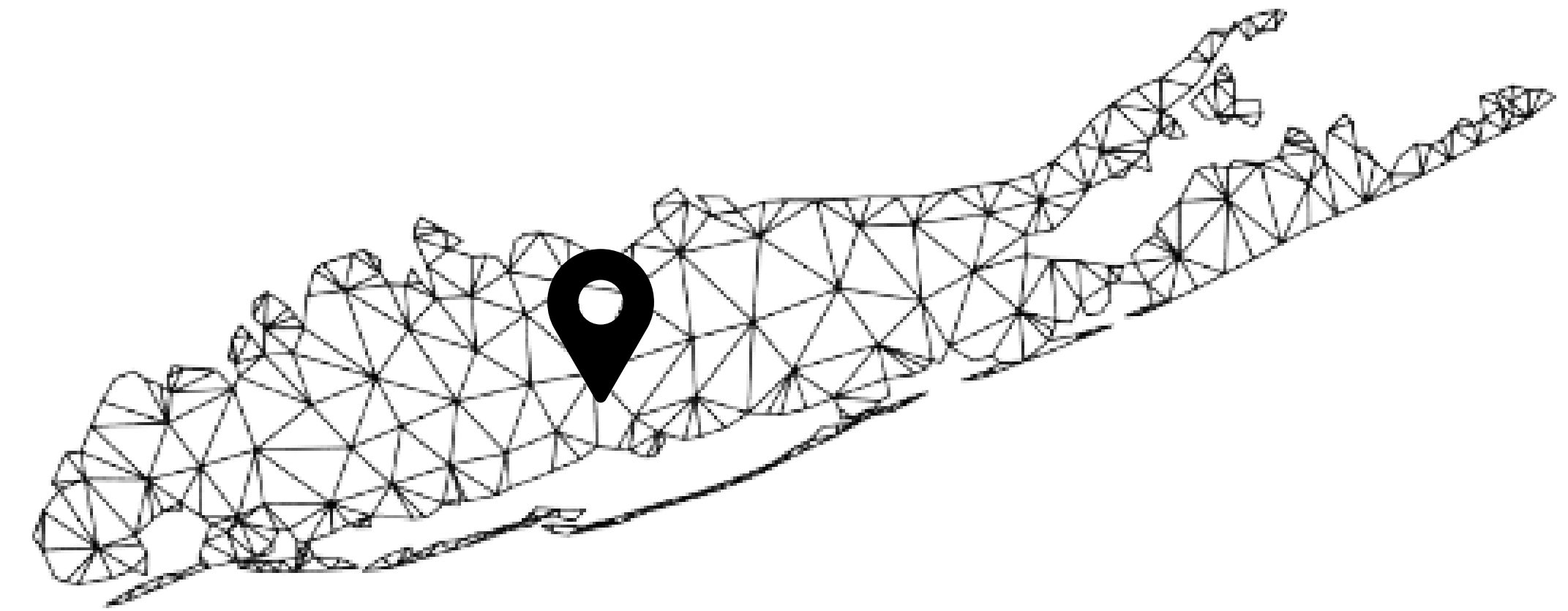


WAVEFRONT FITNESS CENTER AND CANOE CLUB

BY: DIVJOT RAI
PROFESSOR LOPICCOLO
FALL 2025 - DESIGN V

2 GARNER LANE, BAY SHORE, NY

THE FITNESS CENTER & CANOE CLUB AT 2 GARNER LANE, BAY SHORE, NY IS A MODERN, SITE SPECIFIC RECREATIONAL COMPLEX DESIGNED TO INTEGRATE WELLNESS, OUTDOOR ACTIVITY, AND SUSTAINABLE DESIGN. THE PROJECT INCLUDES A STATE OF THE ART FITNESS FACILITY, A CANOE AND KAYAK STORAGE HUB, AND A CAFE WITH DIRECT ACCESS TO AN EXTENSIVE GREEN ROOF OVERLOOKING THE ADJACENT LAKE. OUTDOOR AMENITIES INCLUDE 2 TENNIS COURTS, A BASKETBALL COURT, AND A PICKLEBALL COURT, ALL ARRANGED TO ENHANCE THE NATURAL WATERFRONT SETTING. SUSTAINABLE STRATEGIES INCLUDING A GREEN ROOF AND ADDITIONAL ENVIRONMENTAL FEATURES, INCORPORATED TO SUPPORT THE SITES OVERALL ECOLOGICAL PERFORMANCE, AND REINFORCE A COHESIVE DESIGN CONCEPT. THE DEVELOPMENT ALIGNS WITH TOWN OF ISLIP ZONING, NEW YORK BUILDING CODE, AND SITE SPECIFIC WATERFRONT REGULATIONS WHILE CREATING AN INNOVATIVE, COMMUNITY FOCUSED RECREATIONAL DESTINATION.



