

# OCEAN AVIATION

Design Strategies



**Gabreski (FOK) Airport**  
Westhampton Beach, New York

# INTRODUCTION

Ocean Aviation's design strategy vision provides a visual reference for the aspirations and expectations in creating an exclusive private FBO within the Francis S. Gabreski Airport. The single constant theme throughout this material is the desire to create a cohesive, visually unified project identity and character that compliments the Airport and surroundings. With a special focus on "raising the bar"- the goal is to create a more cohesive development that reinforces the overall context of the development rather than being perceived as a series of isolations, un-related individual projects. The associated design strategies focus on the desire to create an identity for the property which will in turn make the project more desirable to future tenants and the entire Westhampton community.







**SOUTHAMPTON  
(9 MILES)**

**SUNRISE HWY**

**OCEAN AVIATION  
SITES**

**9,000 FT RUNWAY**

**GABRESKI  
(FOK) AIRPORT**

**SHINNECOCK BAY**

**QUOGUE**

**WESTHAMPTON BEACH  
(MAIN ST - 2 MILES)**

**ATLANTIC OCEAN**



# Regional Context



# Main Facility Site



## Site Photos



# Annex Facility Site



## Site Photos





ANNEX FACILITY SITE

MAIN FACILITY SITE

HOTEL

HIGH TECH PARK

9,000 FT RUNWAY

GABRESKI (FOK) AIRPORT



# Proposed Site Plans



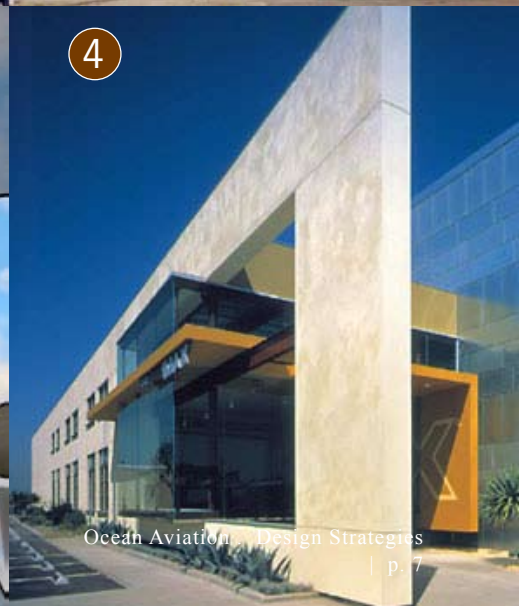


# Site Plan: Main Facility



service entrance

main entrance



The illustrative site plan configuration is based on the "Proposed Hangar Layout 15 acre parcel" prepared by L.K. McLean & Associates, P.C. dated September 2011. Actual configuration is subject to changes.



Site Plan: Annex Facility



The illustrative site plan configuration is based on the “Conceptual Plan” prepared by L.K. McLean & Associates, P.C. dated September 20, 2011. Actual configuration is subject to changes.





