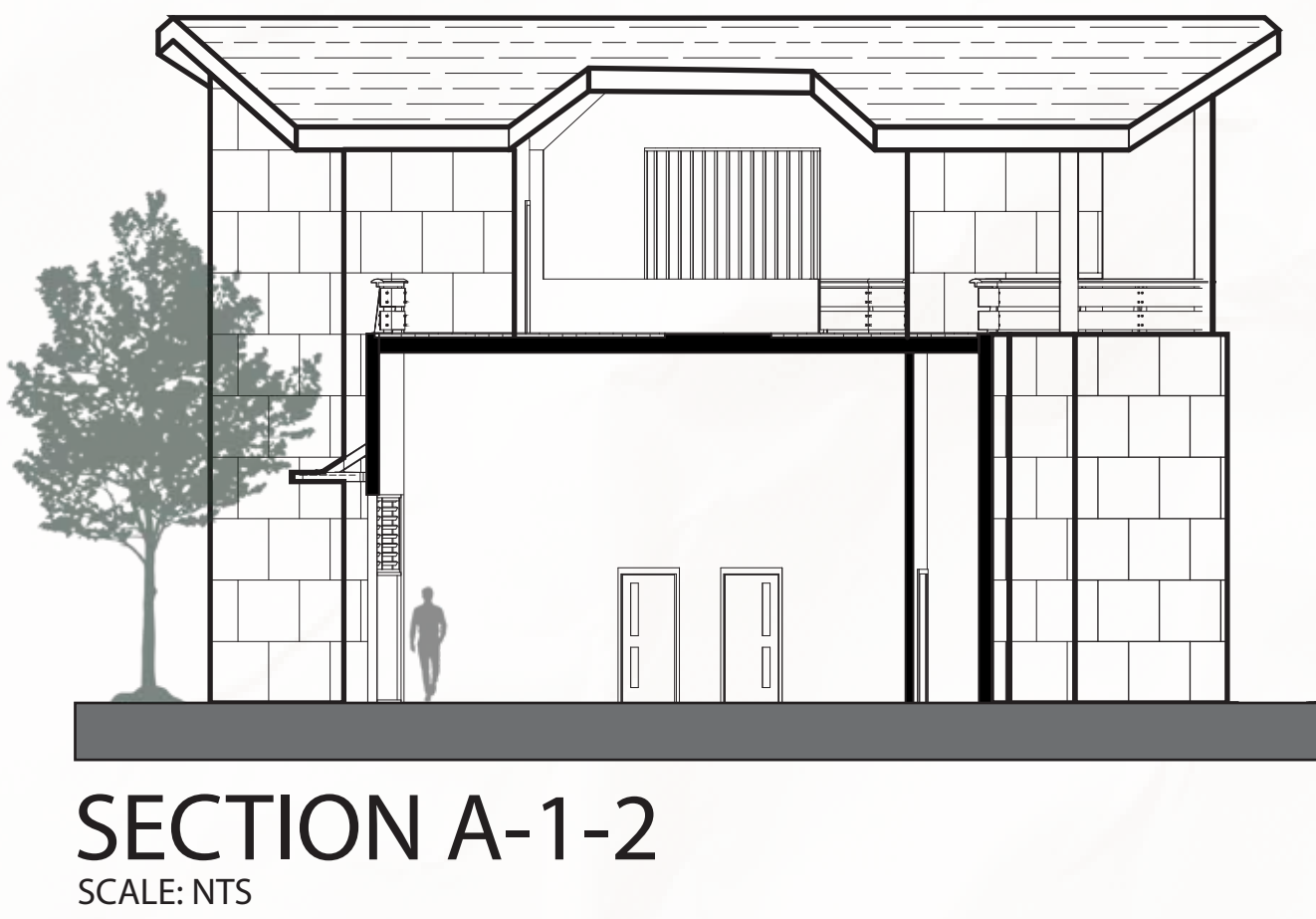
