



## Manicone, Fox and Cardino of JM2 Architecture design Unique Fitness in Holbrook

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Holbrook, NY According to JM2 Architecture, a new facility for Unique Fitness has been completed at 4890 Veterans Memorial Hwy. JM2 was the project architect. The project cost was not disclosed.

The Unique Fitness chain is owned and developed by Steven Smith, who is also a partner in Above All Storefronts in Hauppauge.

James Manicone, senior manager at JM2, has worked with the owner for many years. JM2 had designed his location in Shirley in 2015. Before JM2 started preliminary design, they knew they would need to design a structure that everyone would recognize, especially considering the location/visibility on Veterans Hwy.

JM2's concept was based on strength, designing a structure utilizing stone, metal, glass, steel, etc. Centria Metal Wrap insulation board presented an opportunity to close-up the building allowing contractors to begin interior work sooner. The variety of color and profile options available gave JM2 the ability to align the exterior design with the branding of the company.

The existing structure was an abandoned office building, left unfinished and deserted for six years before the property was purchased.

Construction began on two multi-tenant buildings in the early 2000s and both were never finished, in fact, one of the "buildings" was an overgrown concrete slab. Although the condition of the second building was rough, the structure was in great condition and was one of the primary reasons JM2 decided to keep the existing slab and steel in place for the proposed design.

Project Team:

JM2 Architecture: James Manicone, senior manager; Tyler Fox, project manager; and Frank Cardino, senior architect;

Barrett, Bonacci & Van Weele, P.C., surveyor and civil engineer;

Above All Storefronts, Curtain Wall subcontractor