The Lounge Jewel

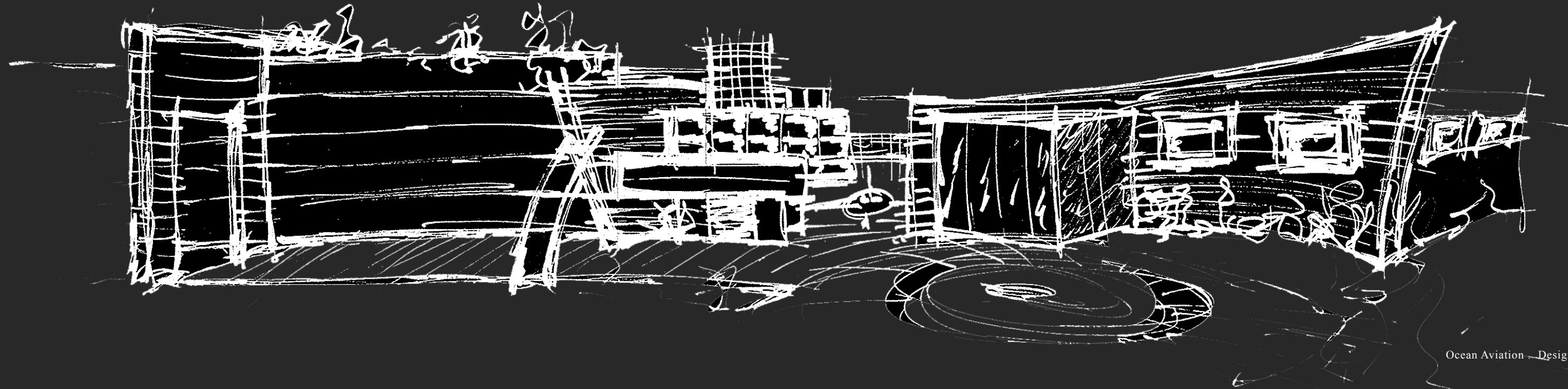
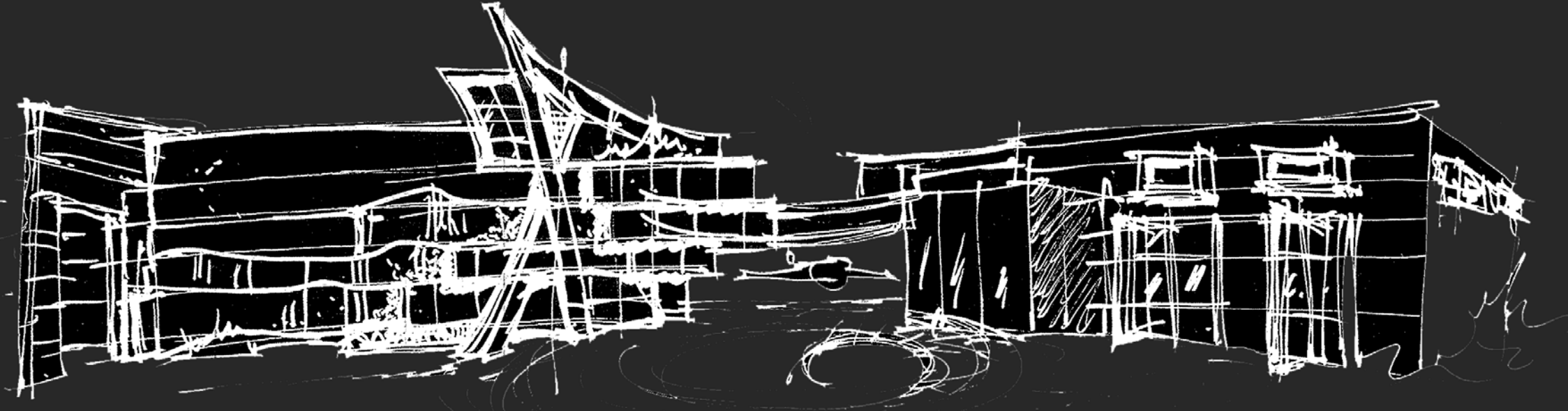