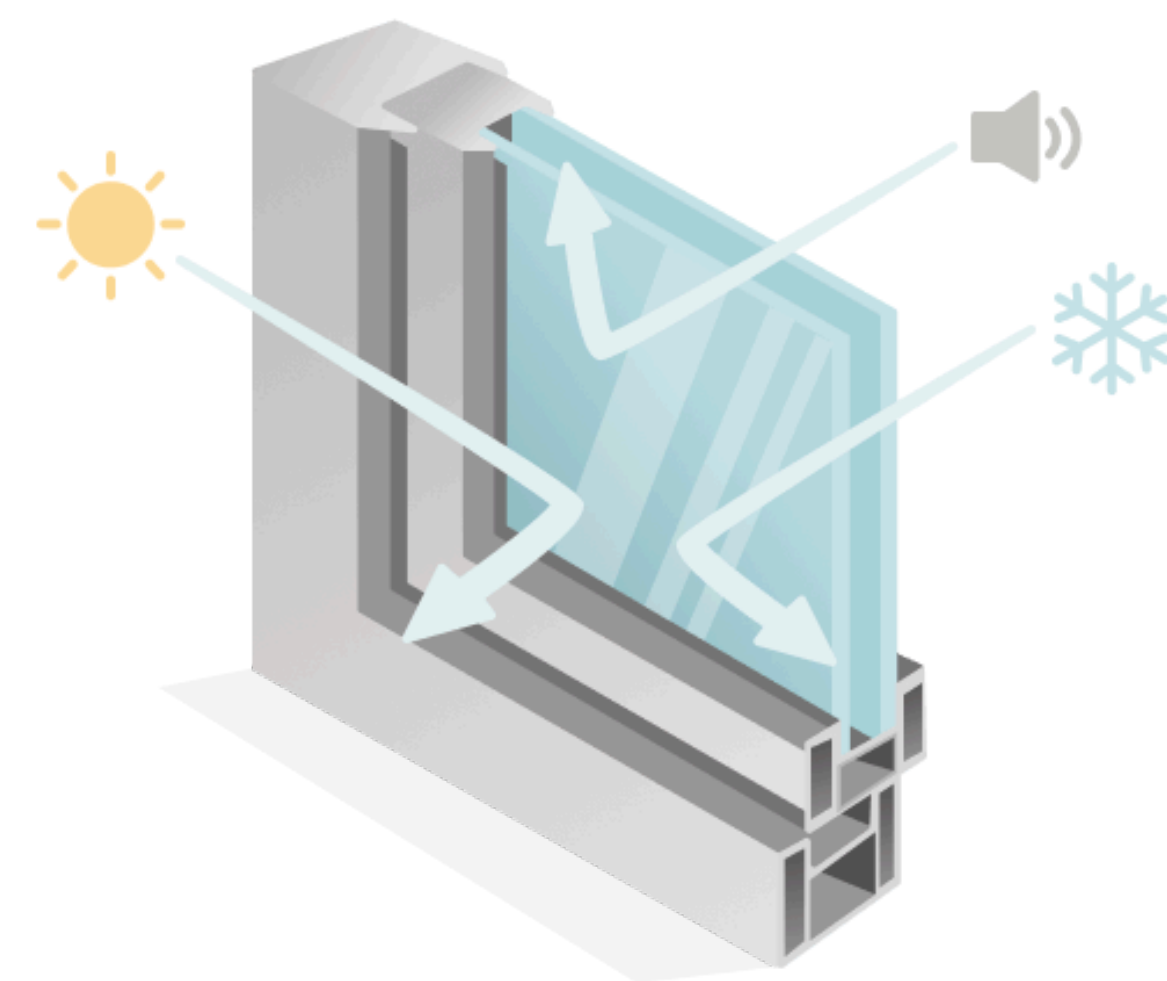
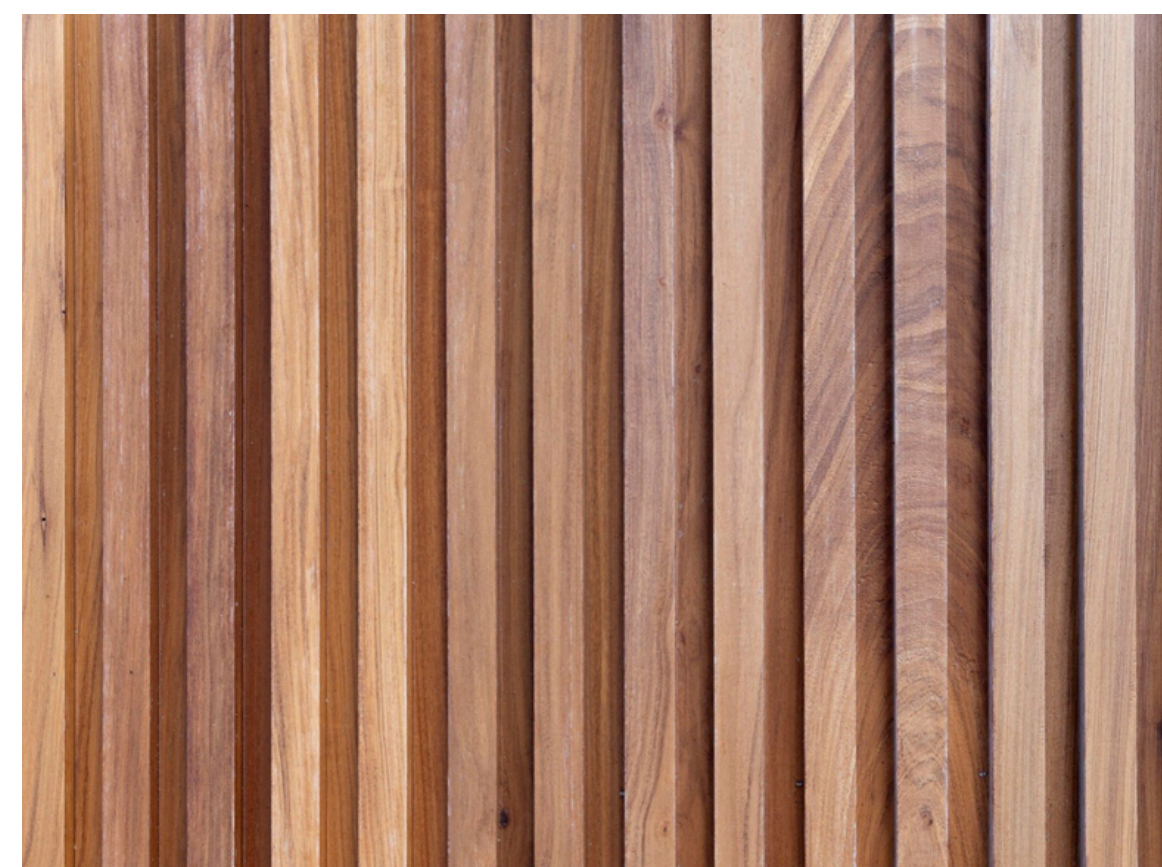
SUSTAINABILITY FEATURES:

- SEMI-PERMEABLE PAVERS FOR PARKING AND PATHWAYS TO ALLOW RAINWATER INFILTRATION
- LOW VOC AND RECYCLED MATERIALS USED THROUGHOUT EXTERIOR AND INTERIOR SURFACES
- GREEN ROOF INCLUDES DROUGHT TOLERANT PLANT SPECIES, REDUCING HEAT ISLAND EFFECT AND RETAINING STORMWATER
- LARGE INSULATED WINDOW FRAMES TO REDUCE HEAT TRANSFER AND MINIMIZE ENERGY USE

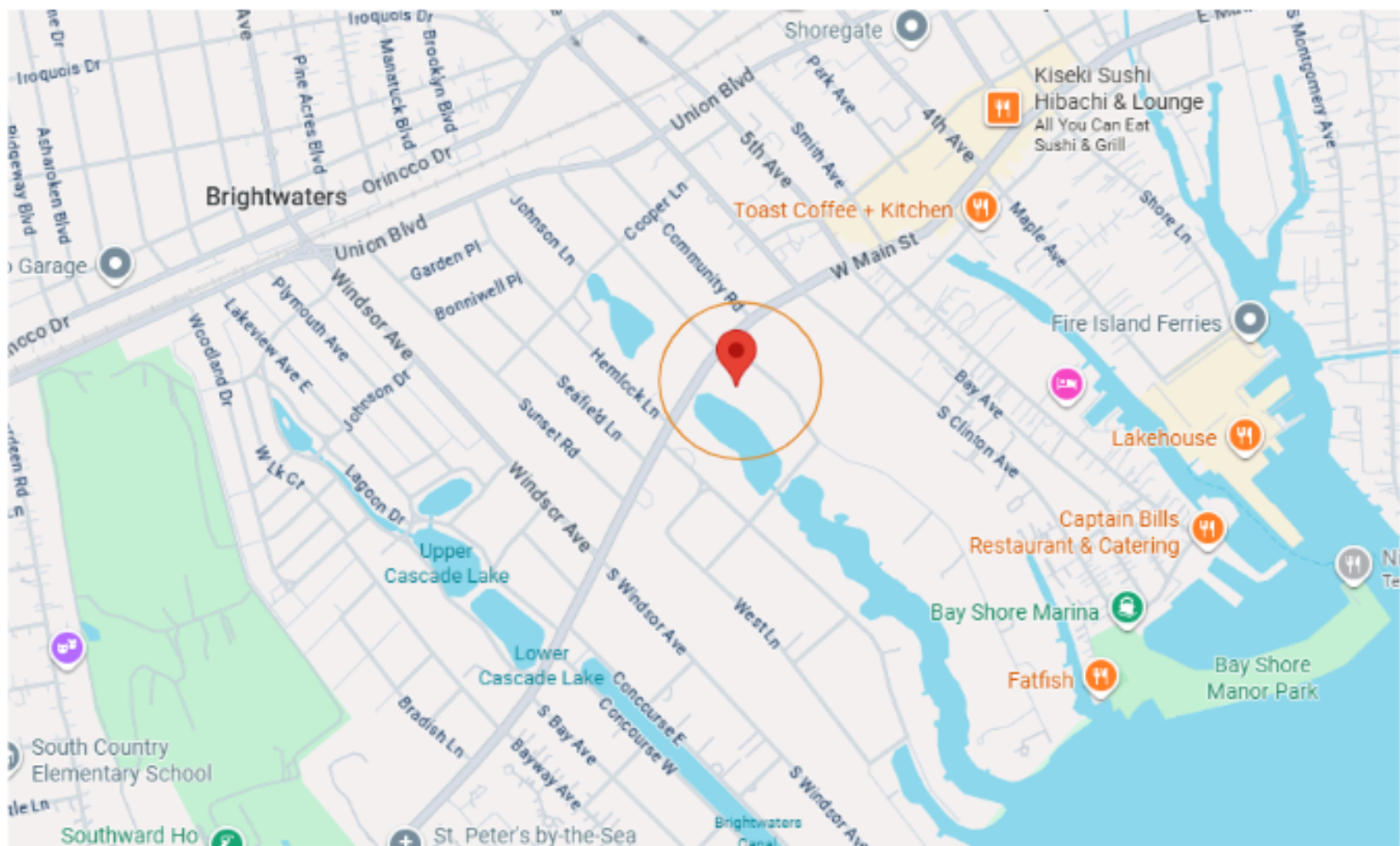
MATERIALS:

EXTERIOR WOOD CLADDING

LOW-E GLASS



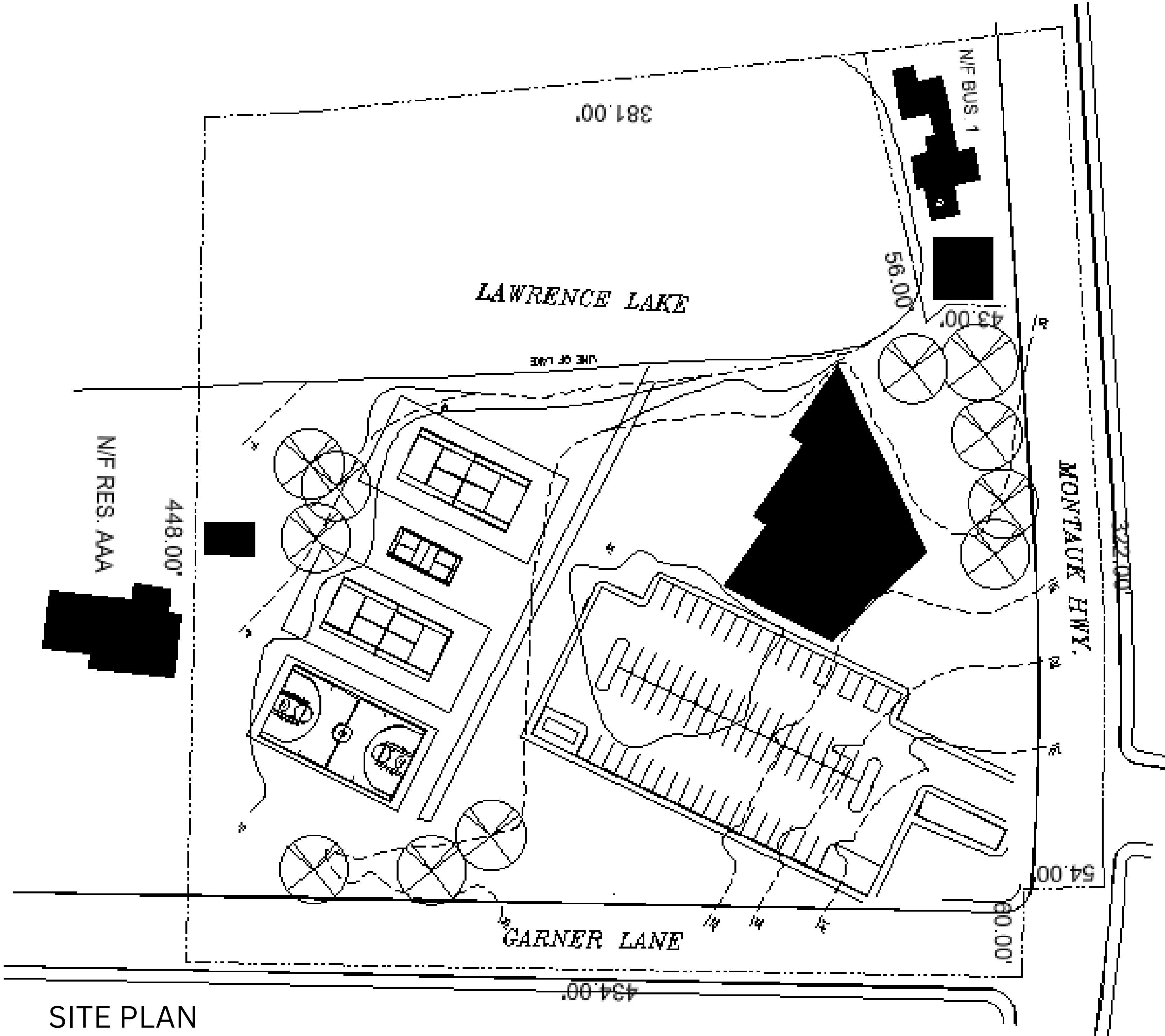
SITE ANALYSIS DIAGRAMS



SITE LOCATION PLAN