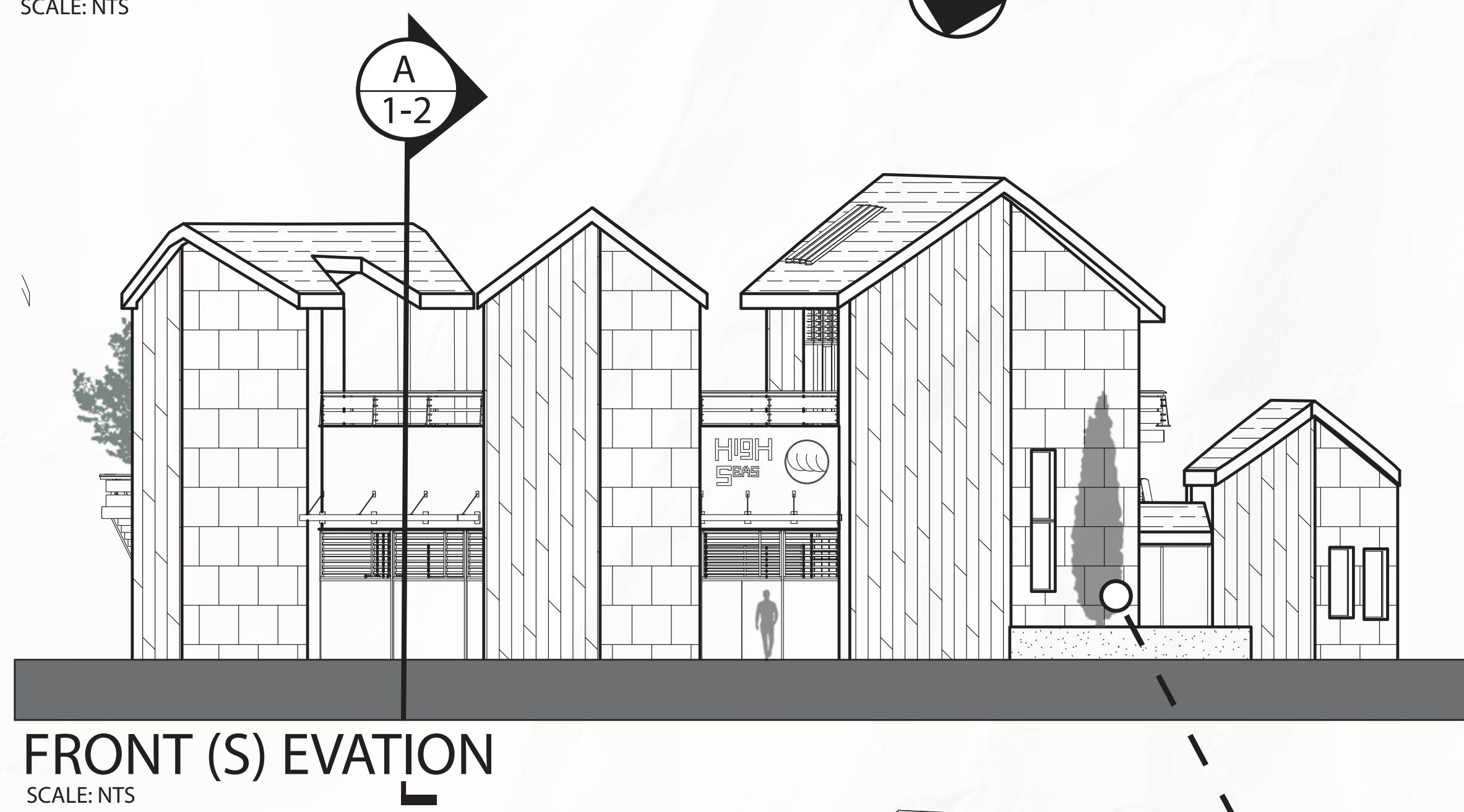