Underground Parking



# THE LOUNGE JEWEL SKETCHES

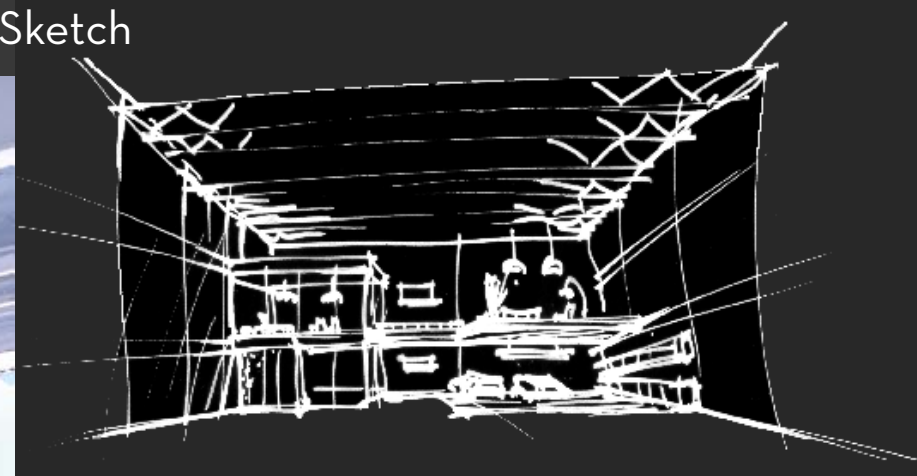
## Conceptual Design





# Conceptual Design PRIVATE CUSTOMIZED HANGARS

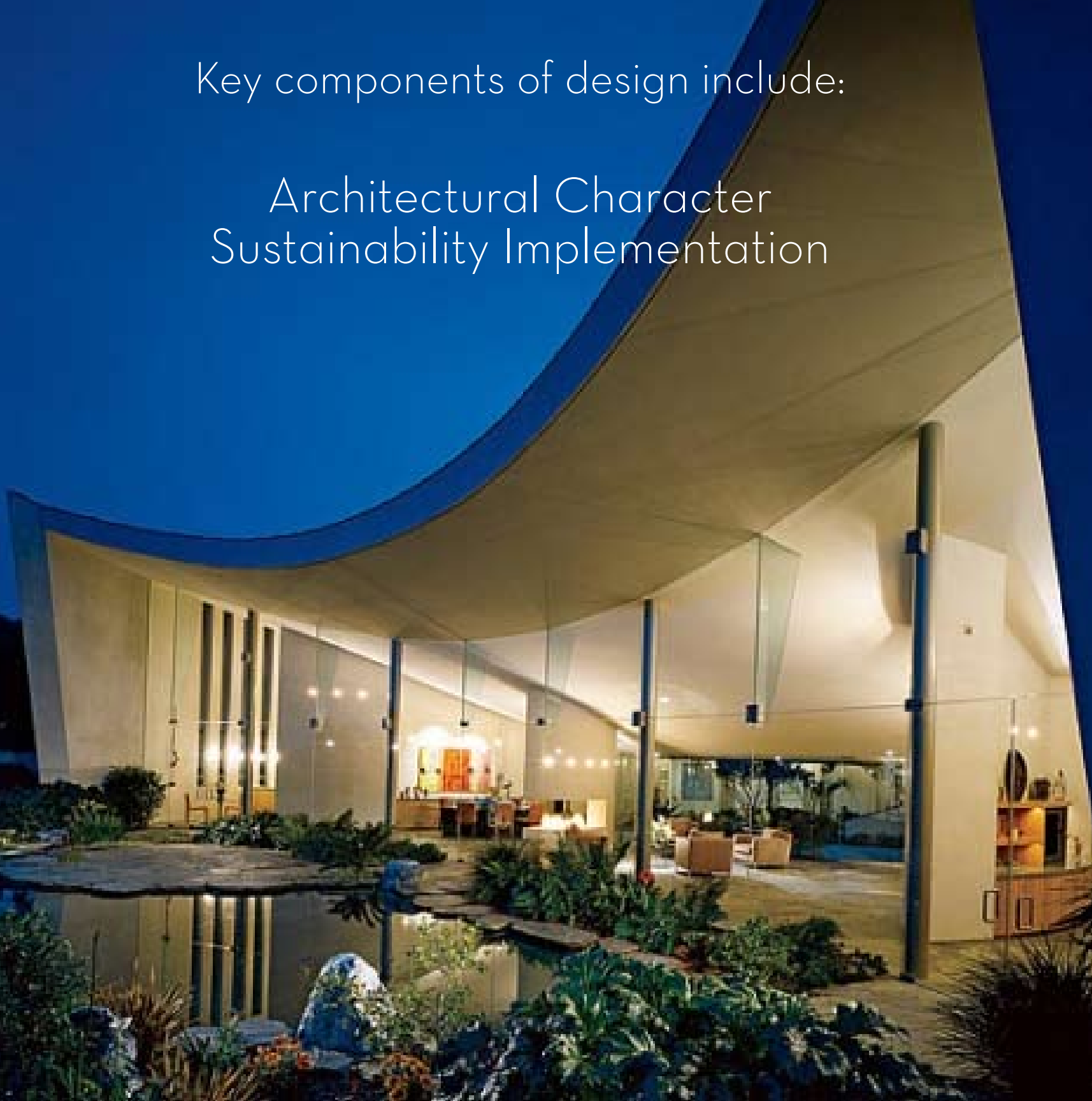
Conceptual Sketch





Key components of design include:

Architectural Character  
Sustainability Implementation





# Architectural Character COMPOSITION



SWABACK PARTNERS pllc  
Architecture • Planning • Interior Design

Hangar One Private Jet Club & FBO, Scottsdale Airpark  
by Swaback Partners



# Architectural Character SUSTAINABILITY



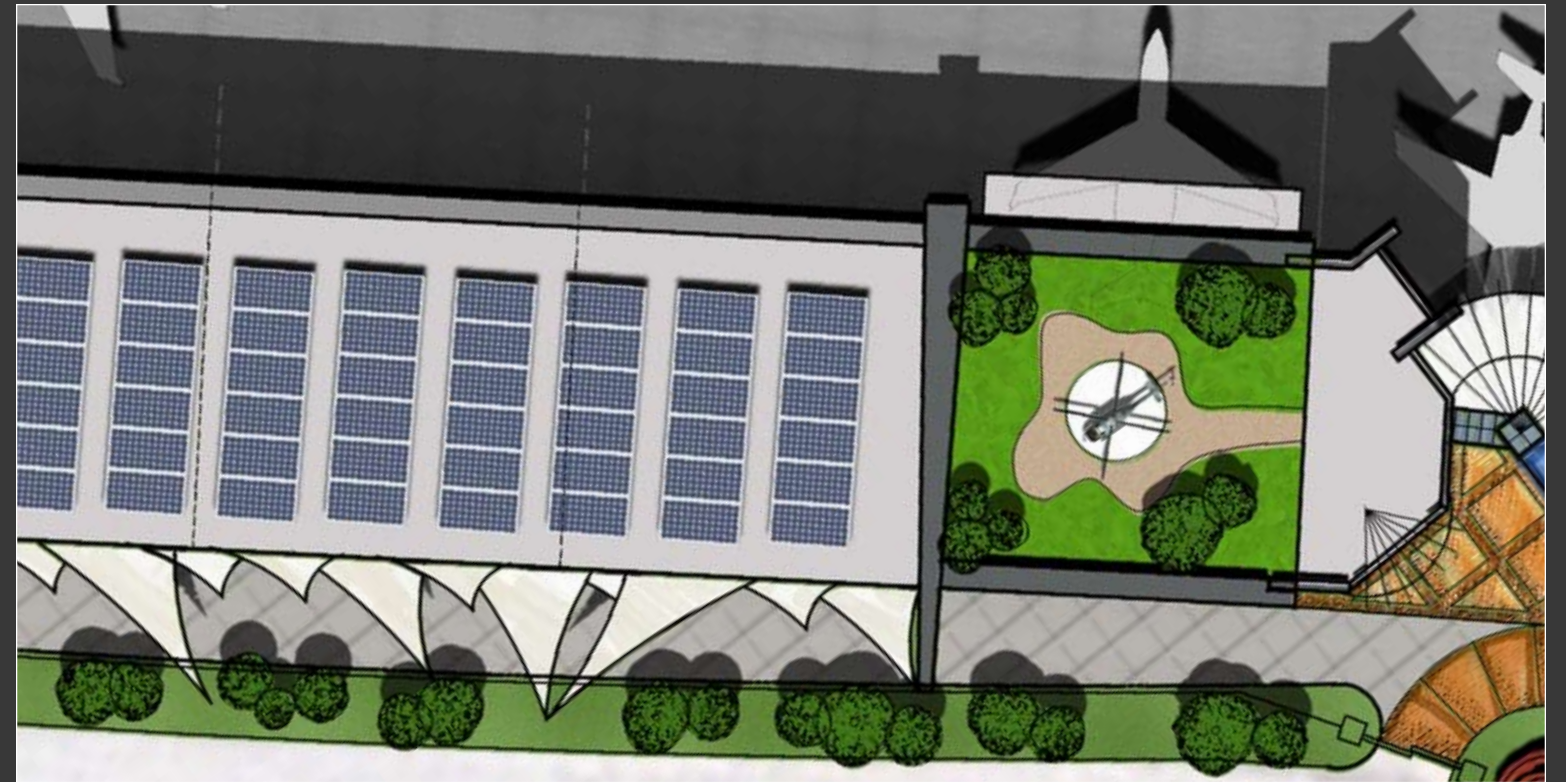
Solar panels



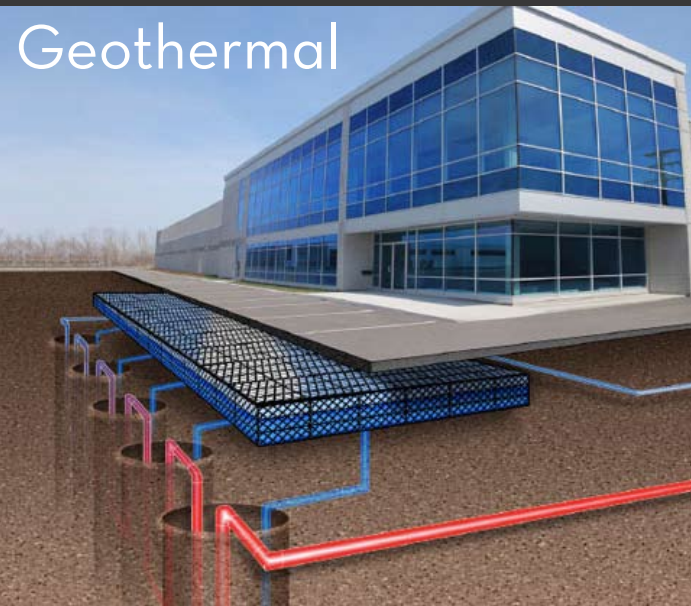
Solar glass



Wind Turbines



Solar panels



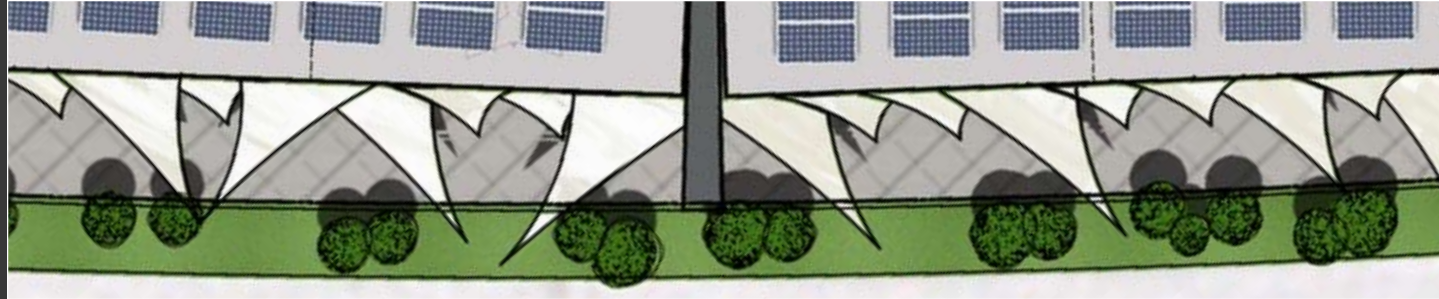
Geothermal



Roof gardens



# Architectural Character SCREENING



Kalwall



Curved facades



Shading devices



Facade treatments





# Architectural Character DETAILS





# Architectural Character INTERIORS



  
SWABACK PARTNERS p11c  
Architecture • Planning • Interior Design



Hangar One Private Jet Club & FBO, Scottsdale Airpark  
by Swaback Partners



# Architectural Character

# INTERIORS





# Architectural Character

# INTERIORS





Swaback Partners is a team of dedicated professionals providing comprehensive architectural design, interior design, and environmental design services for extraordinary properties and clients worldwide and an enviable portfolio of locally, nationally and internationally recognized designs and clients.

Vernon Swaback, the firm's founder served as an apprentice to Frank Lloyd Wright, the architect credited with designing The Guggenheim Museum in New York City, among a vast portfolio of prestigious designs recognized worldwide. This uncommon association with Frank Lloyd Wright help shape Swaback Partners as an organization of extraordinary depth to undertake very special projects and develop exceptional design.

Since its inception in 1978, Swaback Partners has developed a corporate cultural and respected design portfolio based strongly in sustainable building practices. Growing recognition and appreciation for this design approach is applied to all of Swaback Partners' designs.



SWABACK PARTNERS pllc  
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