NTS



10/21/2025, 12:21:20 AM
SITE AERIAL
NTS

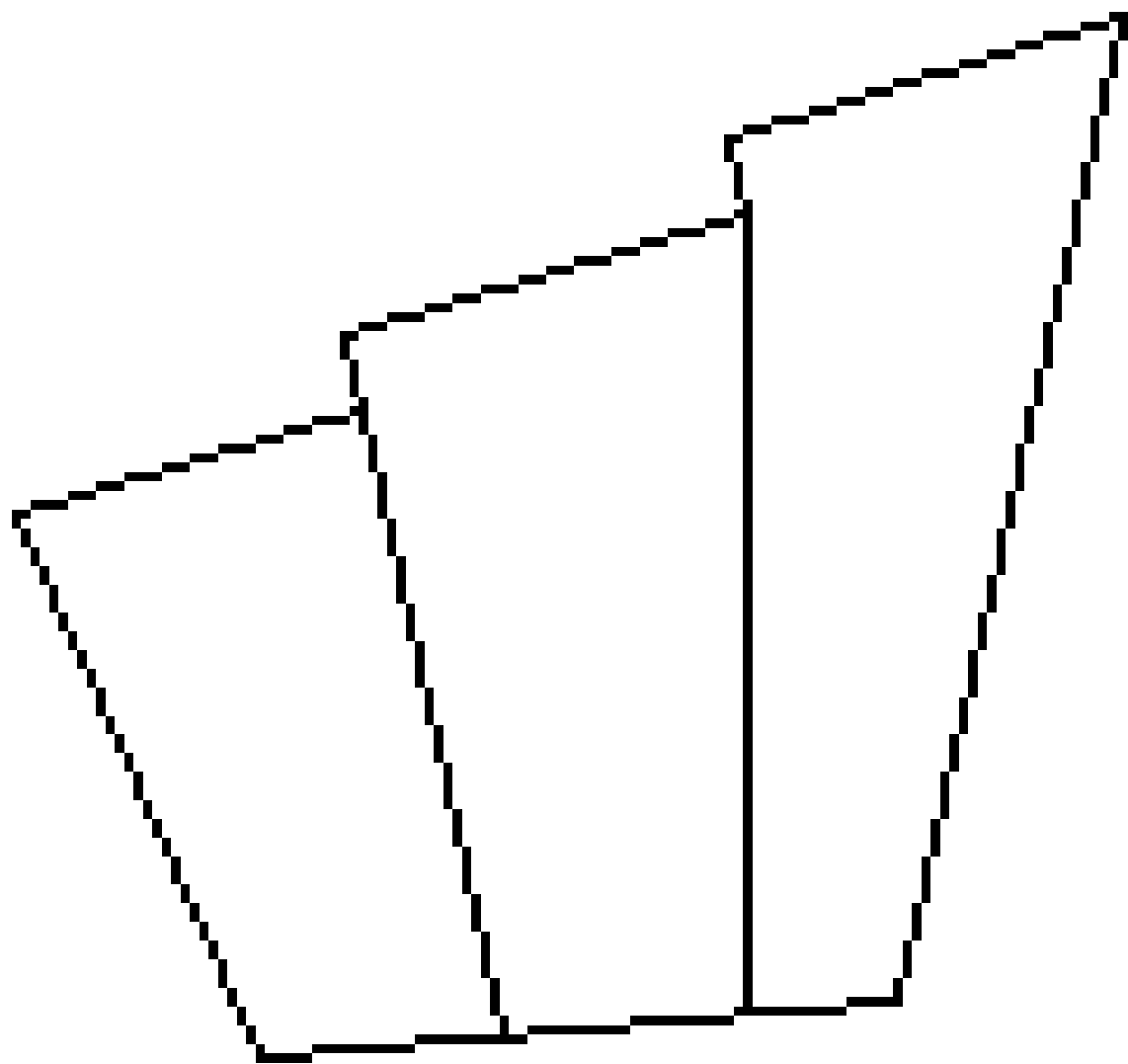


SITE PLAN

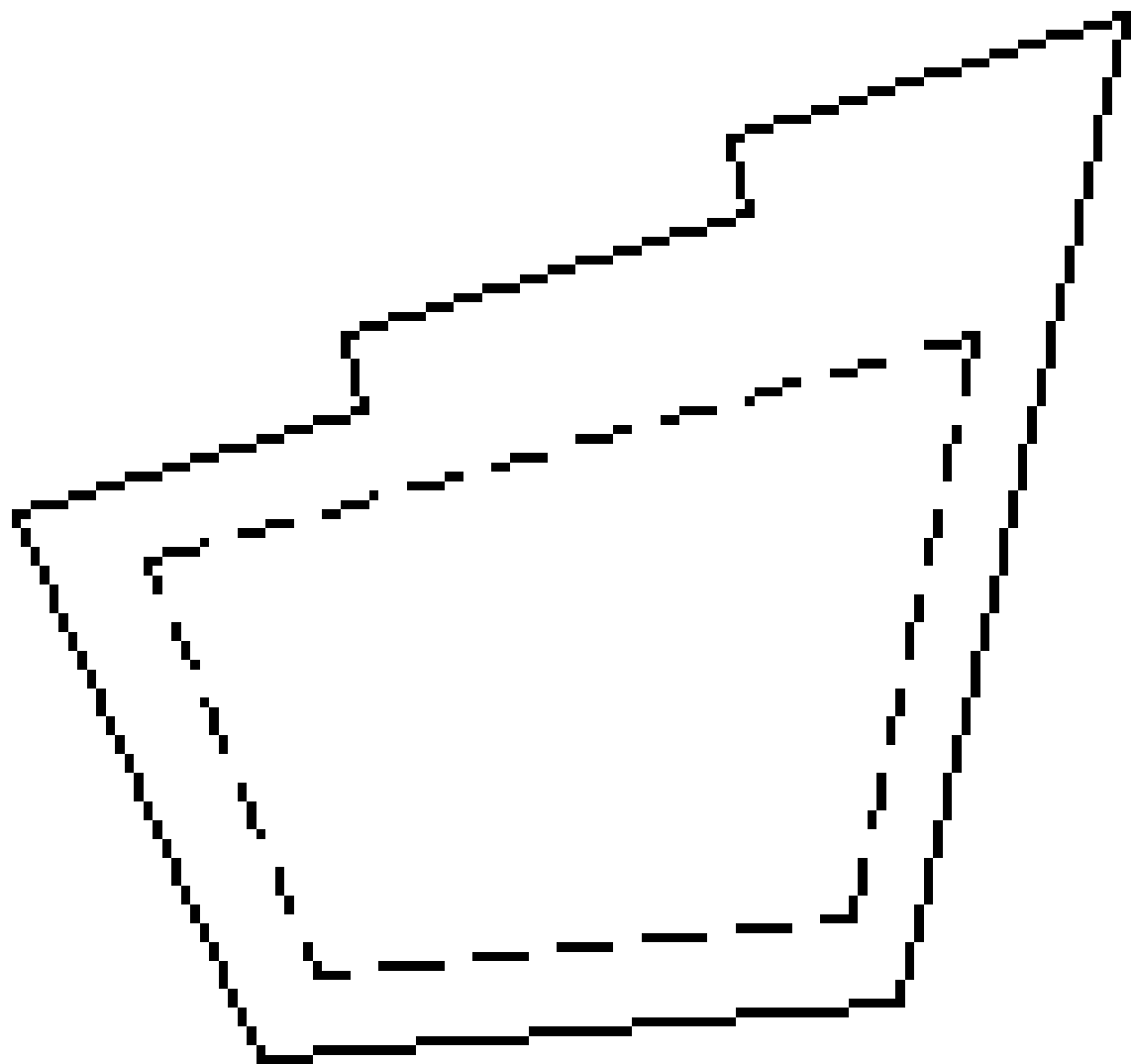