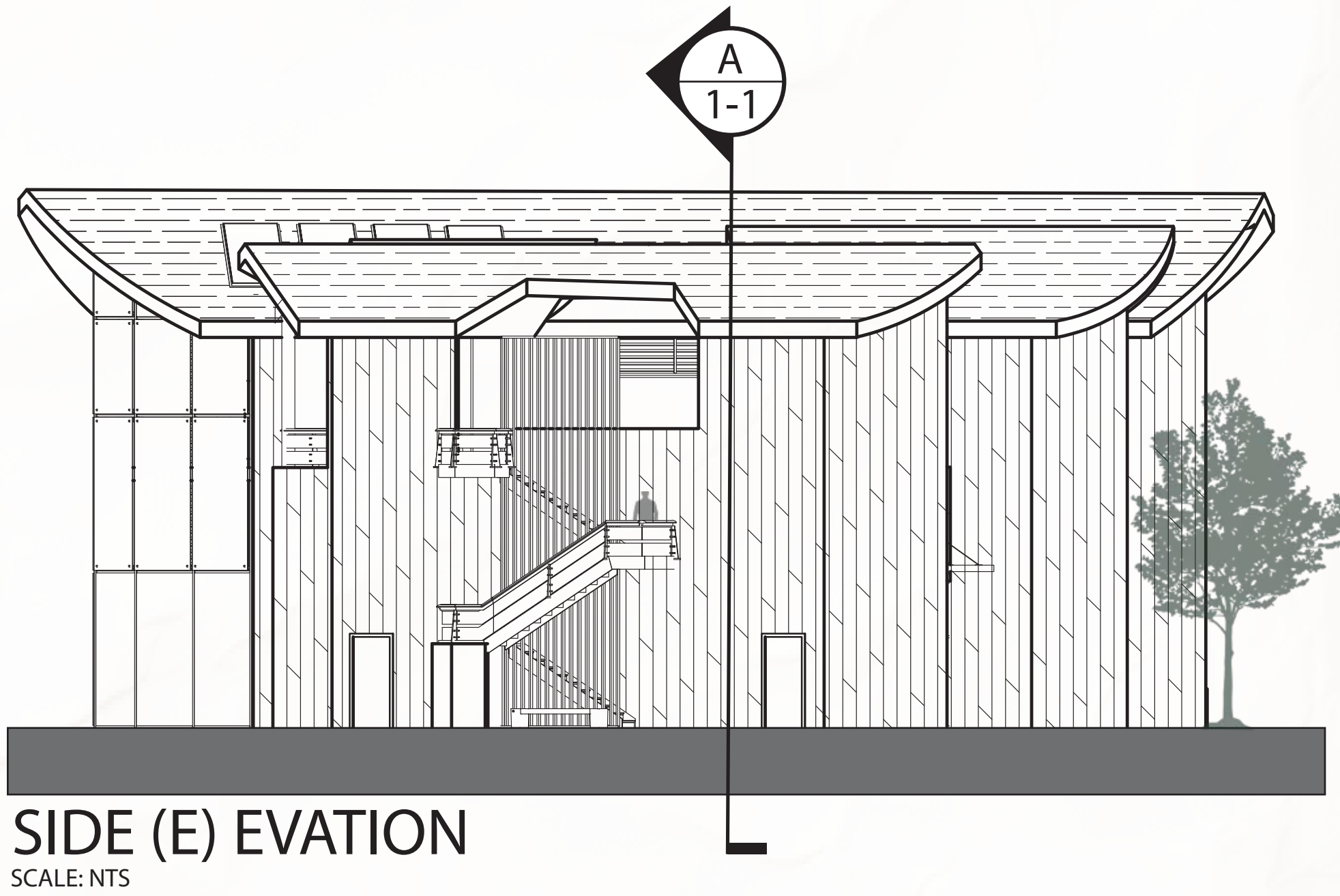
