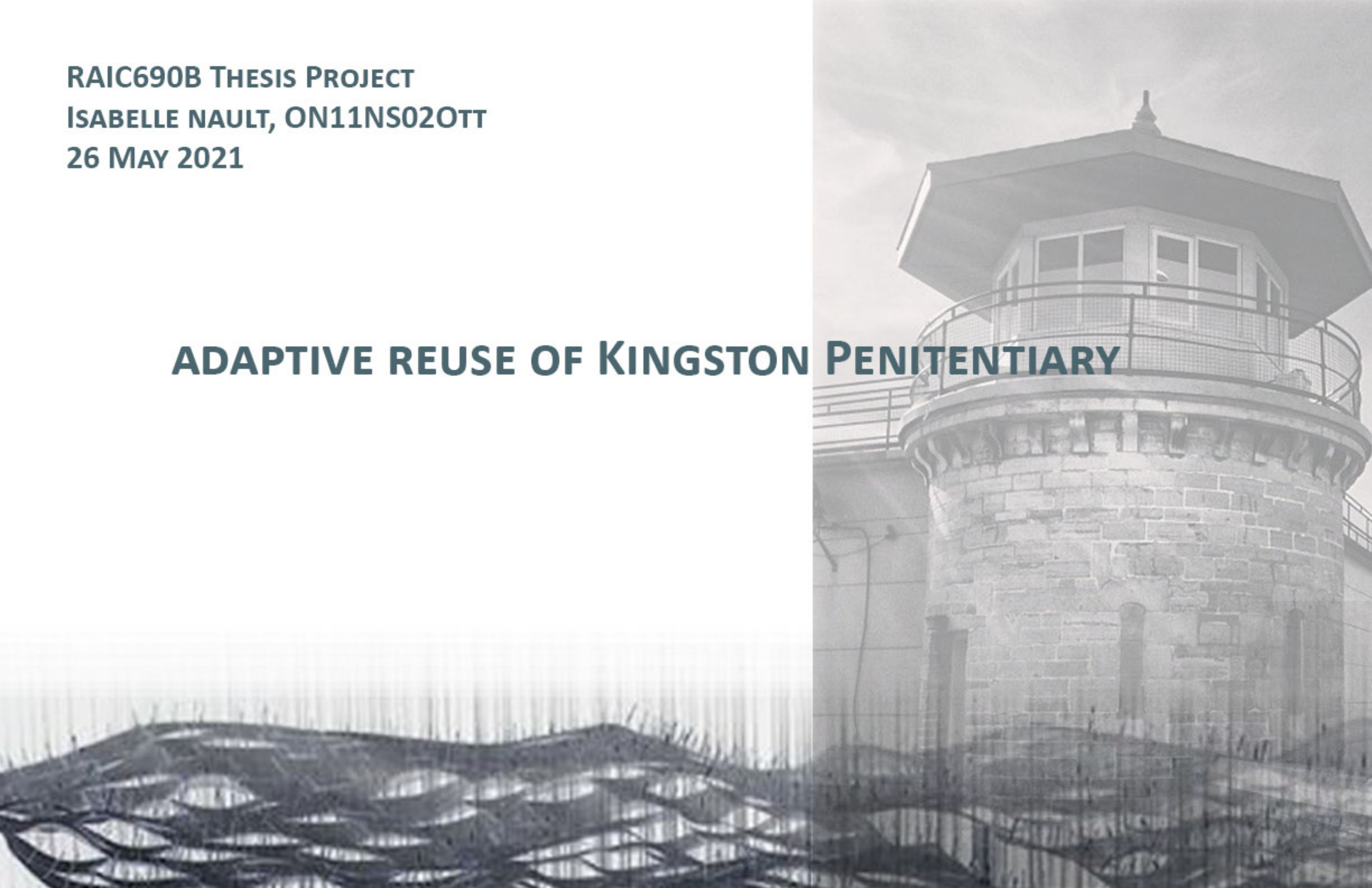


RAIC690B THESIS PROJECT
ISABELLE NAULT, ON11NS02OTT
26 MAY 2021

ADAPTIVE REUSE OF KINGSTON PENITENTIARY



AGENDA

THESIS - RESEARCH SUMMARY (APPROX. 5 MINS)

THESIS STATEMENT

UNDERSTANDING ADAPTIVE REUSE

HISTORY

SITE ANALYSIS

PRECEDENT STUDY

COMMUNITY ENGAGEMENT

MASTER PROGRAM AND MASTER PLAN

THESIS - DESIGN PROJECT (APPROX. 10 MINS)

BUBBLE DIAGRAM

PROGRAM

INSPIRATION AND CONCEPT

TEST FIT

SITE PLAN

FLOOR PLANS

SECTIONS

ELEVATIONS

DETAILS

PERSPECTIVES

SUMMARY OF THESIS RESEARCH

CONTEXT

Kingston Penitentiary (KP) is a complex of building of significance for Canada, Ontario and the City of Kingston. After 178 years of operations, KP closed its doors in 2013.

THESIS STATEMENT

How can architecture transform while maintaining the significance of Kingston Penitentiary to the benefit Kingston and neighbouring communities?

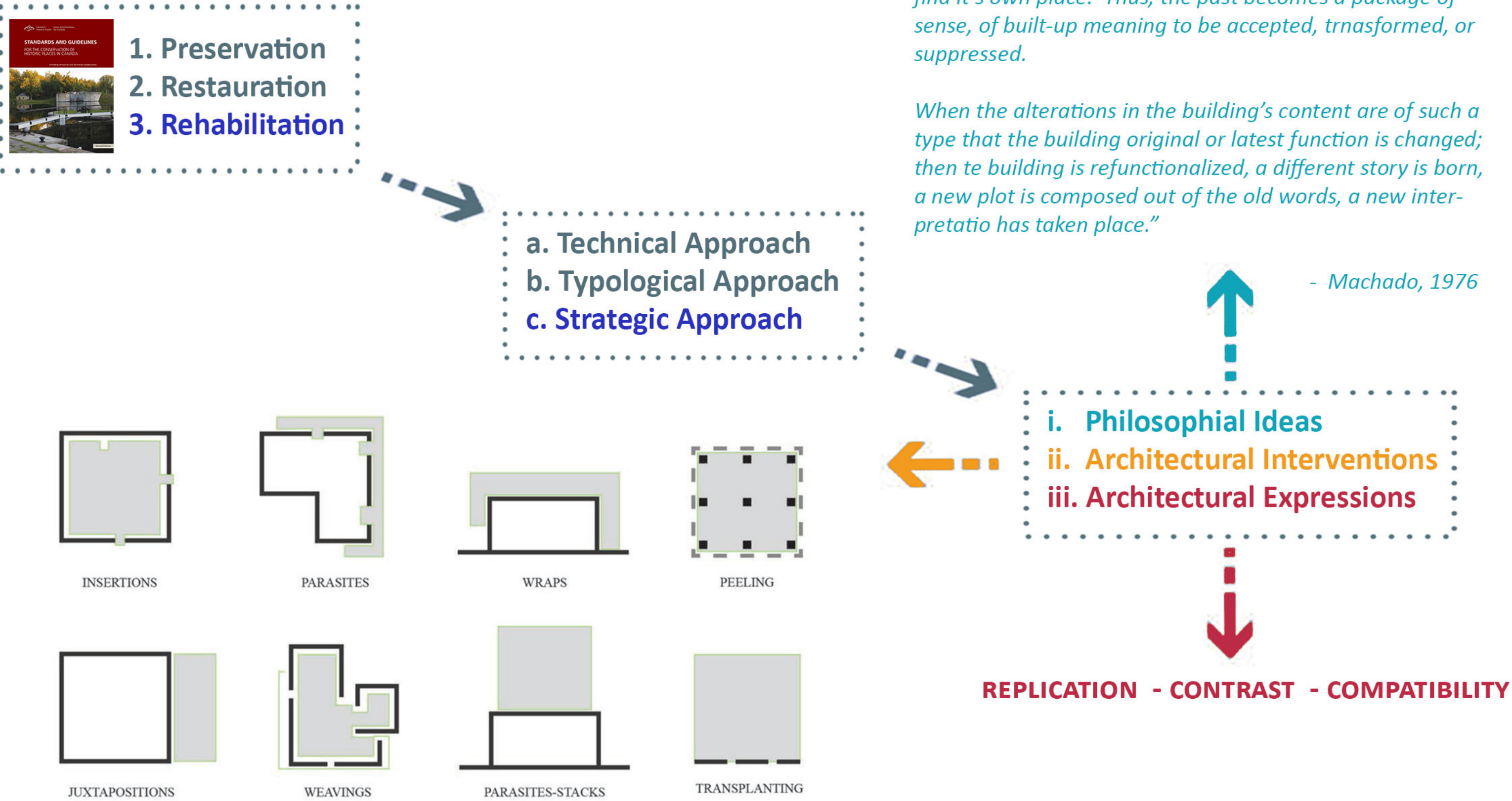
THESIS OBJECTIVE

Through the adaptive reuse of KP, the intent is to propose a site development at a planning level (conclusion of research) and an adaptive reuse of one or more buildings at a schematic level.