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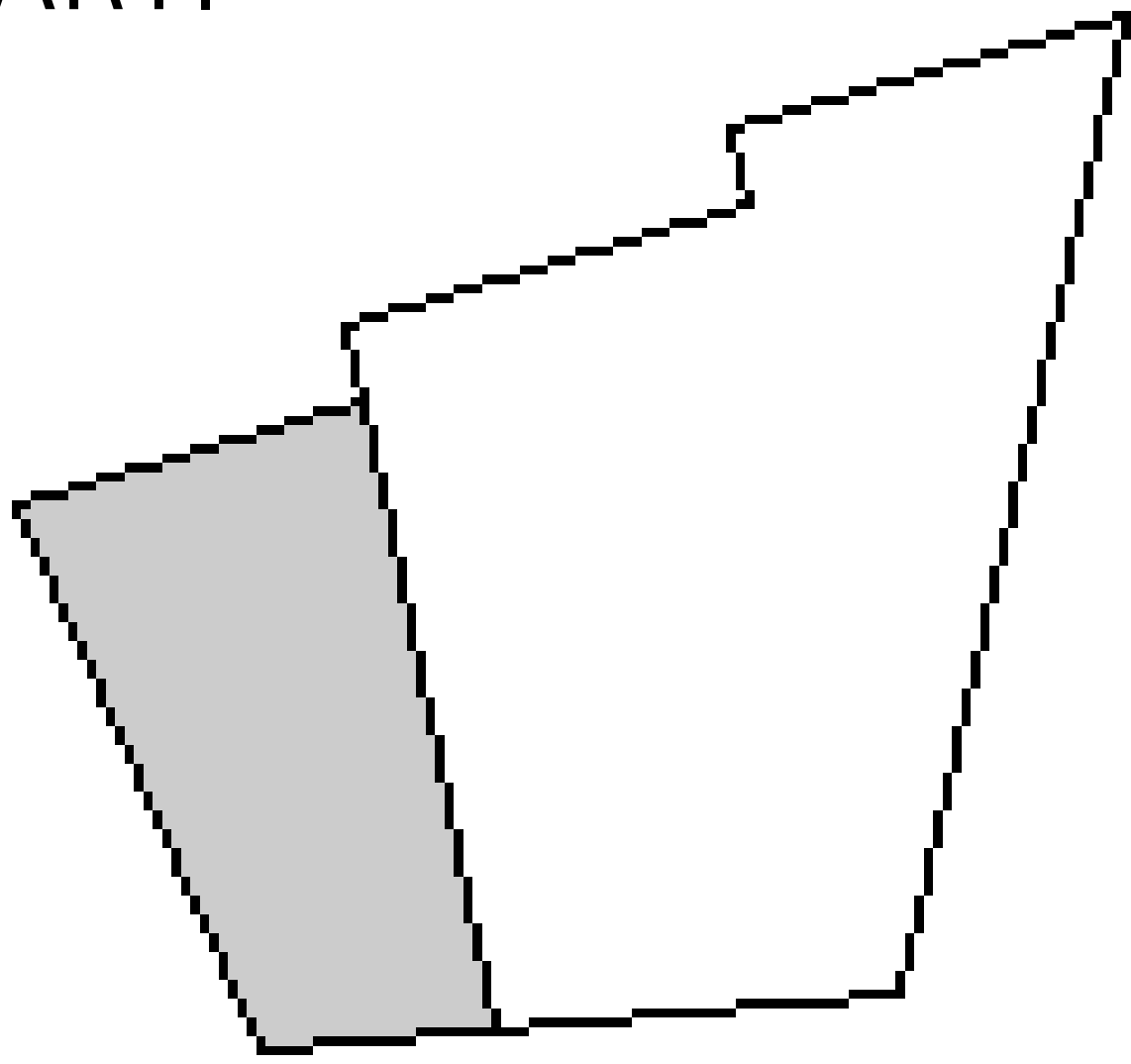
ANALYSIS DIAGRAMS