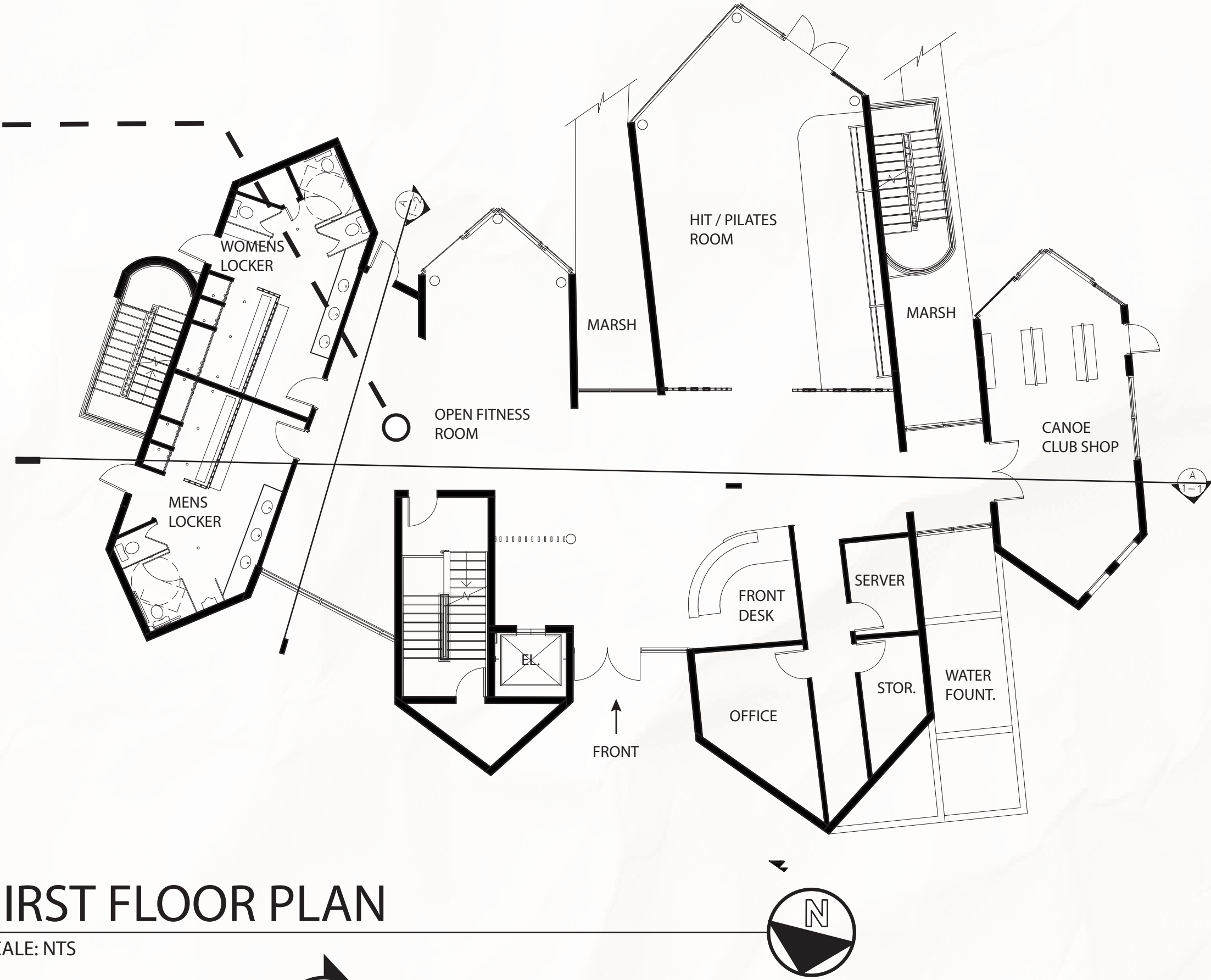
ANALYSIS DIAGRAMS