SUMMARY OF THESIS RESEARCH

UNDERSTANDING ADAPTIVE REUSE

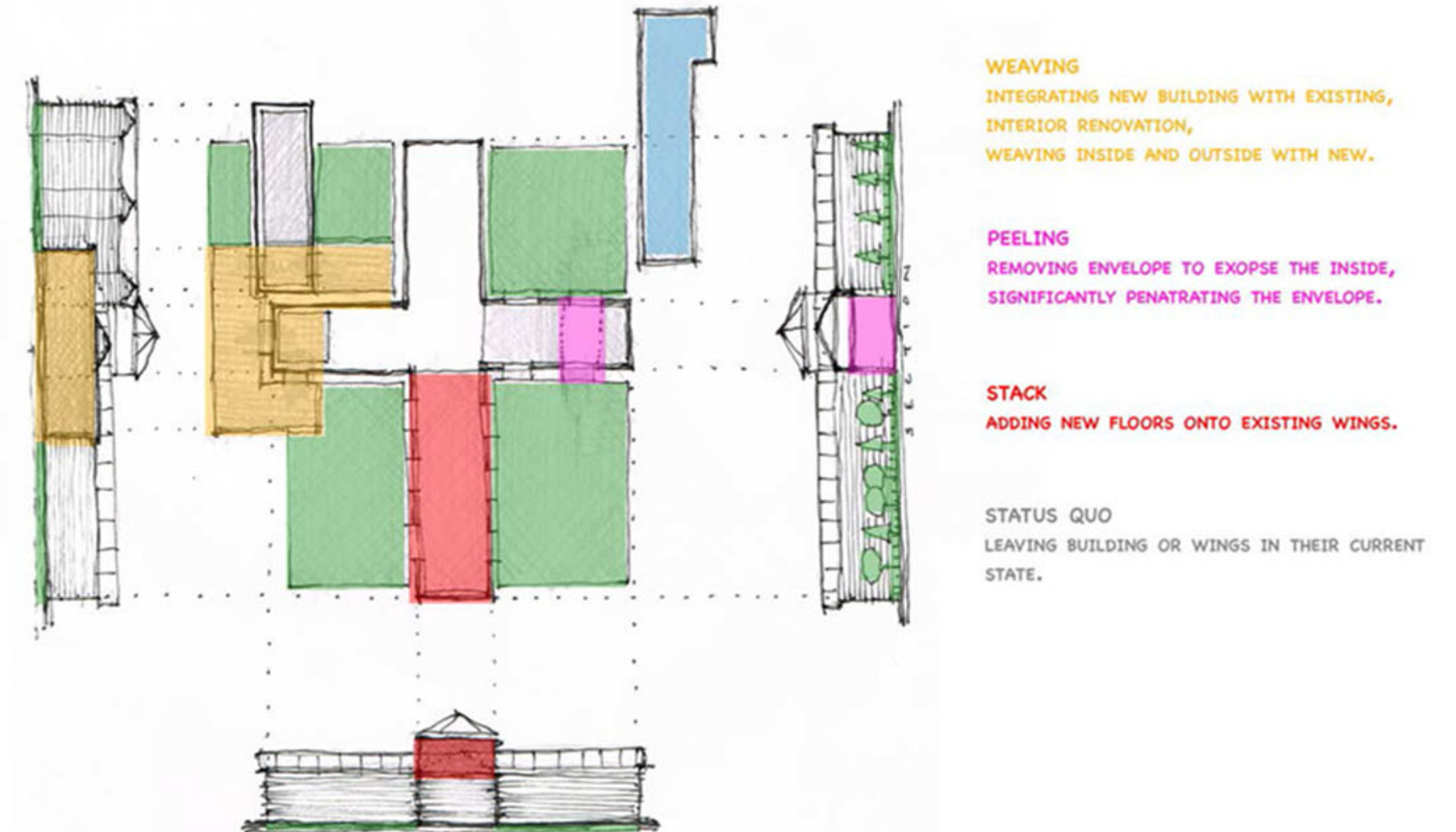
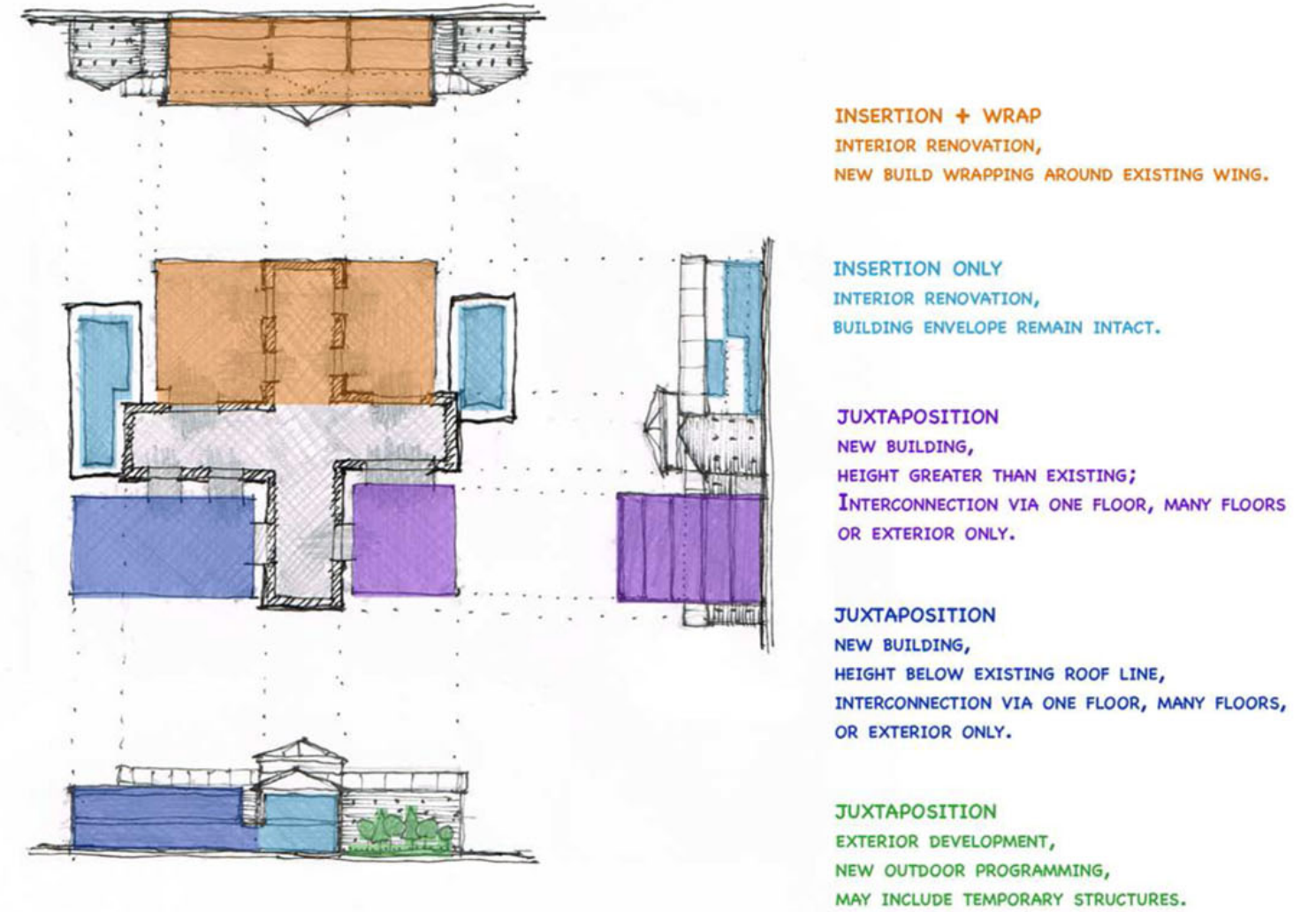
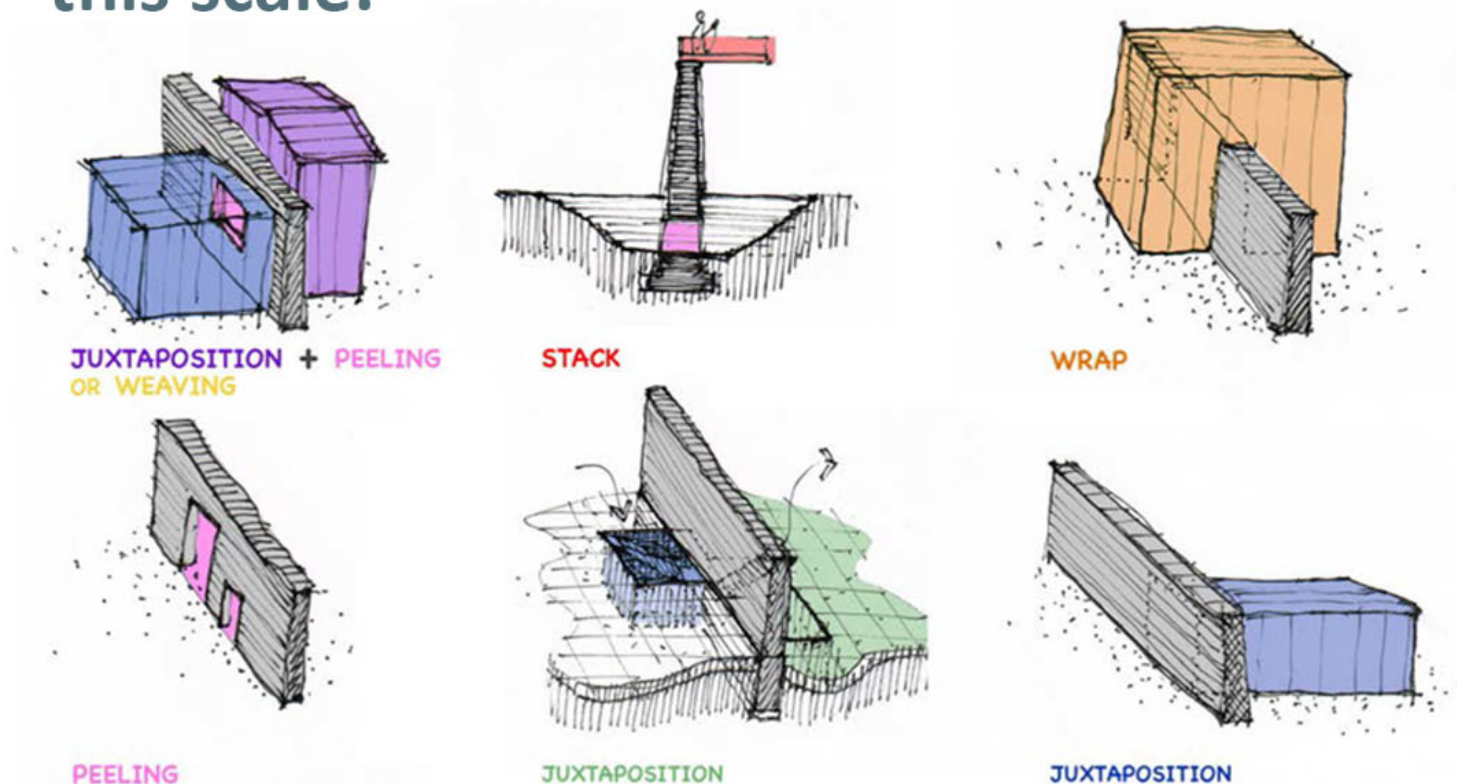


SUMMARY OF THESIS RESEARCH

UNDERSTANDING ADAPTIVE REUSE

Conclusion:

- KP, the host site, is composed of many heritage buildings which are at different stages of decay. The condition of each building as well as the group is to be considered as part of the adaptive reuse.
- Many architectural interventions and expressions can be used within a project of this scale.



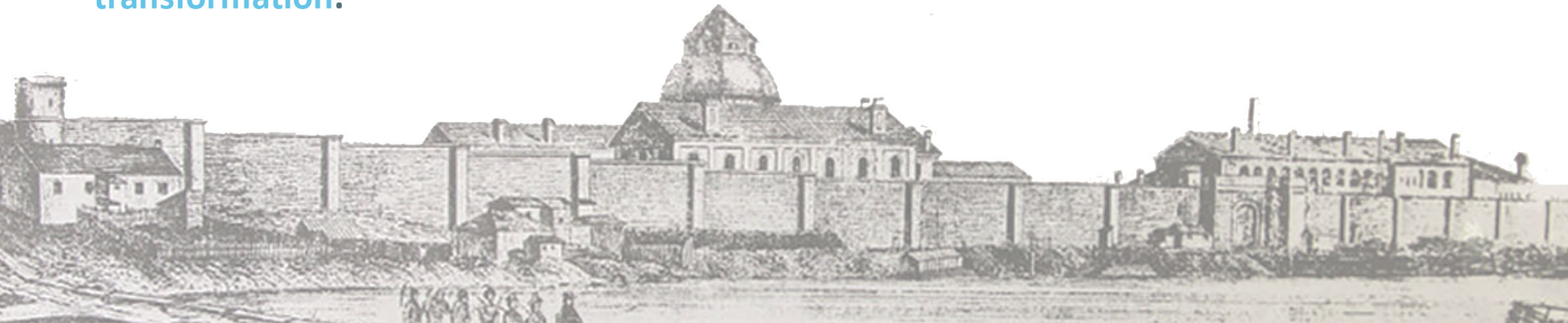
SUMMARY OF THESIS RESEARCH

HISTORY

This section studied KP's history, starting from 1779, when the Britain passed the Penitentiary Act to today.

Conclusion:

- **Water** played an integral role in KP's history:
 - it allowed for construction: quarry, transport
 - it was essential for health: agriculture, drinking water
 - it served as a natural defense
- KP was built over time by many architects and builders, and had multiple changes of use within the correctinal realm, which demonstrates the ability of KP to be the subject of **transformation**.



SUMMARY OF THESIS RESEARCH

SITE ANALYSIS

This section included the study of KP's geography, demography, zoning and neighbouring context, topography, site development and circulation, buildings and walls architectural analysis.



Conclusion:

- The adaptive reuse of KP will provide an opportunity to better connect and enjoy the **waterfront**.
- The number of buildings can be reduced only retaining buildings with **heritage value**, improving site circulation and increase landscaped and planted area.
- The relationship between existing buildings, the perimeter walls and the spaces outside the wall (**waterfront**) become of interest as it offers tremendous potential in architectural interventions.

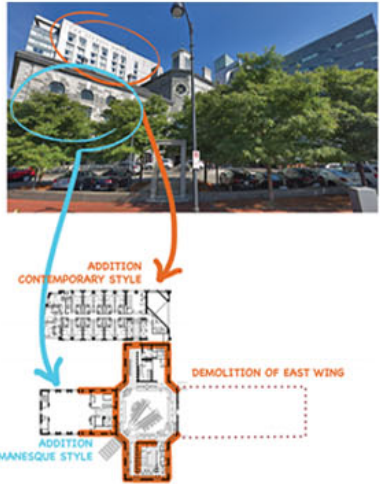
SUMMARY OF THESIS RESEARCH

PRECEDENT STUDY



1. Distillery District, Toronto, Canada

The concept of a **programmatic theme**, considering past and current uses bring economic viability and increase the chance of success for the adaptive reuse of a specific site.



2. Liberty Hotel, Boston, USA

Within one adaptive reuse project, different approaches can be taken such as replicating and contrasting with the original.



3. Maritime Museum, Helsingor, Denmark

The **maritime history** of Kingston and Helsingor castle and shipyard are of similar nature. The adaptive reuse into a maritime museum explores the subject of water and shipyard past history.

SUMMARY OF THESIS RESEARCH

COMMUNITY ENGAGEMENT AND VISIONING

This section looked into the community engagement and visioning exercises led by the City of Kingston and Canada Land Company.