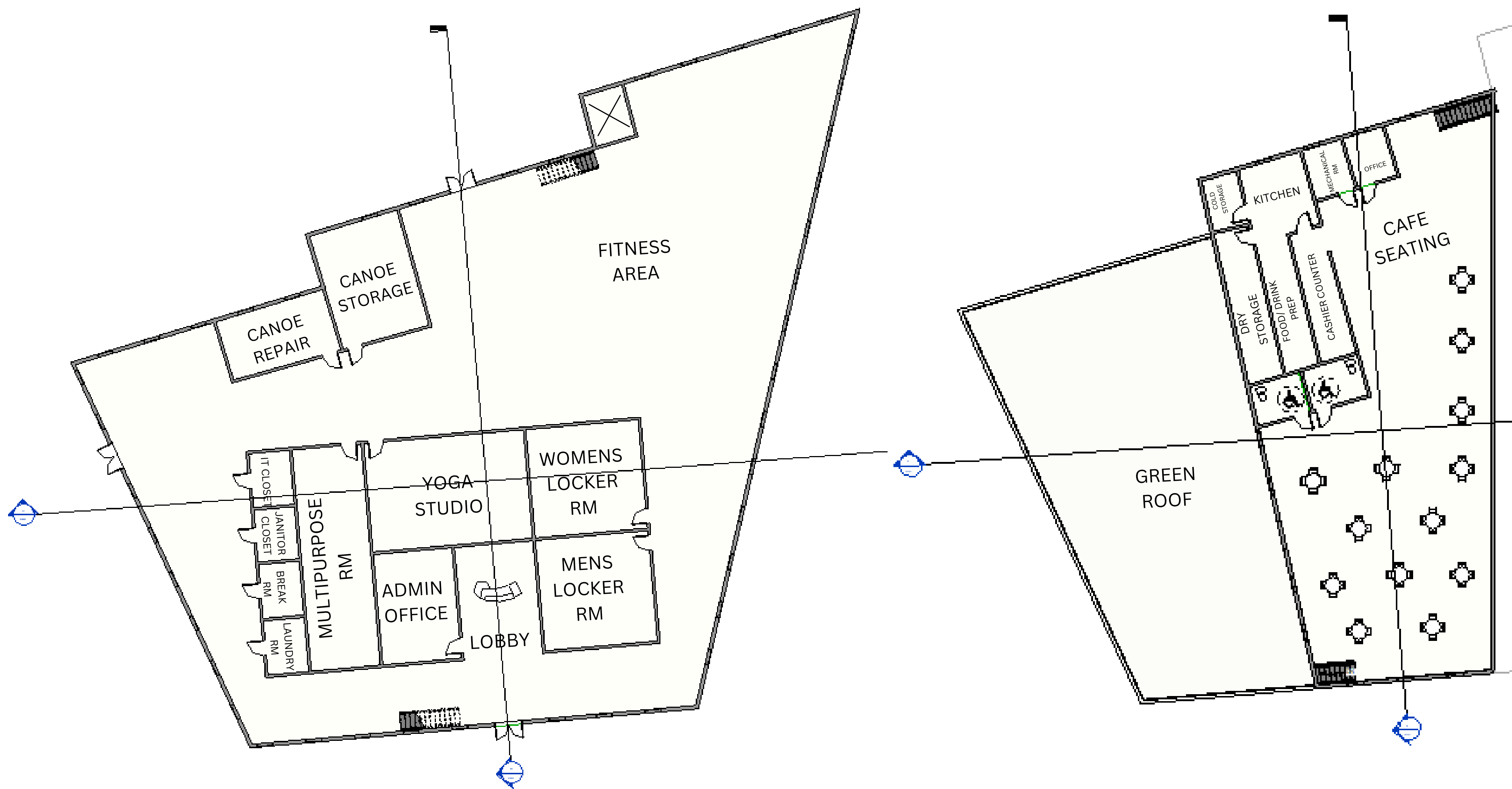
STRUCTURE



PARTI

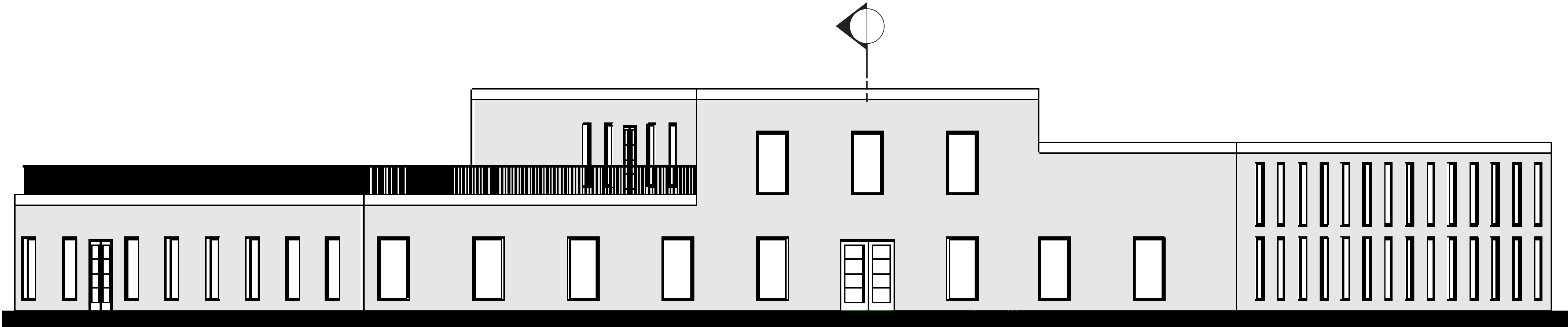


HEIRARCHY

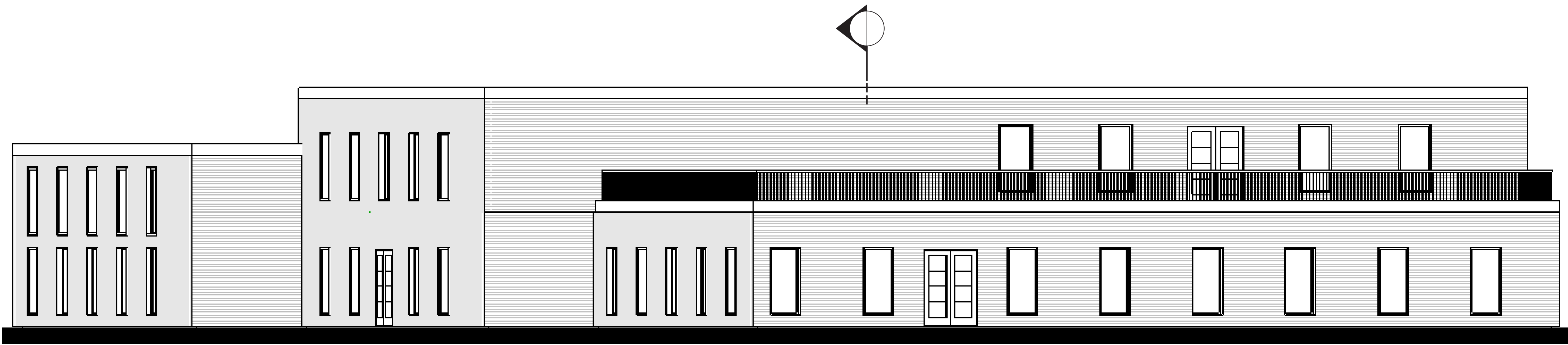


FIRST FLOOR PLAN

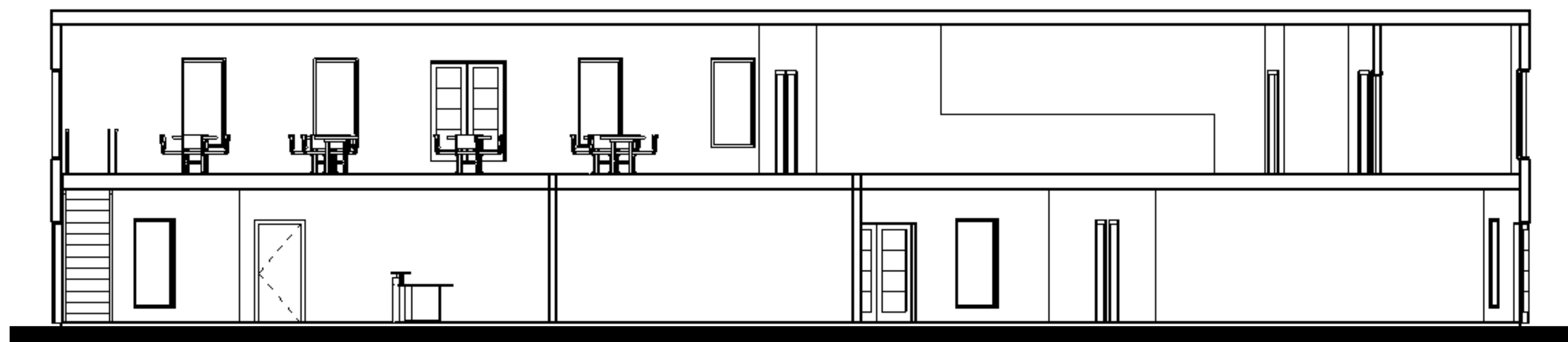
SECOND FLOOR PLAN