OPEN FITNESS CENTER

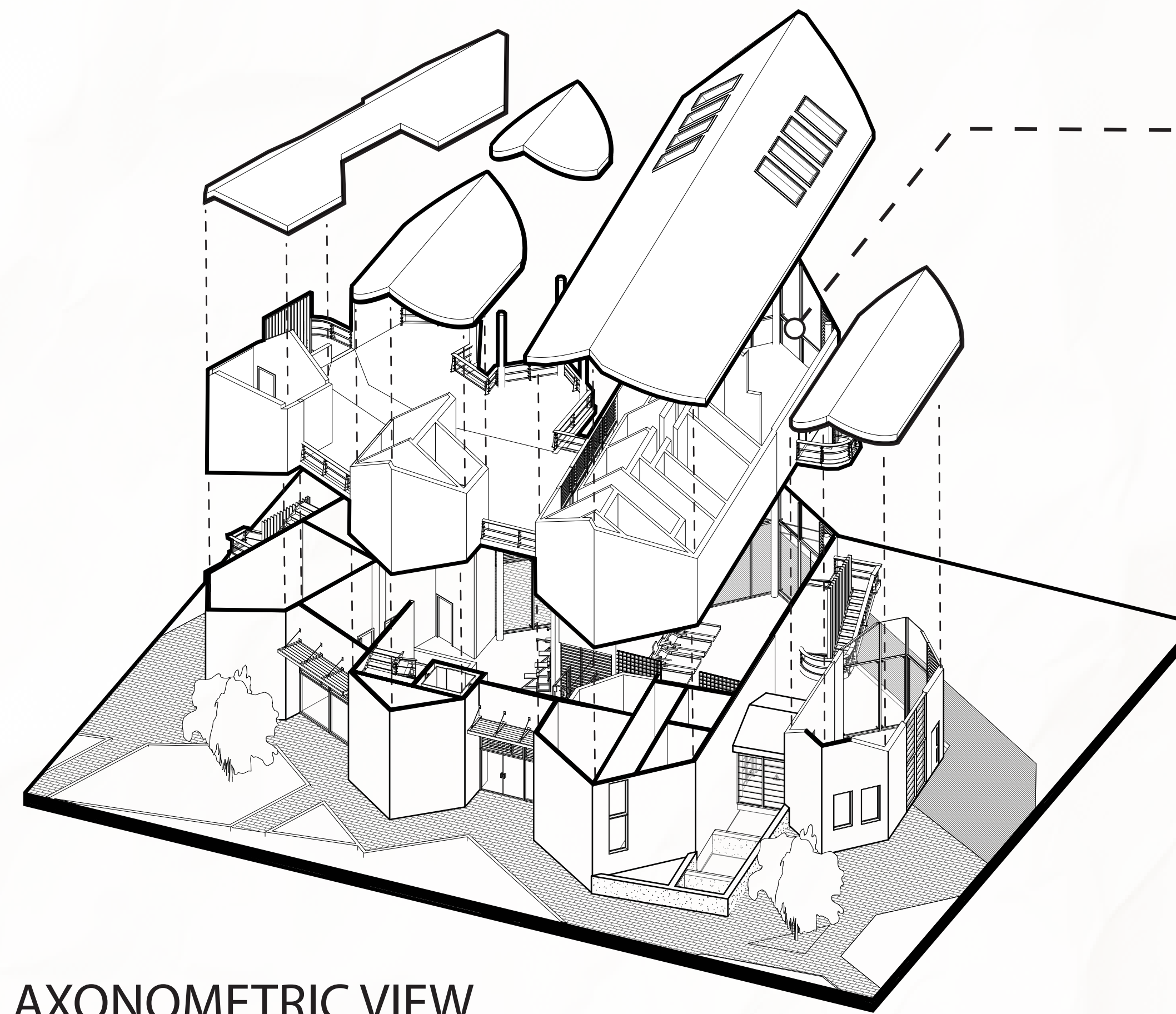


THE FITNESS CENTER FEATURES AN OPEN FLOOR PLAN THAT MERGES AESTHETIC AND FUNTION TO CREATE A LUXURY EXPERIENCE WITH LARGE WINDOWS THAT LET IN NATURAL SUNLIGHT AND VIEWS OF LAWRENCE LAKE.