PERMANENT PARKING WATER TAXES PIERS EVENT ACCOMMODATION RESERVED PARKING FOR SEASONAL BOATERS INTERNATIONAL SAILING CENTRE OF EXCELLENCE PUBLIC-PRIVATE PARTNERSHIPS ACTIVITIES FOR ALL AGES WATER SAFETY TRAINING BOAT STORAGE MULTI-STORY PARKING GARAGE HIGH RISES NO SURFACE PARKING NO WALLS AROUND KP KEEP LIMESTONE TOWERS AND BUILDINGS IN KP DIRECT ACCESS TO THE WATER FOR SAILING FLOODLINE CONSIDERATIONS PUBLIC ACCESS TO THE WATER PUBLIC OPEN SPACE STORM WATER PROTECTION BUILD A NATURAL SHORELINE PUBLIC OWNERSHIP OF THE WATERFRONT PRESERVED VIEWS FRESH WATER SAILING CAPITAL OF THE WORLD KEEP CORE HERITAGE BUILDINGS IN KP MIXED USE DEVELOPMENT COMPLETE TOURIST SITE COMMERCIAL AND RETAIL SPACE MARINE MUSEUM PERMANENT DOCKAGE SPACE FOR A SHIP UPONDER ALEXANDER HENRY ST. LAWRENCE RD ARCHIVAL MUSEUM REPURPOSE STONEWALLS TO MAKE SHORTER STONE WALLS AROUND PERIMETER OF KP UNLOCK THE POTENTIAL HOTEL BED AND BREAKFAST TEMPORARY ACCOMMODATION PENITENTIARY MUSEUM IN KP YOUTH HOSTEL WATER-BASED ACTIVITY HUB PICNIC AREA AND PARK SPACE KIDS PLAY AREA 5 STAR RESTAURANTS 24/7 YEAR ROUND ACCESS AND PROGRAMMING ACTIVE TRANSPORTATION AND PUBLIC TRANSPORTATION UNDERWATER MUSEUM HISTORY OF KINGSTON MUSEUM MUSEUM HUB BE A VOICE FOR THE RECREATIONAL PADDLER FESTIVAL SPACE KEEP FREE PARKING EVENT SPACE PARTNERSHIPS WITH EDUCATIONAL INSTITUTIONS COORINATIONS CENTRE OF INNOVATION FILM AND BROADCAST SPACE PARK SPACE BETWEEN BUILDINGS NO HIGH RISES DISTILLERY DISTRICT SKILLS SHARE AND DEVELOPMENT CENTRE KINGSTON TROLLEY STOP PUB ADJACENT RESIDENTIAL DEVELOPMENT ACTIVITY AND CULTURAL CENTRE ALCATRAZ OF THE NORTH INTENSIFICATION AROUND THE SITE CRUISE SHIP ACCESS AND DOCKAGE BOATHOUSE GALLERIES COMPLIMENT TO DOWNTOWN LIKE WORK PLAY RECREATE WATERFRONT TRAIL TOURS RETROFIT HERITAGE BUILDINGS CHARMING AREA 10 STORY DEVELOPMENTS 5-6 STORY DEVELOPMENTS BOHEMIAN CULTURE TECHNOLOGY FORWARD WATERFRONT HUB DISCOVER CENTRE CONFERENCE CENTRE TERRACED STEPS TO WATER KEEP THE SITE ALIVE THEATRE APARTMENT BUILDINGS DAY OR OVERNIGHT THEMED ACTIVITIES PRISONER FOR A NIGHT LADIES BOAT CAMP THEMED RESTAURANTS FORT FRIGHT CONNECTION NON-PAVED ROAD SPACE ACCESSIBLE RECREATIONAL OPPORTUNITIES WATERFRONT CAFE UNIVERSAL ACCESSIBILITY FARMERS MARKET PRISON FARM REVIVAL MONEY IS THE ANSWER, WHAT'S THE QUESTION? PRISONER COMMUNITY COOPERATIVES DISPLAY AND PURCHASE CURRENT PRISONER ARTWORK MARKER SPACE ARTISAN PRODUCTS GIFT SHOP INVOLVE CURRENT PRISONERS VOLUNTEER AND WORK OPPORTUNITIES SAILING REGATTA AQUATIC ACTIVITIES BIKE LANES GRANT BOULEVARD PATHWAYS TO QUEEN'S WEST CAMPUS MULTI-USE CENTRE INTERACTIVE ARTIST STUDIOS HISTORY CARDS FOR INTERACTIVE TOURS CONVENTION CENTRE OVERNIGHT GHOST TOURS DON'T LET THE MONEY STOP THE CREATIVITY HAUNTED HILLS KIDZ RENTALS ADVERTISING ALONG 401 DINNER THEATRE POSITIVE REMEMBRANCE OF PRISON PORTSMOUTH HARBOUR STAFF RECOGNITION NO DISTILLERY DISTRICT SOMETHING UNIQUE TO KINGSTON INSTEAD ATTRACT INTERNATIONAL VISITORS KEEP KP LOOKING LIKE A PENITENTIARY NO TALL BUILDINGS TO DOMINATE KP RENTAL BOUTIQUE SPACE MICRO BREWERY PENITENTIARY WHARF WRECK DIVING NO CONDOS OR RESIDENTIAL DEVELOPMENT ON THE KP SITE CONDOS ON KP SITE CLUB AND OFFICE SPACE GOVERNMENT OFFICES AND EMERGENCY SERVICES SPACE GREEN SPACE FACILITIES FOR SAILING FLEET STUDENT WORK OPPORTUNITIES LOOK TO EXISTING CONTEXT FOR HEIGHT AND DENSITY NO SINGLE-USE VENTURE KP MUSEUM AND HOUSING ARE NOT COMPATIBLE USES LOOK FOR OUT-OF-TOWN RESIDENTIAL PURCHASERS VIBRANT, YOUTHFUL, INSPIRING DON'T KEEP MODERN BUILDINGS IN KP KEEP LOW WALLS AROUND KP KEEP OLYMPIC FLAME SCULPTURE HAVE MAINTENANCE STAFF LIVE ON SITE FOR FREE GARDENS BETTER NAMING AND LABELLING OF HARBOUR VS. HARBOUR BUILDING PRESERVE CLASSICAL ARCHITECTURE KEEP GREEK CROSS KINGSTON IS NOT SAN FRANCISCO, ALCATRAZ OF THE NORTH MAY NOT WORK DEEP WATER PORT LONG DOCK FOR CRUISE SHIPS YOU CAN'T BUILD THE WIND STAFF TO WEAR KP THEMED UNIFORMS NO 15 SMALL HIGH-END STORES LACK OF RESTAURANTS CONNECTION TO PRISON FOR WOMEN WHOLE DAY EVENT HOUSING FOR RETIRED MILITARY AND GOVERNMENT WORKERS UNITS TO MAKE CURRENT PRISON CLOTHING ADVANCE SAILING AND THE CANADIAN OLYMPIC MOVEMENT CENTRE OF EXCELLENCE TO DEVELOP HUMAN CAPITAL THE SITES AS SELF-GENERATED INCOME LINKS TO QUEEN'S FACULTY OF HEALTH SCIENCES LINKS TO QUEEN'S DEPARTMENT OF FILM AND MEDIA BANKS DENTISTS AND DOCTORS OFFICES CLINK PRISON MUSEUM ENGLAND STIRLING OLD TOWN JAIL SCOTLAND SCHOOL TOURS DARK TOURISM GARDENS EVENING PROGRAMMING LIGHTS FESTIVAL ICE SCULPTURES AND SKATING HERITAGE SITE, BUT NOT A MUSEUM SITE INTERNATIONAL TOURISM PARTNERSHIPS TASTEFUL CULTURAL EXPERIENCE NOT CARNIVAL WINE AND BEER FESTIVAL THIS IS A JEWEL THAT ONLY KINGSTON HAS TRAINING FOR SEARCH AND RESCUE AGENCIES TRAINING FOR ALL LEVELS OF GOVERNMENT RURAL RESEARCH AND DESIGN PARTNER WITH QUEEN'S HYDROTECHNICAL ENGINEERING WATERCRAFT OPERATOR TEACHING AND LICENSING COOPERATIVE HOUSING WINTER STORAGE SPACE FOR BOATS ACTIVITY HUB IN THE WEST THE WIND IS A NATURAL ASSET FOR SAILORS BUS STOP AT HARBOUR RENT CELLS FOR ARTISTS TO DISPLAY WORK WALKWAY WATERFRONT BOARDWALK GRANVILLE ISLAND PERMANENT YEAR ROUND MARKET EMPLOY AS MANY PEOPLE AS POSSIBLE REPURPOSE INSIDE OF OLD BUILDINGS FOR NEW USES PATIOS INTERNATIONAL MUSEUM TRAVEL PACKAGE ONLY AVAILABLE AT KP KP INTERNATIONAL MUSEUM OF ART NO PRIVATE ENTERPRISE TAKING OVER THE WATERFRONT ACCESSIBILITY FOR WHEELCHAIRS PARKING AWAY FROM WATER PERMEABLE PAVEMENT NON-REFLECTIVE BUILDING MATERIALS WIDE SIDEWALKS ACCESS POINTS FOR CYCLISTS AND PEDESTRIANS SNACK BAR BALANCE BETWEEN PUBLIC AND PRIVATE EASTER STATE PENITENTIARY USA THEATRE FESTIVALS RESTATE WHAT KINGSTON LOOKS LIKE FROM THE WATER LOCATION SHOOTING FOR FILMS THAT'S WHAT I LOVE ABOUT KINGSTON, IT'S THE HISTORY RESIDENTIAL DEVELOPMENT NOT IN LINE WITH HISTORIC ARCHITECTURE OF KP INCUBATOR RECOGNITION OF FIRST NATIONS SHOULD BE A CEREMONY FOR THOSE THAT LIVED AND DIED HERE - THE PRISON WAS A HOME FOR MANY RECOGNIZE THE PEOPLE, KP IS NOT JUST BUILDINGS RECOGNIZE THE SITES NATURAL HABITAT MORE SUPPORT FOR YOUTH HARMONIZATION BETWEEN THE NATURAL AND THE PHYSICAL BEACH WATERFRONT SPACE NATIONAL BENEFIT WOULD KP EVENT BE APPROPRIATE FOR CHILDREN? TIE IN TO KINGSTON'S AGRICULTURE HISTORY FLEXIBLE EVOLUTION OF THE SPACE WATERFRONT CONCERT SPACE WITHOUT THE WALL, WOULD THERE STILL BE CURIOSITY? COMMUNITY KITCHEN PARTNERSHIP WITH FARMERS IN THE AREA KEEP NORTH WALL ALONG KING STREET KEEP WEST WALL ALONG HARBOUR WATER RECREATION HOSTEL CO-WORKING SPACE POP-UP AQUARIUM POP-UP ACTIVITIES RESTATE WHAT KINGSTON LOOKS LIKE FROM THE WATER REGENT PARK APPROACH TO FINANCING PRIORITY KAYAKING DIVING AND PADDLE BOARDING BIKE SHOPS FLOATING DOCK CHANGE ROOMS EDUCATION AND SAFETY SIGNAGE FOR WATER RECREATION USE ADULT ACTIVITY AS BE ENACTMENT OF A FLOW WAY INTERIOR PATHWAYS AND COURTYARD SAFETY IN THE HARBOUR ONE A REPURPOSE OLD KP BUILDINGS FOR SAILING CENTRE SAILING LAUNCH ON SOUTH END OF KP SUGGESTION BOX AT THE KP TOURS

Conclusion:

- Reoccurring themes from surveys: water, culture and arts, restaurants and shops, nature.
- Reoccurring elements from the four visioning master plans:
 1. continuous water's edge promenade;
 2. range of uses including tourism, culture, commercial and institutional;
 3. passive and active recreational uses;
 4. green spaces;
 5. maritime amenities to be maintained or enhanced;
 6. Search and Rescue to remain on site.



CONCLUSION OF THESIS RESEARCH

MASTER PROGRAM AND MASTER PLAN

Based on all the studies done during the research, a reoccurring theme surfaced: **WATER**, which will be the theme and inter-connecting element of the adaptive reuse.

The master program was informed by the findings of the community engagement, embracing the idea of self-sufficiency (as KP was through its history) and the idea of having one developer managing the site: the **International Joint Commission**.

1

INTERPRETATION / INFORMATION CENTRE

2

EVENT FACILY, GROUNDS FACILITY

3

EVENT SPACES, PARK

4

GARDENS AND ARBORETUM

5

HOTEL / CONVENTION CENTRE

5a

OUTDOOR RECEPTION AREA
POTENTIAL AREA FOR NEW BUILT

6

FOOD AND DRINKS, SHOPS AND BOUTIQUES

7

ENTREPREUNEURIAL / INCUBATOR SPACES

8

BOAT REPAIR SHOP

9

RESEARCH LABS (IJC)
IN JOINT VENTURE WITH QU AND SLC

10

INTERNATIONAL JOINT COMMISSION OFFICES

11

DICOVERY CENTRE AND MUSEUM OF THE ST.
LAWRENCE AND THE GREAT LAKES

11a

OUTDOOR CENTRE / MUSEAL SPACE
AREA FOR NEW ADDITION

12

SEARCH AND RESCUE KINGSTON, COAST GUARD

13

VESSELS DOCKING
RESEARCH AND COAST GUARD

14

SAILING TRAINING FACILITY

15

TRANSIT STATION

16

PUBLIC PARKING

17

PARKING HOTEL
(POTENTIAL FOR LOW RISE STRUCTURE)