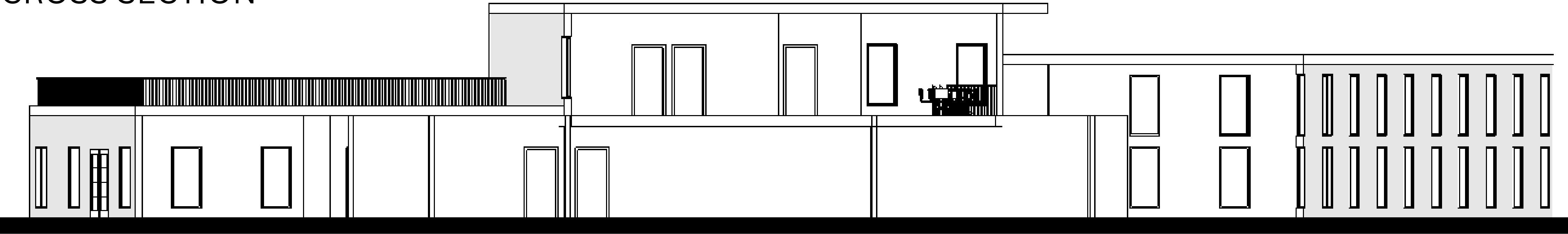
SOUTH ELEVATION



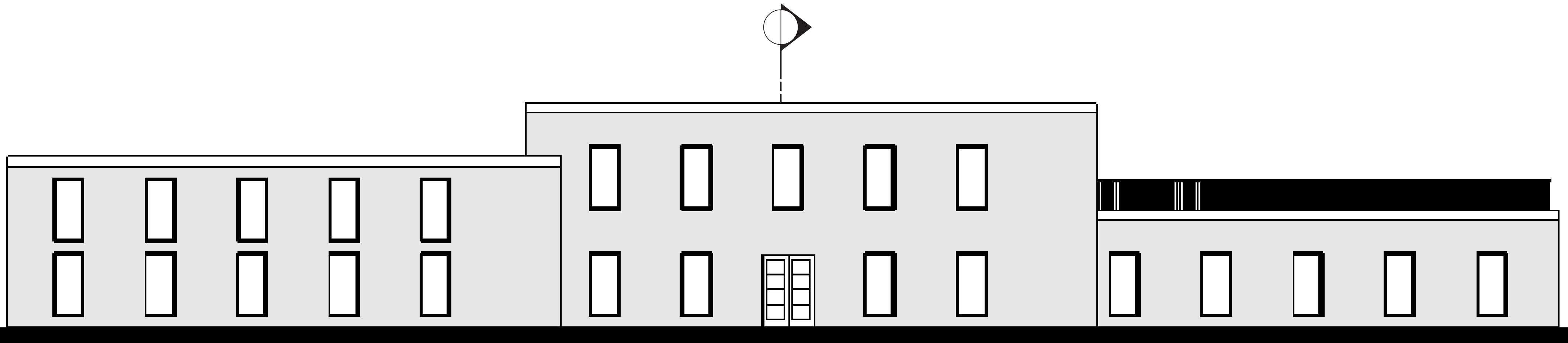
WEST ELEVATION



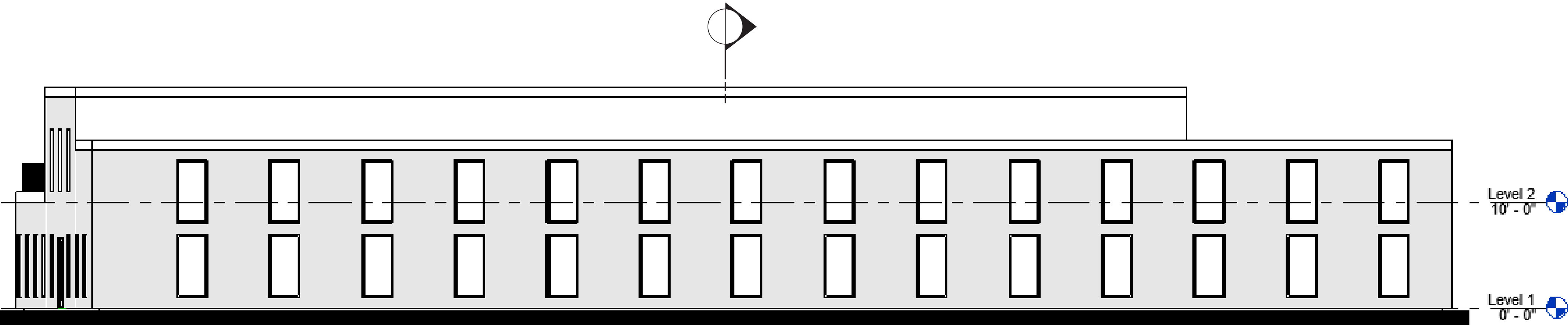
CROSS SECTION



LONGITUDINAL SECTION



NORTH ELEVATION



EAST ELEVATION



LOBBY



CAFE



FITNESS AREA