SECOND FLOOR PLAN  
SCALE: NTS

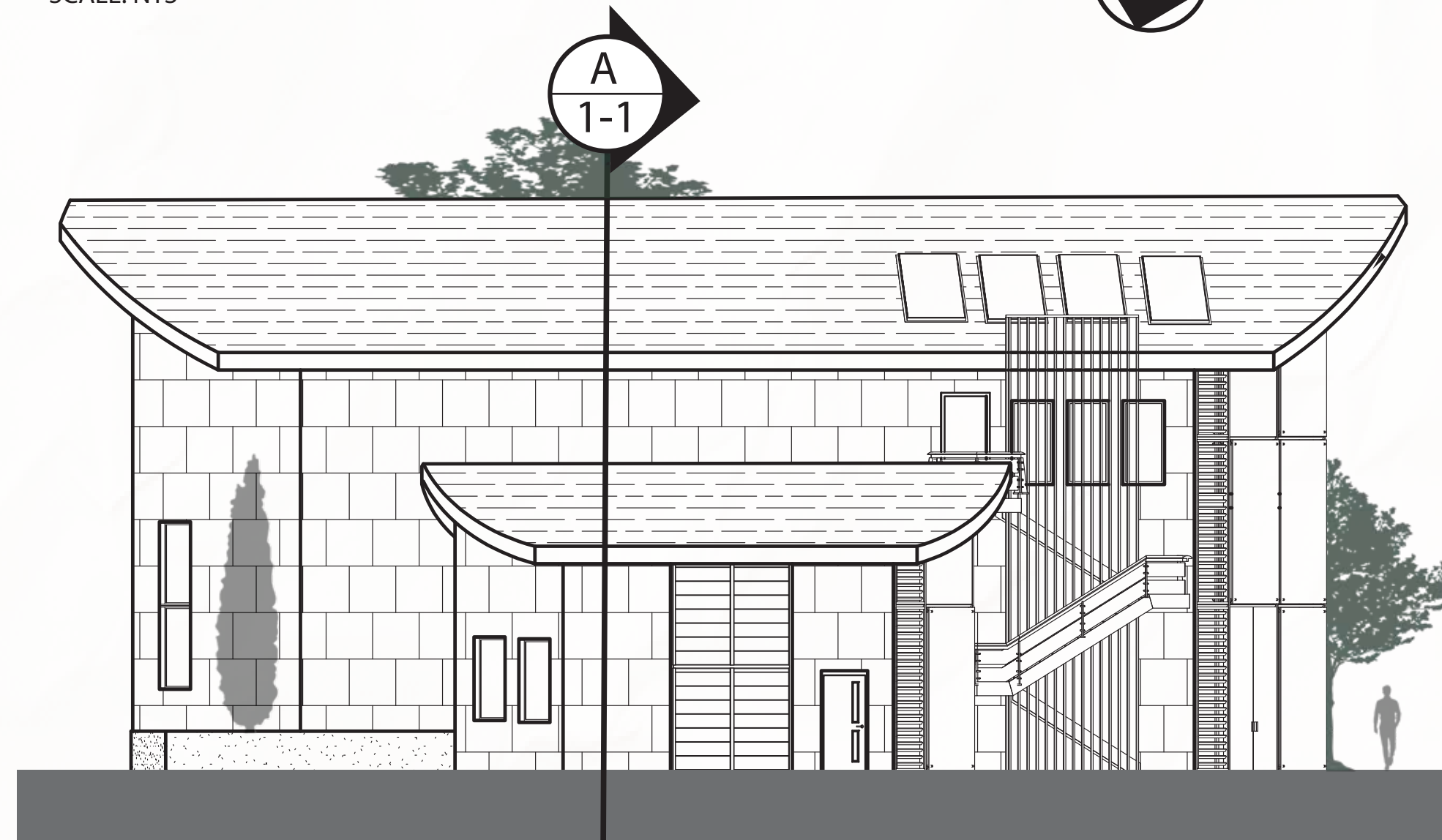


AXONOMETRIC VIEW

CAFE WITH DIRECT GREEN ROOF ACCESS



THE CAFE ON THE SECOND FLOOR ON THE FITNESS CENTER HAS DIRECT ACCESS TO THE GREEN ROOF AS WELL AS A FANTASTIC VIEW OF LAWRENCE LAKE