18

OUTDOOR RECREATION SHOP

19

WATERFRONT PATH

Pedestrians

Cyclists

Transits

Motorists

Services / Delivery

Business

Planted Areas



THESIS DESIGN PROJECT

ADAPTIVE REUSE OF THE MAIN WORKSHOP AREA

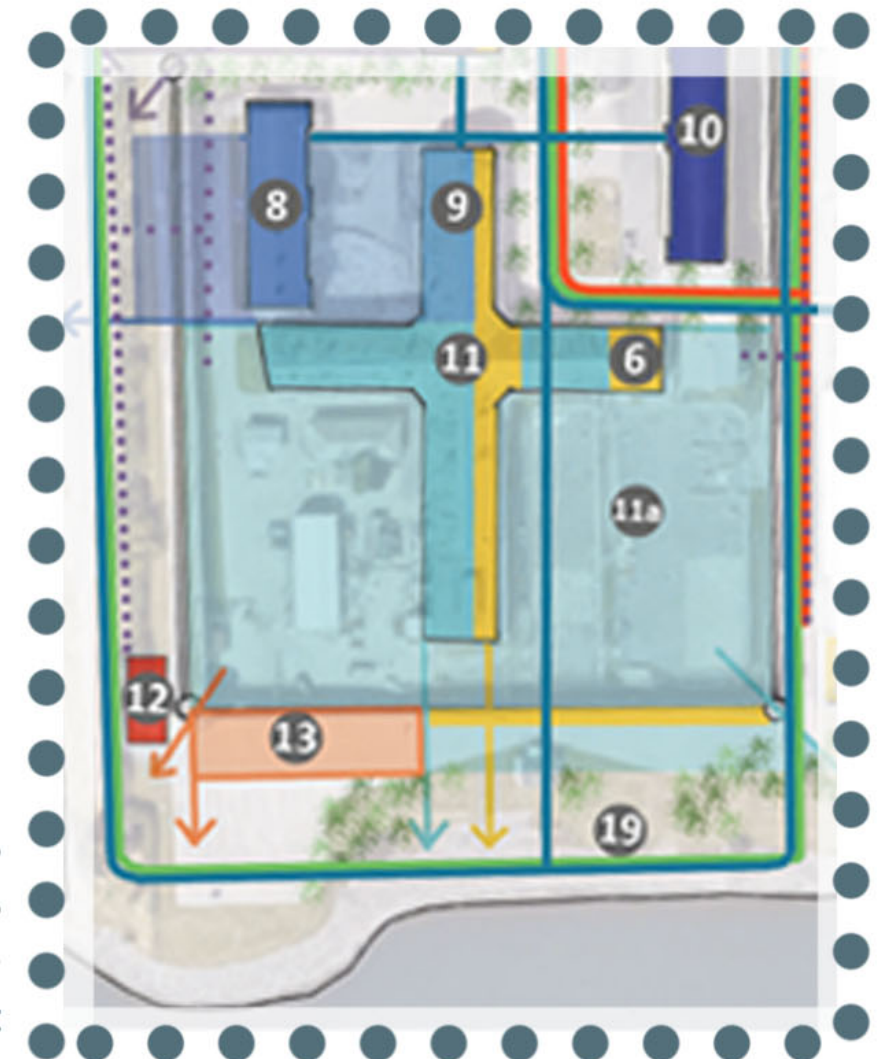
As mentioned in the research, the design of this project will focus on one part of the site due to its size.

The area chosen is the southernmost part of the site: from the main workshop building to the water edge.

The design of the discovery centre, including other adjacent program elements will address the relationship between the lake, the shore, the wall and the heritage buildings.

As water is a core link between the site, the city, the history, the concept of permeance will inform the design and is of interest for the program and design of the discovery centre.

- 6 - Restaurants/shops
- 9 - IJC Research Labs
- 11 - Discovery Centre
- 19 - Waterfront



THESIS DESIGN PROJECT

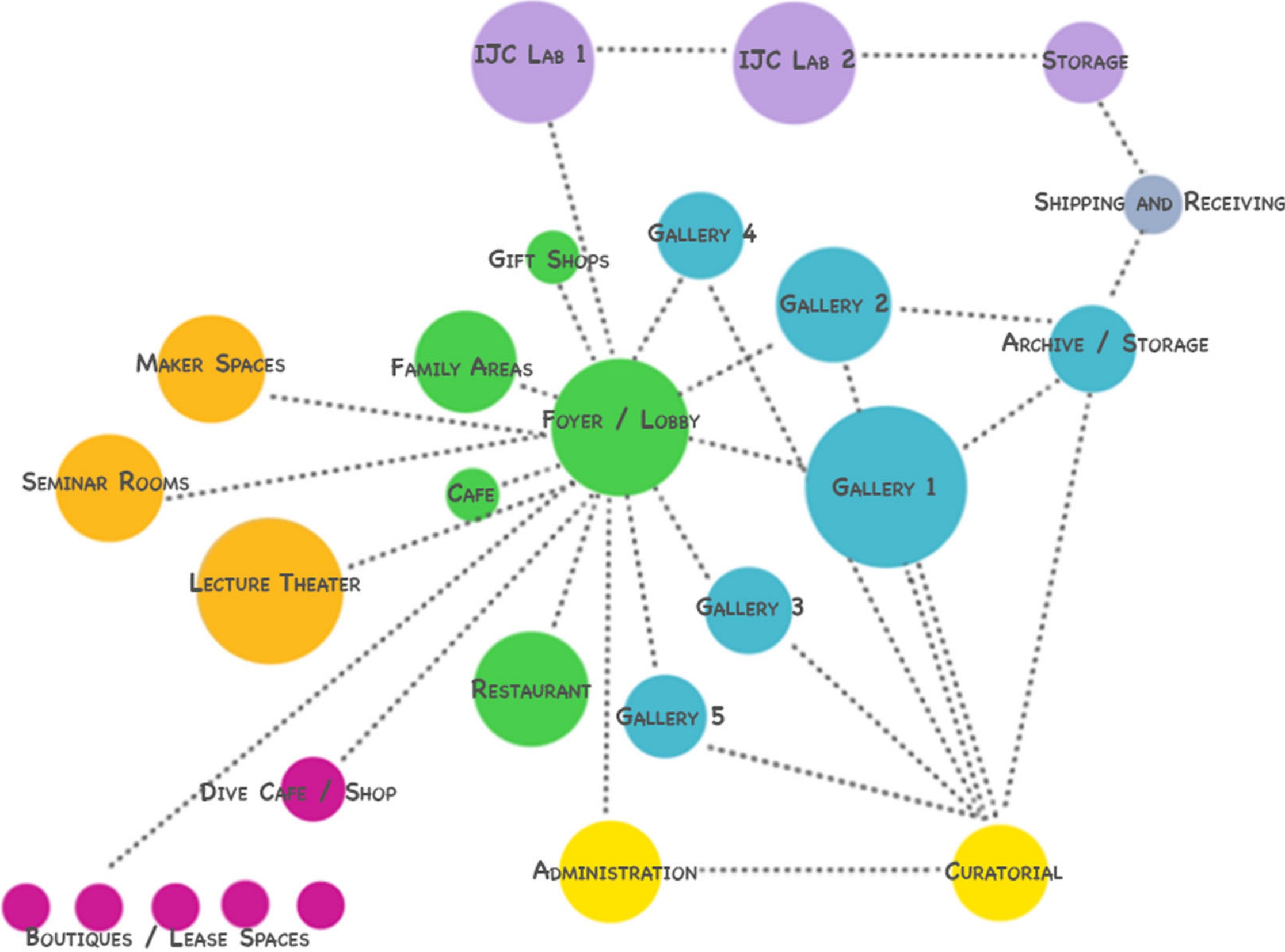
PROGRAM

Department	Program #	Space Name	Interior Program Area (m2)	Exterior Program Area (m2)	Comments
A - Visitor Experience					
1. Lobby	A.1.1	Foyer	300		
	A.1.2	Reception/Information Counter	40		
	A.1.3	Visitor/Service Office	60		
	A.1.4	Family/Kid Area	100		
2. Public Amenities	A.2.1	Restrooms	---		in gross up factor
	A.2.2	Cloak Room	25		
3. Discovery Center Retail	A.3.1	Gift Shops	150		
	A.3.2	Storage	50		
	A.3.3	Store office (manager)	20		
4. Food and Beverages	A.4.1	Café bar with a few tables	120		
	A.4.2	Café/office	10		
	A.4.3	Restaurant/seating	180		72 capacity: 100 + 40; at 1.8 m2 /person for dining setting
	A.4.4	Restaurant/kitchen	100		
	A.4.5	Restaurant/office	15		
	A.4.6	Restaurant Staff Room	30		
	A.4.7	Restaurant Restrooms	---		in gross up factor
subtotal			1200		
B - Exhibition					
					St.Lawrence and Great Lakes ...
1. Permanent Galleries	B.1.1	Gallery 1	600	2000	... Vessels and underwater archaeology
	B.1.2	Gallery 2	350		... Fish, animal and bird
	B.1.3	Gallery 3 (experimental)	350		Water cycle and energy generation
	B.1.4	Gallery 4	200		Maps + kid map making area
	B.1.5	Gallery 5	200		
	B.1.6	Archive	100		
	B.1.7	Shop	200		
2. Public Amenities	B.2.1	Restrooms	---		in gross up factor
subtotal			2000		
C - Research					
1. IJC Laboratories	C.1.1	Lab 1	200		
	C.1.2	Lab 2	200		
	C.1.3	Catwalk (public)	---		
	C.1.4	Offices (x3)	30		
	C.1.5	Meeting Room (10 people)	20		
	C.1.6	Storage/Support	50		
2. Private Amenities	C.2.1	Restrooms	---		
subtotal			500		
D - Education					
1. Lecture Theater	D.1.1	Seating Area	180		
	D.1.2	Main Stage	50		
	D.1.3	Vestibule	15		
2. Multi-Purpose Room	D.2.1	Seminar room - 40 people	80		
	D.2.2	Seminar room - 40 people	80		
	D.2.3	Seminar room - 20 people	40		
3. Innovation Space	D.3.1	Maker space 1 (adults)	100		

Department	Program #	Space Name	Interior Program Area (m2)	Exterior Program Area (m2)	Comments
	D.3.2	Maker space 2 (kids)	100		
4. Sailing School	D.4.1	Sailing space	150		Lake Ont. use of watch tower + bleachers on wave
subtotal			795		
E - Administration					
1. Administration	E.1.1	Dir. Office - CEO	15		
	E.1.2	Dir. Office - CFO	15		
	E.1.3	Office 1	10		
	E.1.4	Office 2	10		
	E.1.5	Office 3	10		
	E.1.6	Admin Assistant	8		
2. Curatorial	E.2.1	Curator office 1	10		
	E.2.2	Curator office 2	10		
	E.2.3	Technician office 1	10		
	E.2.4	Technican office 2	10		
3. Support	E.3.1	Boardroom (12 people)	24		
	E.3.1	Staff Lounge, kitchennette	30		
subtotal			162		
F - Boutique / Lease spaces					
1. Dive Shop and café	F.1.1	Dive Shop	120		unlimited under water museum
	F.1.2	Café / underwater viewing	120		
	F.1.3	Office	10		
	F.1.4	Restroom	---		in gross up factor
2. Boutique / lease spaces	F.2.1	block 1	100		
	F.2.2	block 2	100		
	F.2.3	block 3	100		
	F.2.4	block 4	150		
	F.2.5	block 5	150		
subtotal			850		
G - Operation / Building Support					
1. Offices	G.1.1	Dir. Facilities Office	15		
	G.1.2	Technical staff office (for 2)	20		
	G.1.3	Security Office	20		
2. Services	G.2.1	AV workrooms/storage	30		
	G.2.2	IT rooms	12		
	G.2.3	Sprinkler Room	6		
	G.2.4	Electrical Room	---		in gross up factor
	G.2.5	Mechanical Room	---		in gross up factor
	G.2.6	Loading, Shipping and Receiving	30		
	G.2.7	Waste Collection Room	30		
subtotal			108		
net area			11285 m2		
gross factor			1.4		
gross area			15799 m2		