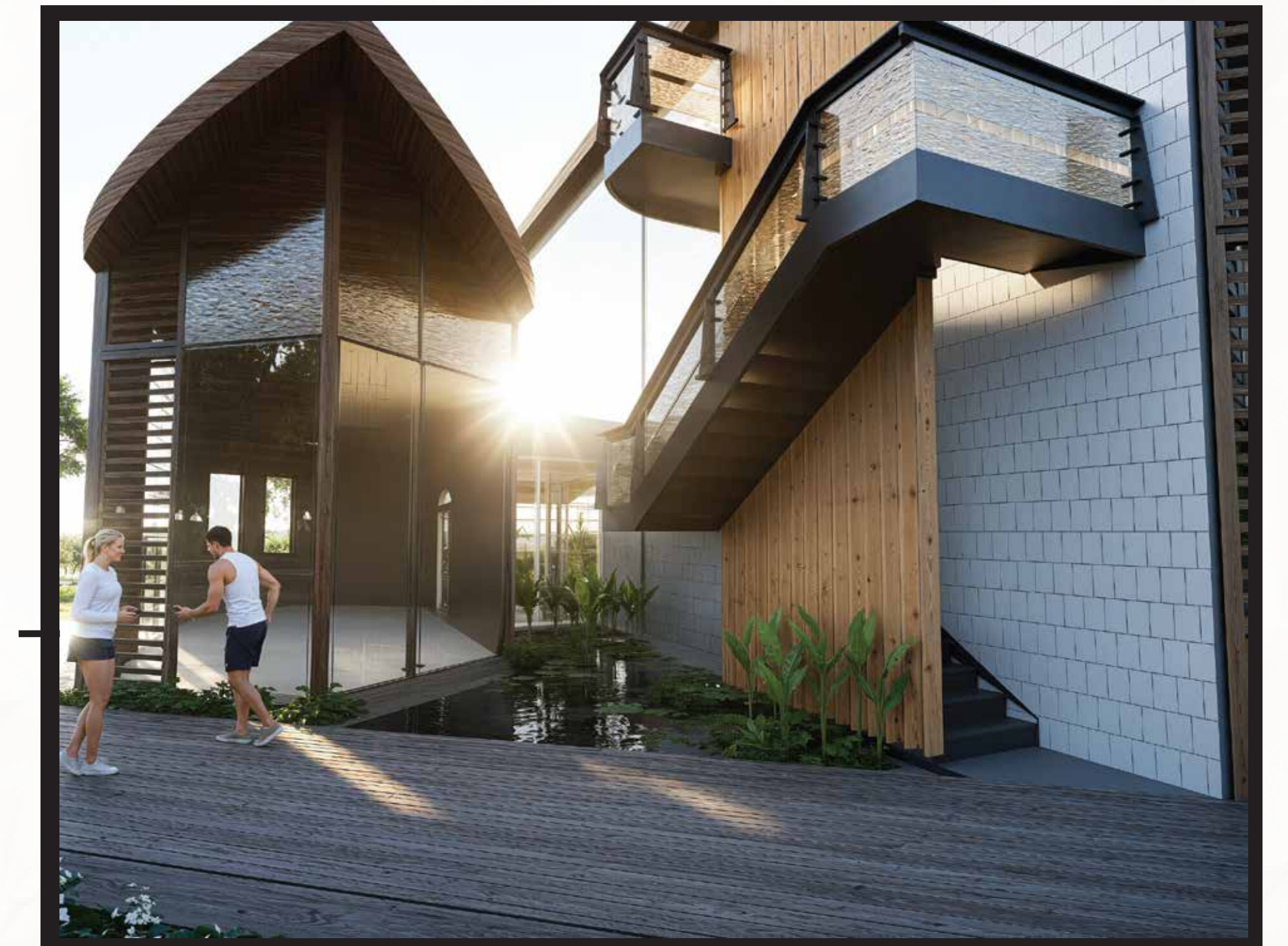


SIDE (W) EVATION  
SCALE: NTS



REAR (N) EVATION  
SCALE: NTS

SUSTAINABLE MARSH FEATURE



THE SUSTAINABLE MARSH FEATURE SUPPORTS ECOLOGICAL HEALTH BY PROVIDING HABITAT FOR NATIVE PLANTS, BIRDS, AMPHIBIANS, AND AQUATIC ORGANISMS. IT PROMOTES BIODIVERSITY BY CREATING A BALANCED WETLAND ECOSYSTEM WHERE VEGETATION NATURALLY FILTERS NUTRIENTS AND IMPROVES WATER QUALITY. THE MARSH ALSO ENHANCES ECOLOGICAL RESILIENCE BY STABILIZING SOILS, SUPPORTING FOOD WEBS, AND ADAPTING NATURALLY TO SEASONAL WATER LEVEL CHANGES.



FOUNTAIN  
WATERFALLS

THE FRONT OF THE FITNESS CENTER FEATURES A FLOWING WATERFALL FEATURE WITH FOUNTAINS THAT DIRECTLY TRAVELS UNDER THE STRUCTURE AND CONNECTS WITH THE MARSH IN THE REAR