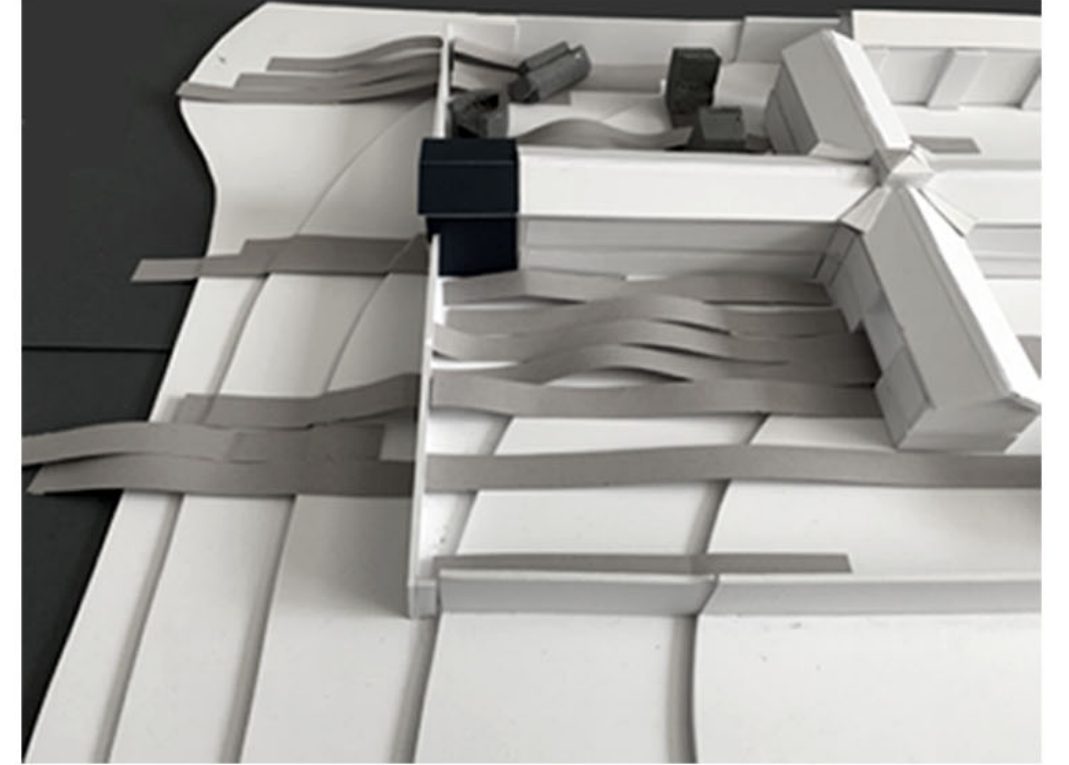
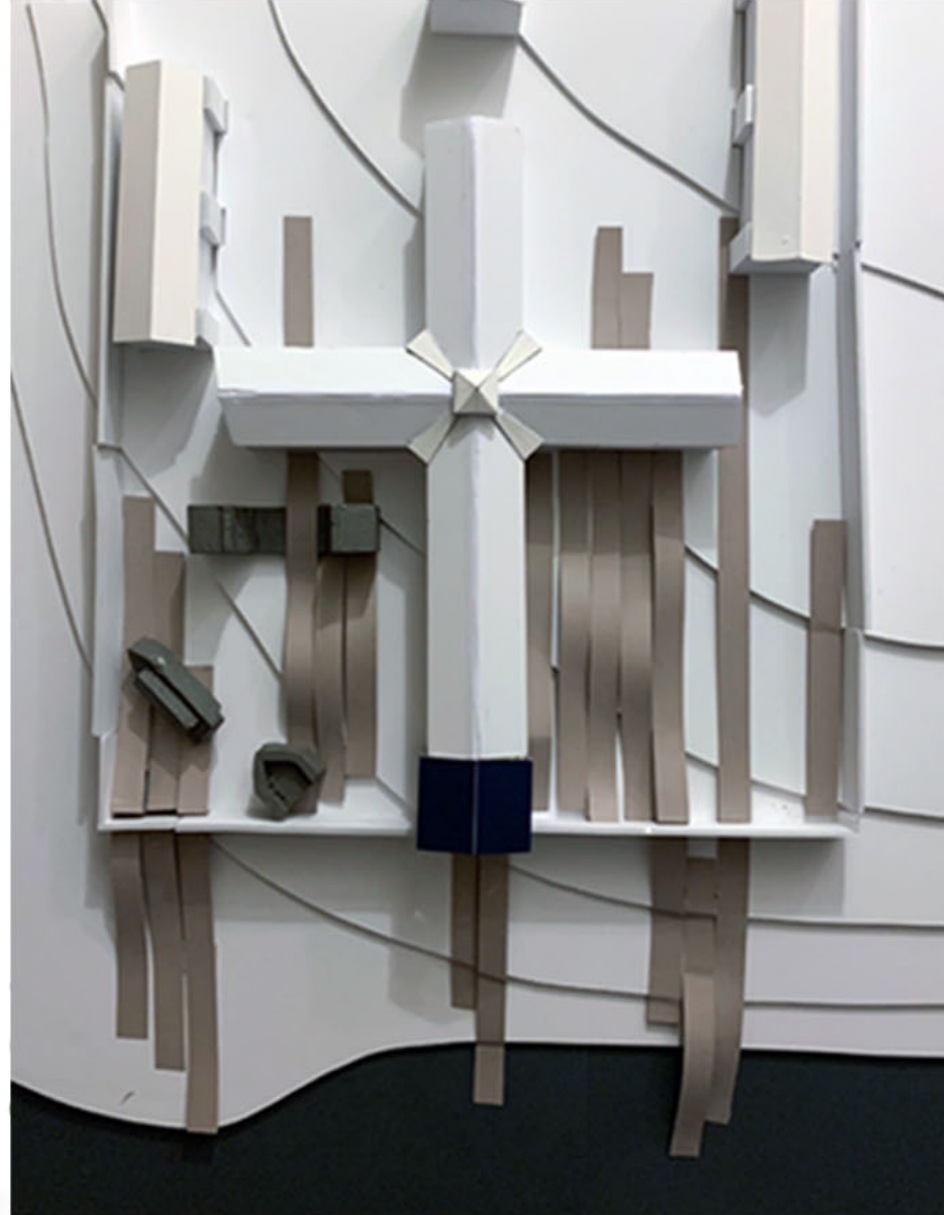
THESIS DESIGN PROJECT

BUBBLE DIAGRAM



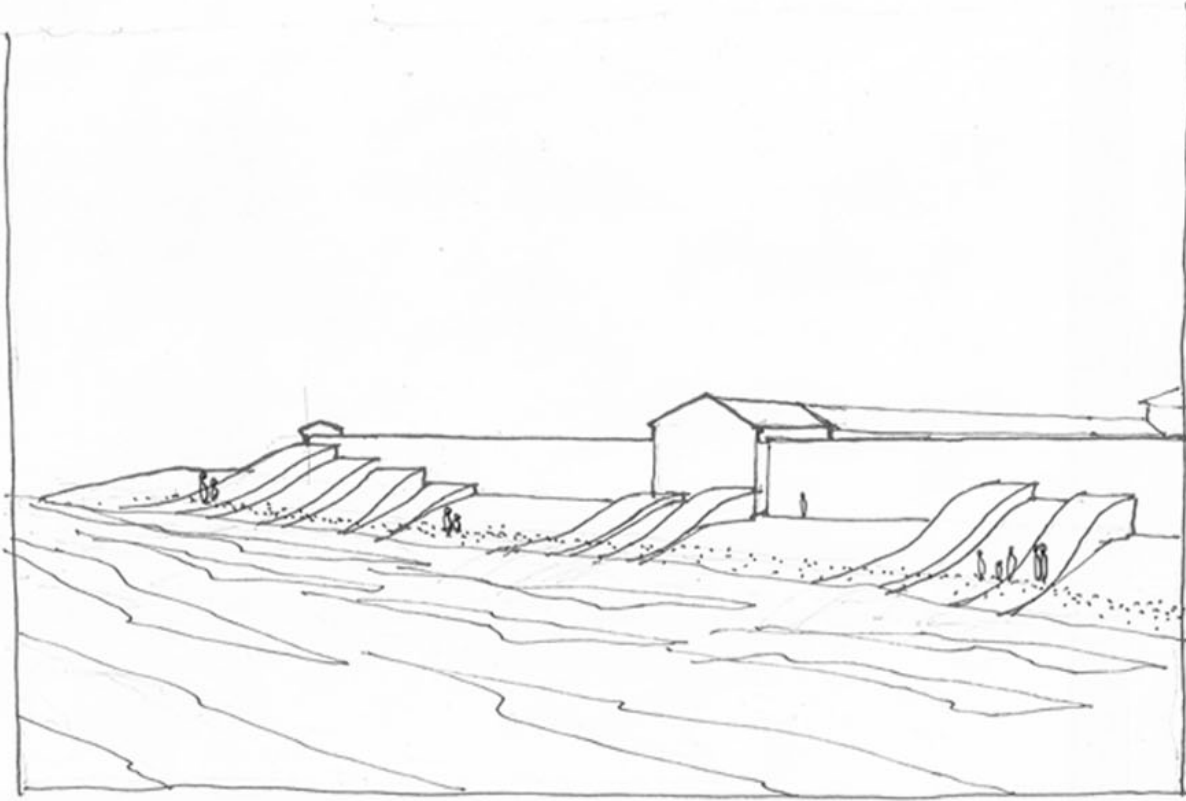
THESIS DESIGN PROJECT

INSPIRATION AND CONCEPT IDEA

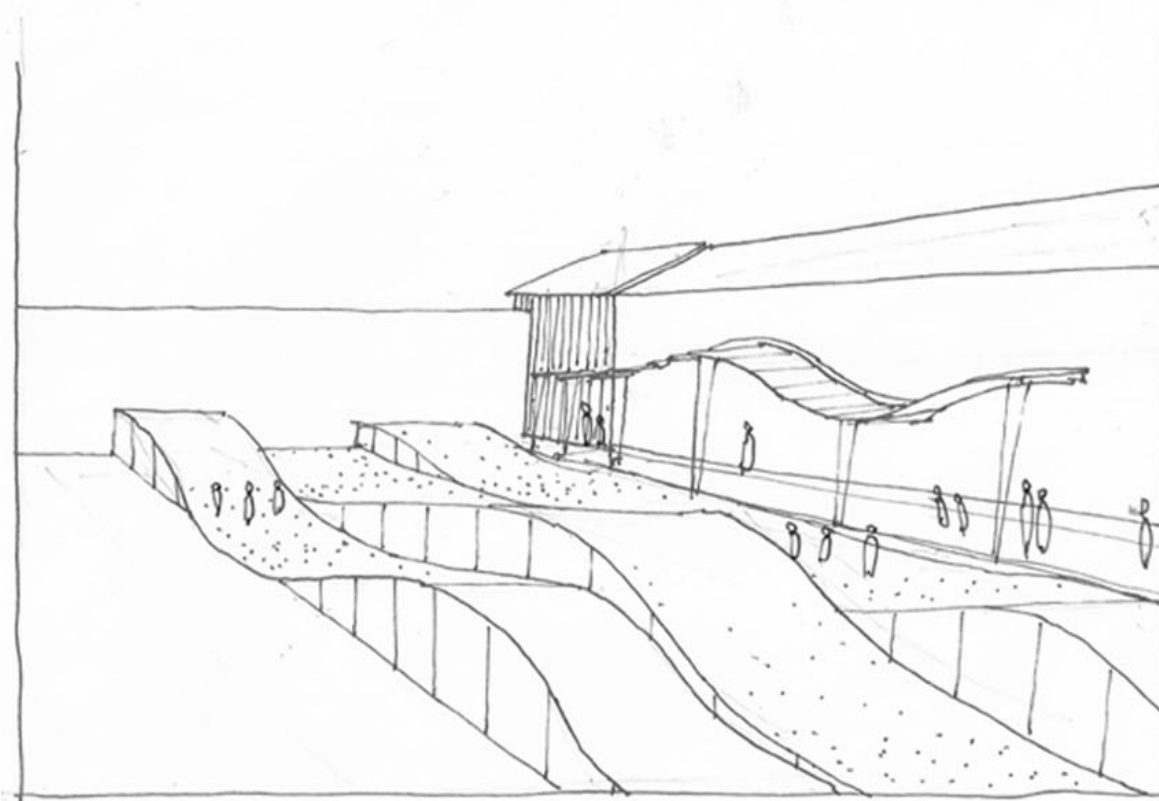


THESIS DESIGN PROJECT

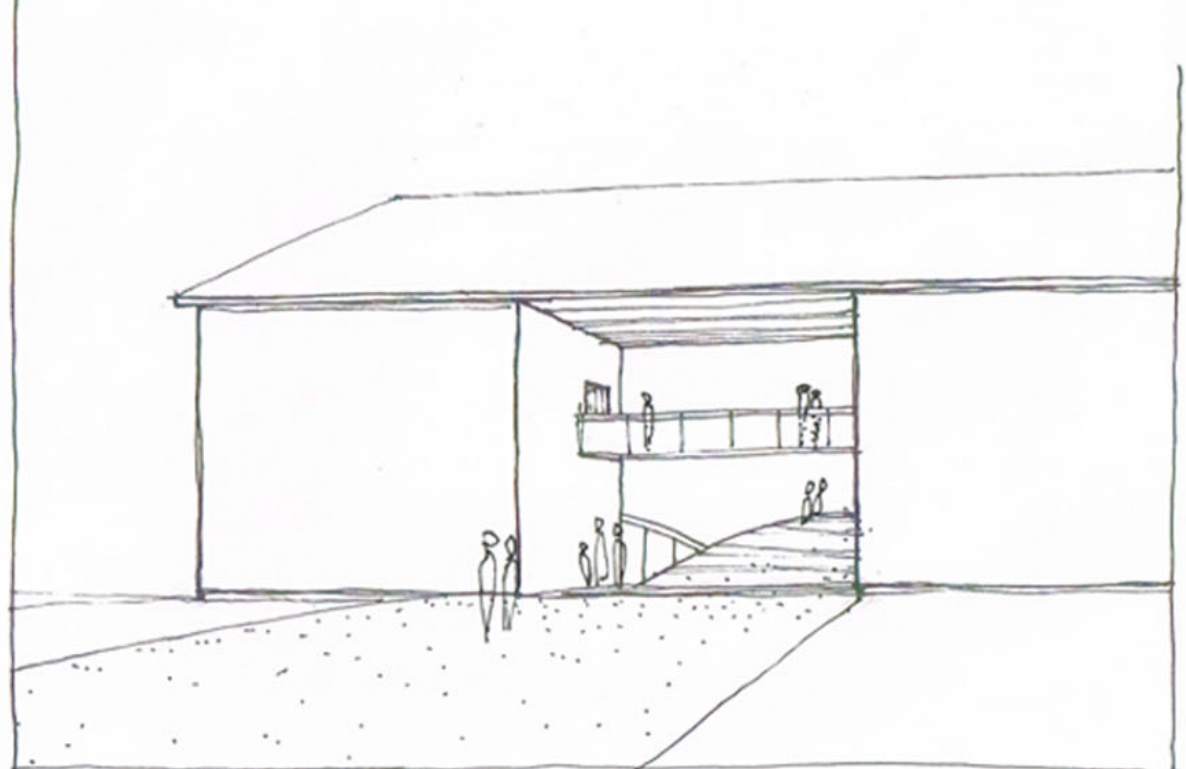
CONCEPT IDEA, PRELIMINARY SKETCHES



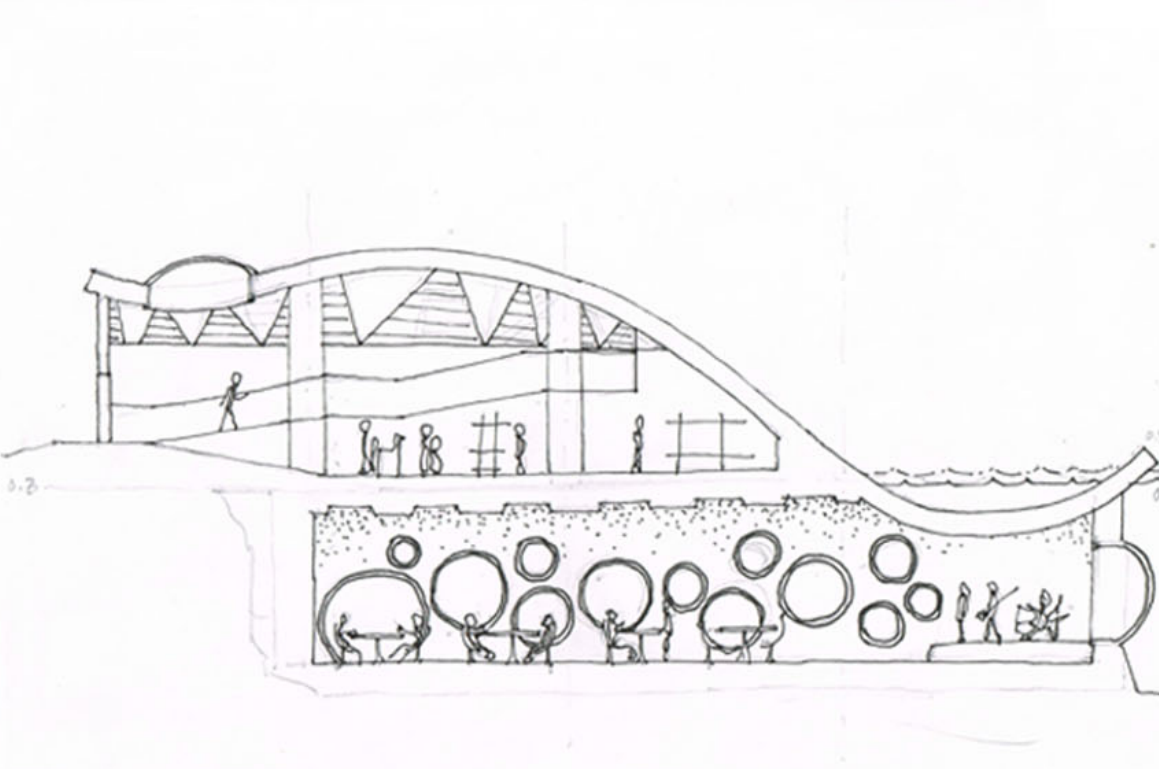
VIEW FROM THE LAKE



VIEW FROM THE COURTYARD



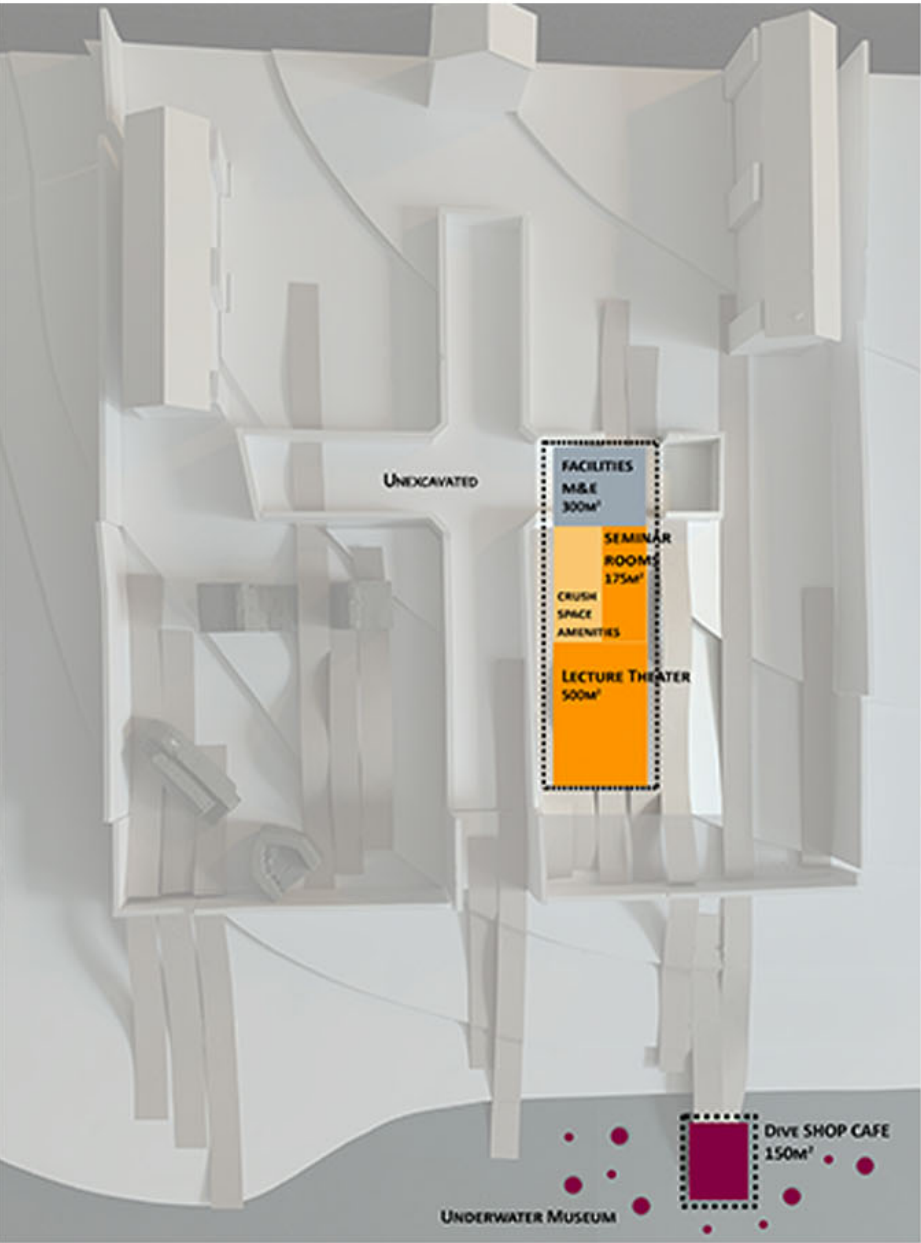
VIEW FROM THE FRONT OF WORKSHOP



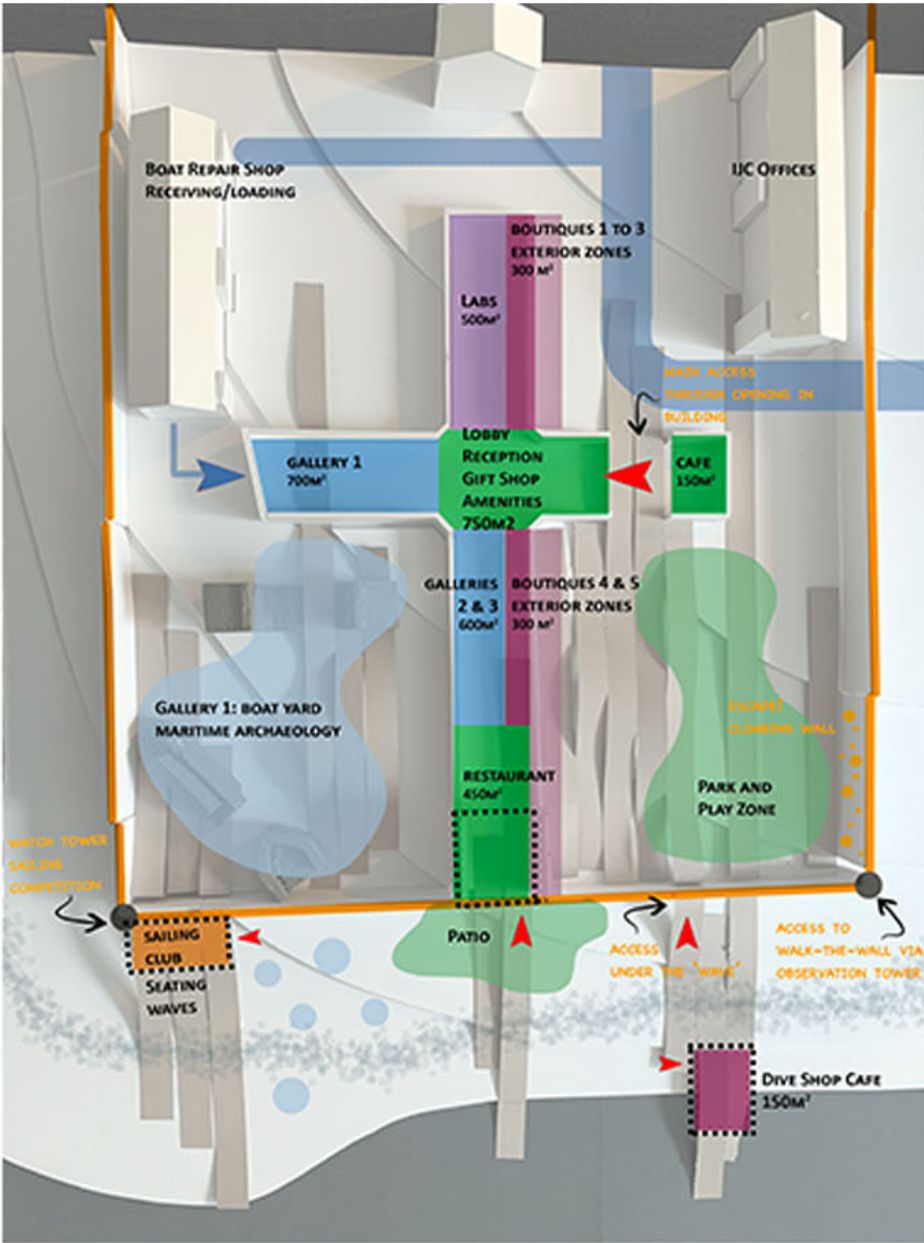
NEW BUILDING, DIVE SHOP, UNDERWATER MUSEUM

THESIS DESIGN PROJECT

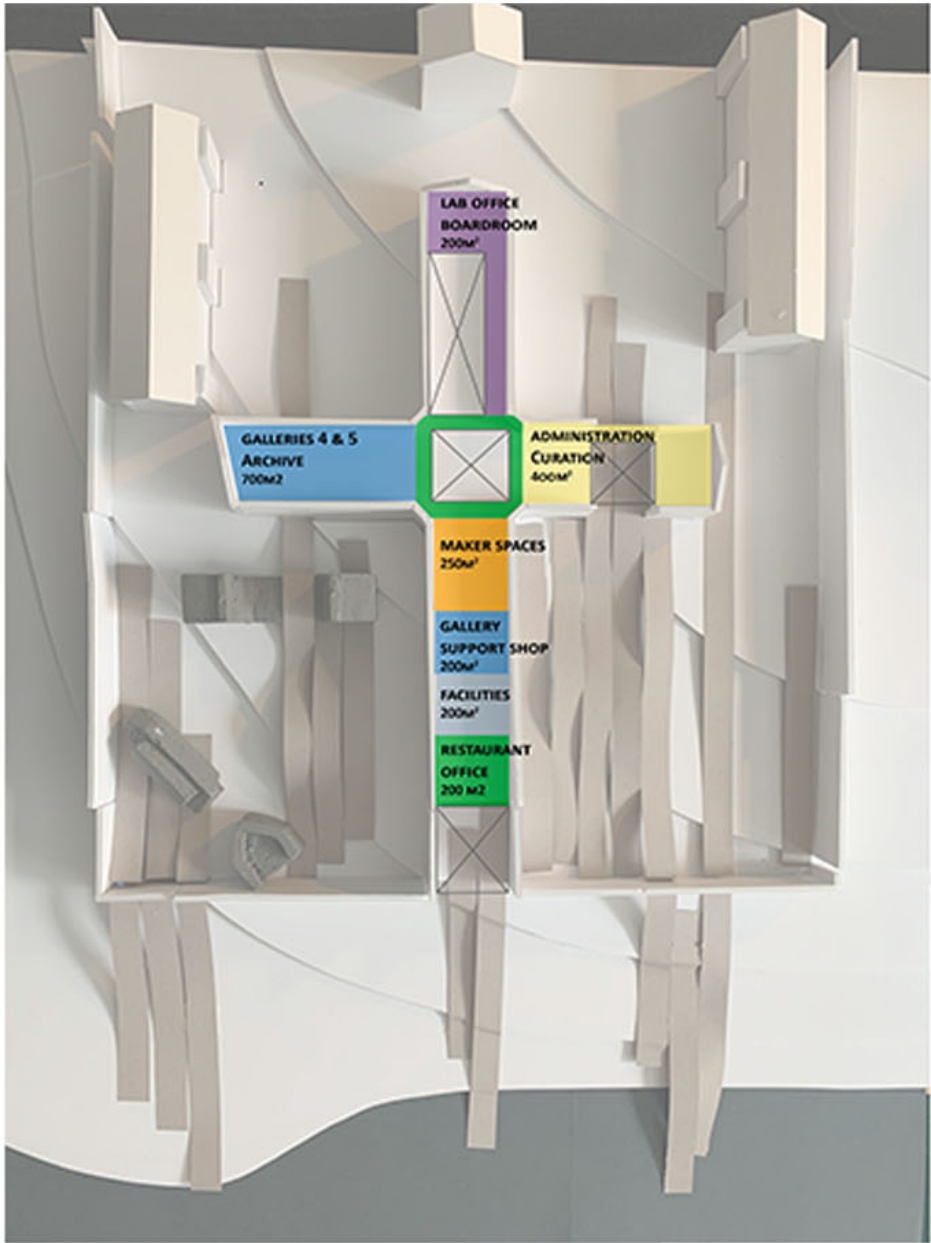
PROGRAM - TEST FIT



LEVEL LL1



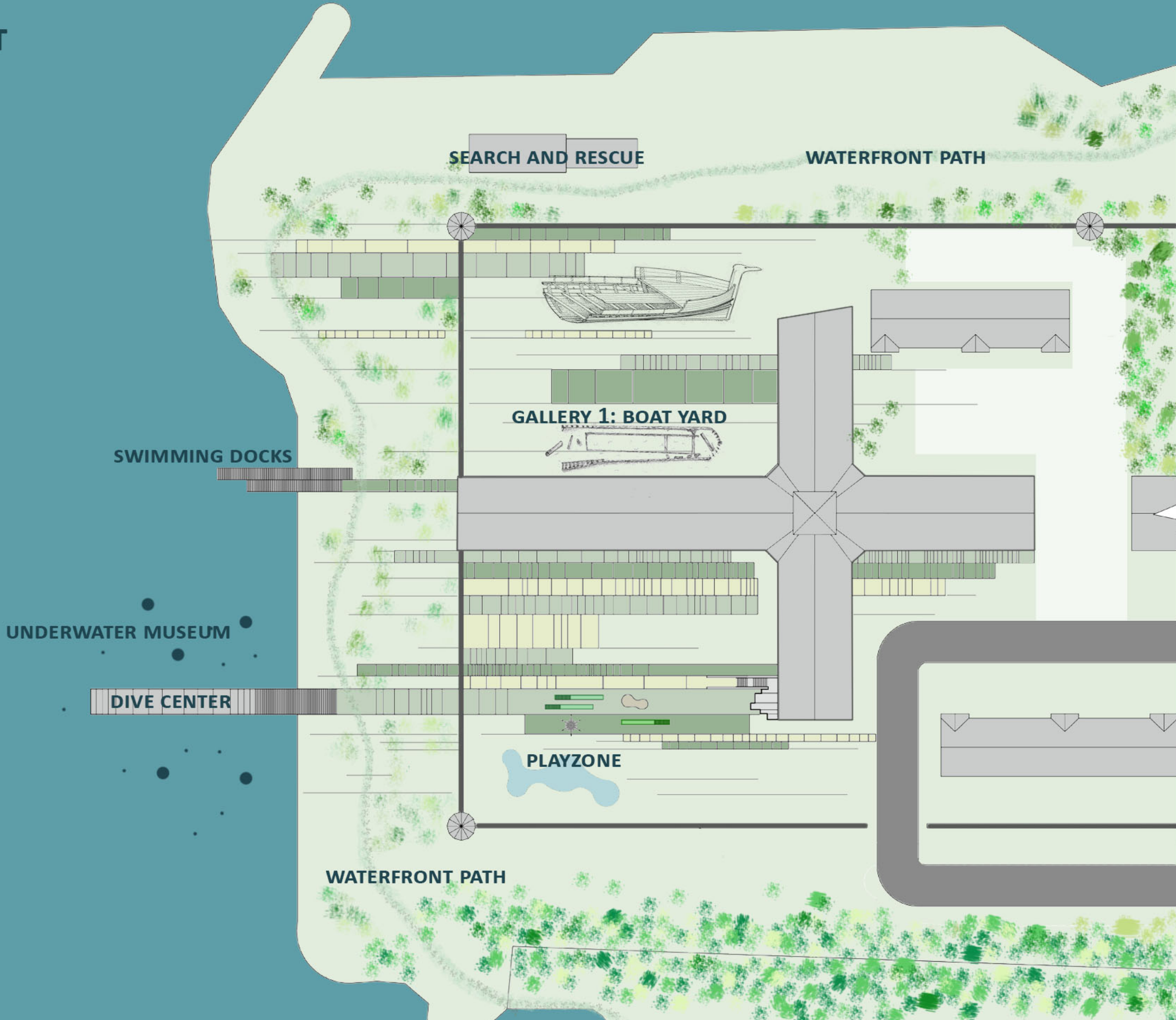
LEVEL L1



LEVEL L2

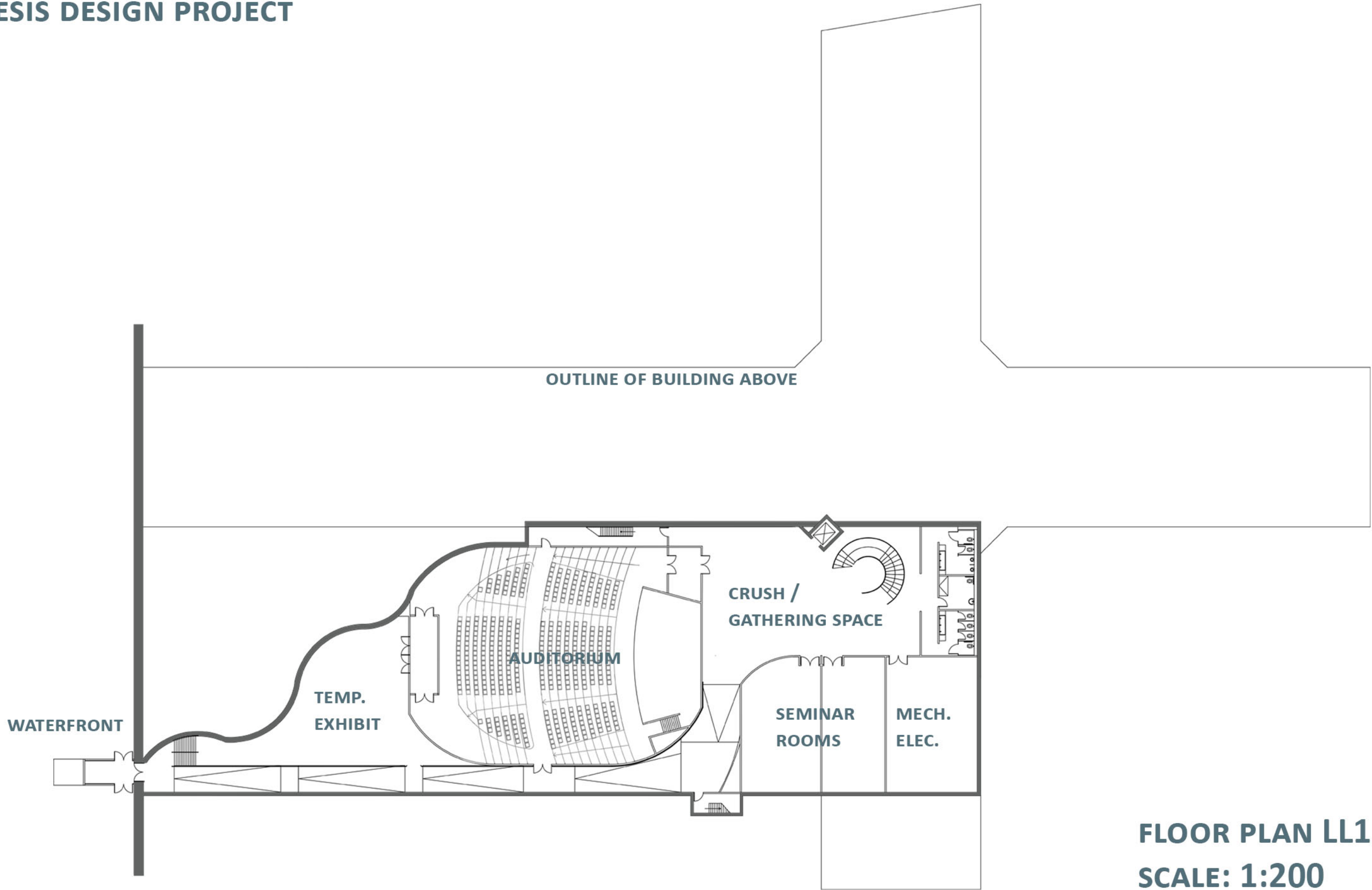


THESIS DESIGN PROJECT

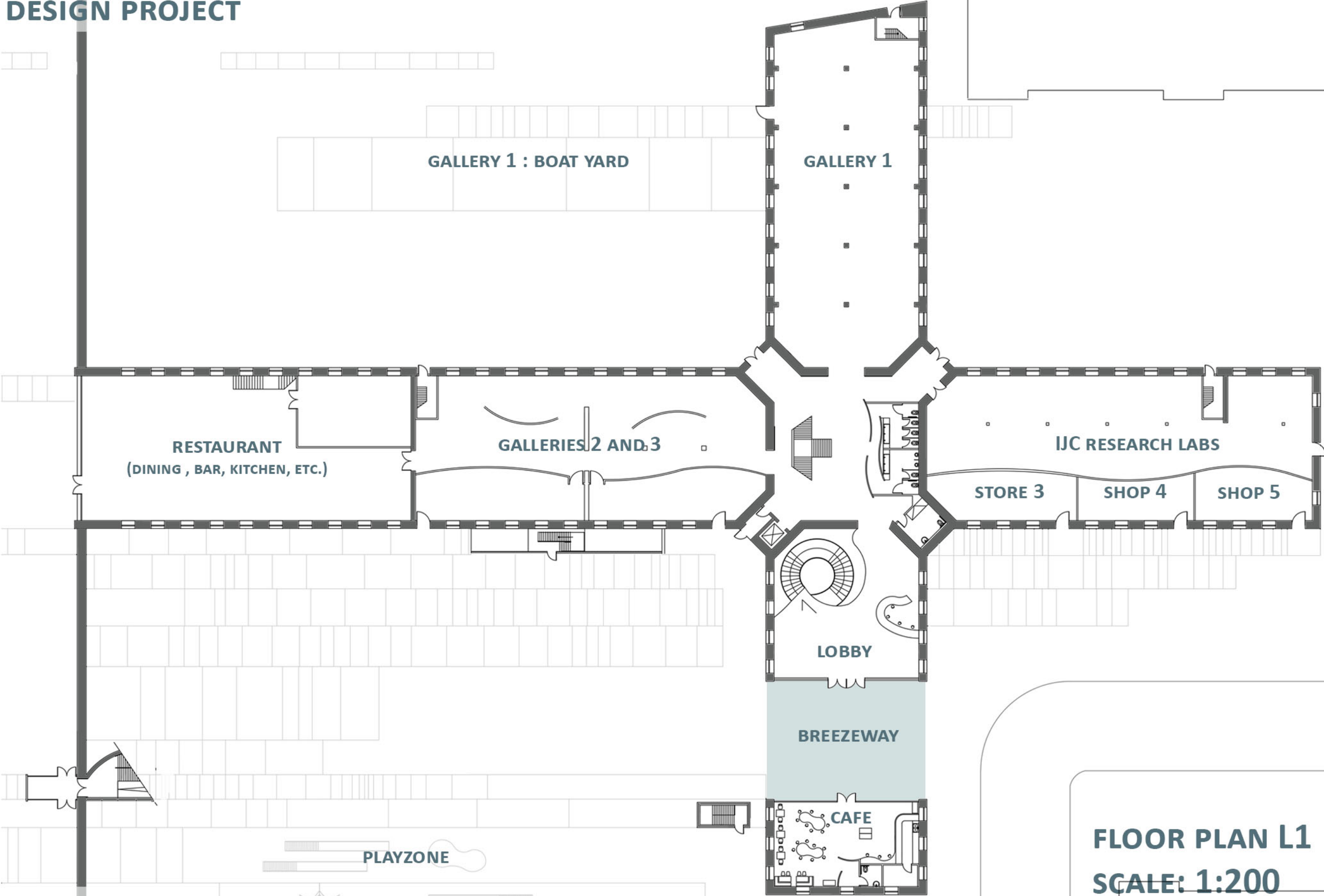


SITE PLAN
SCALE: 1:500

THESIS DESIGN PROJECT

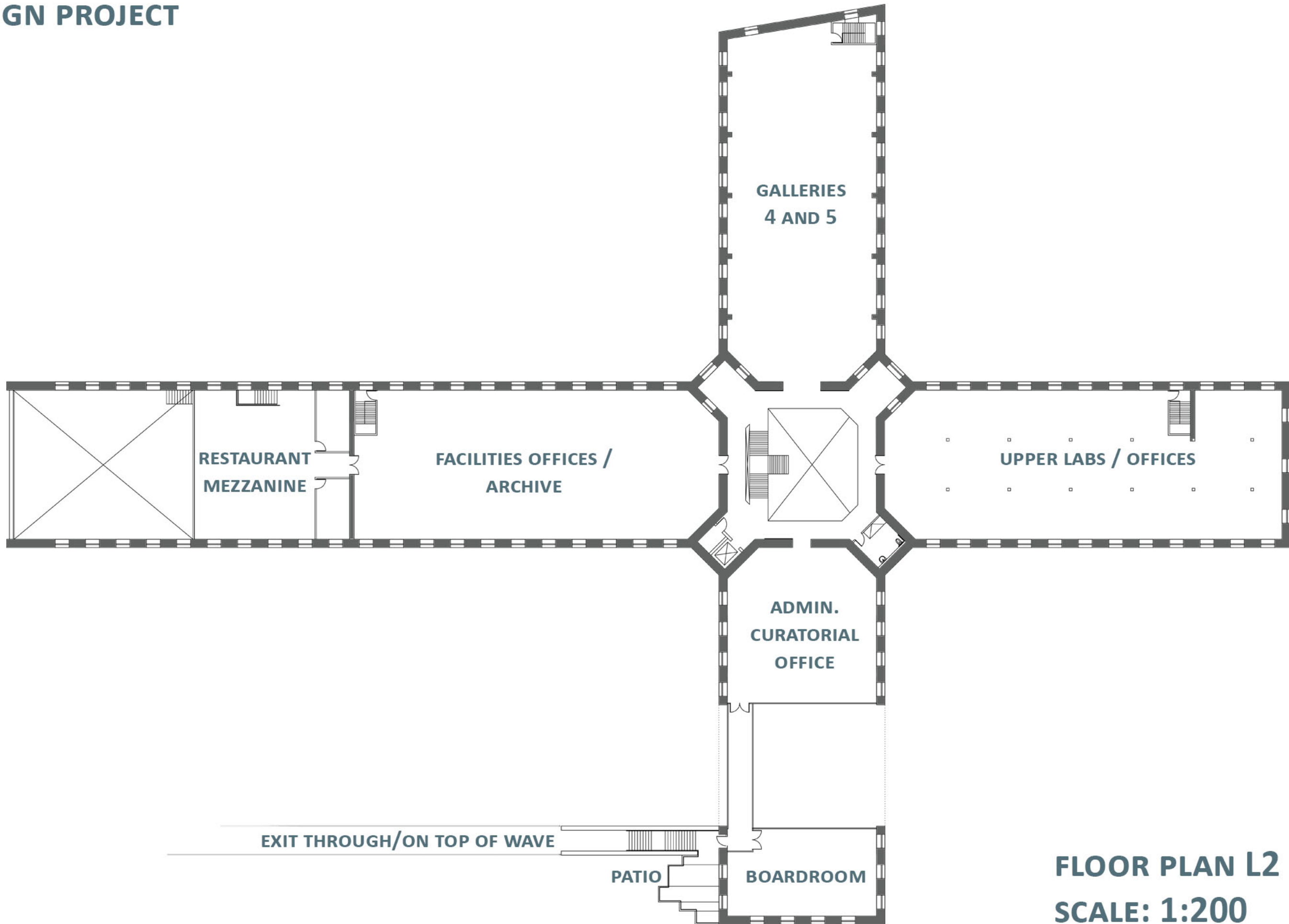


THESIS DESIGN PROJECT



FLOOR PLAN L1
SCALE: 1:200

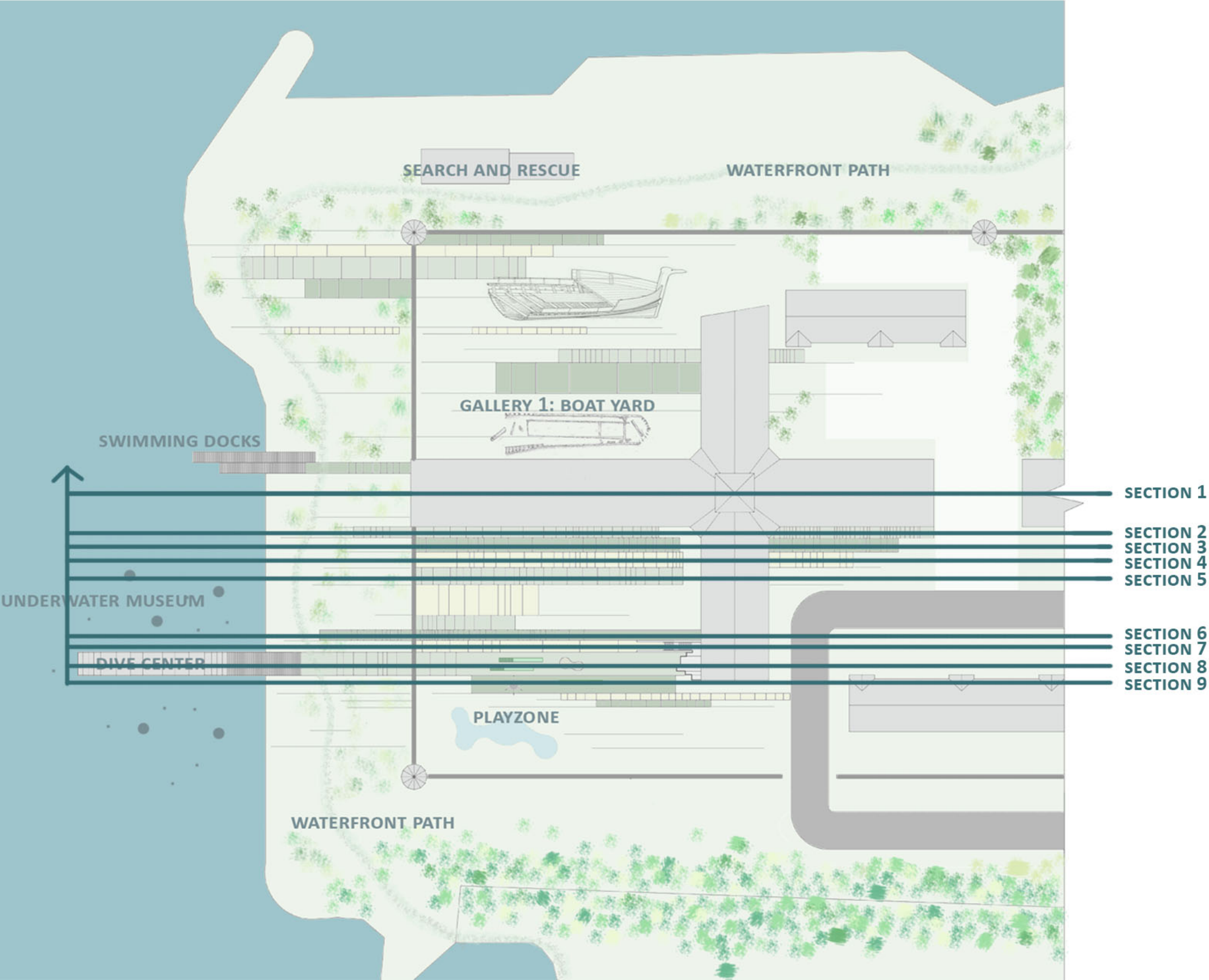
THESIS DESIGN PROJECT



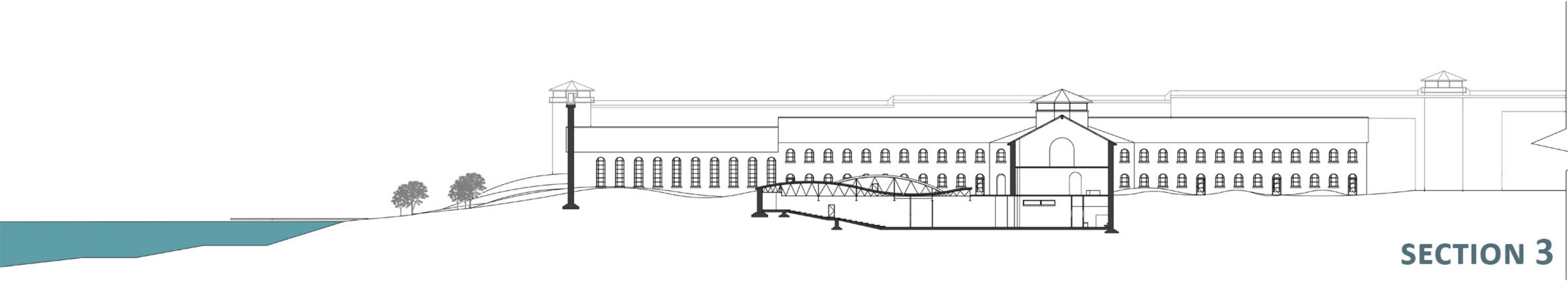
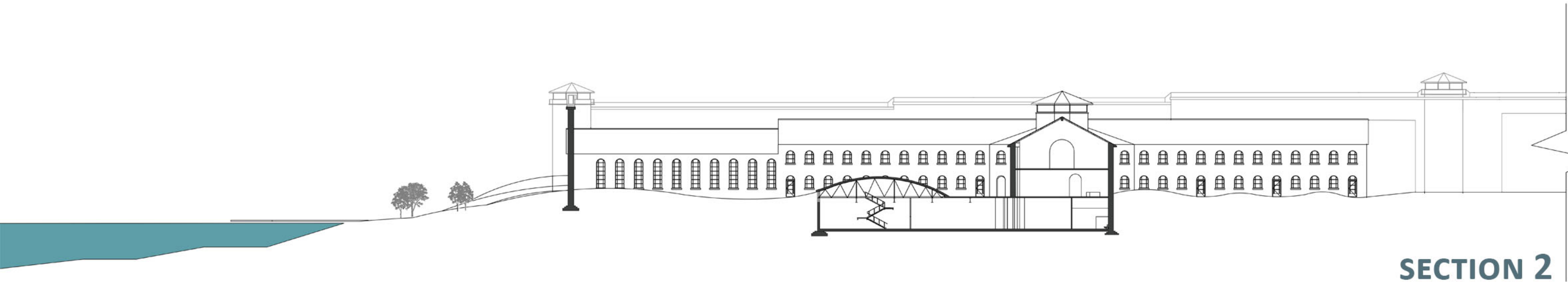
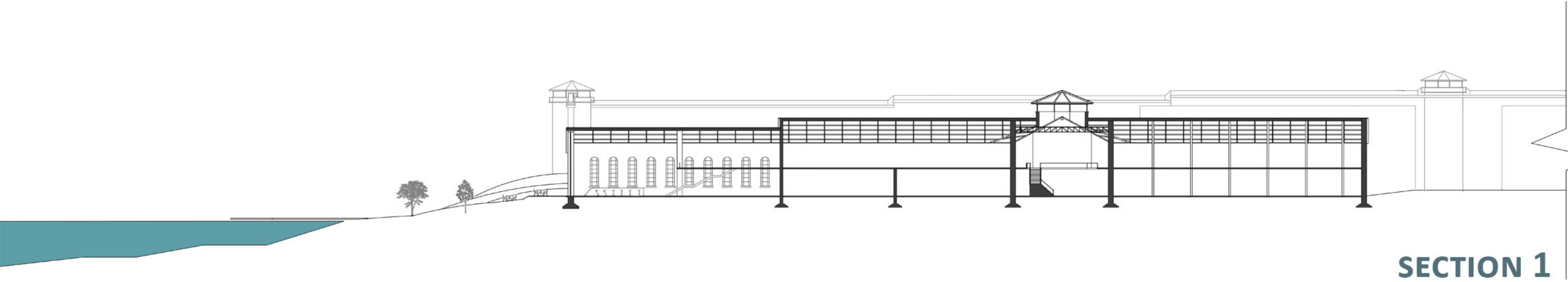
FLOOR PLAN L2
SCALE: 1:200

THESIS DESIGN PROJECT

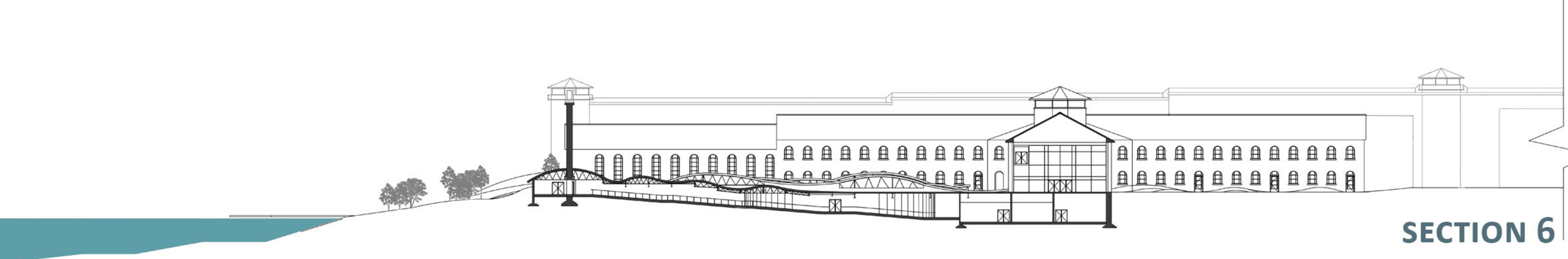
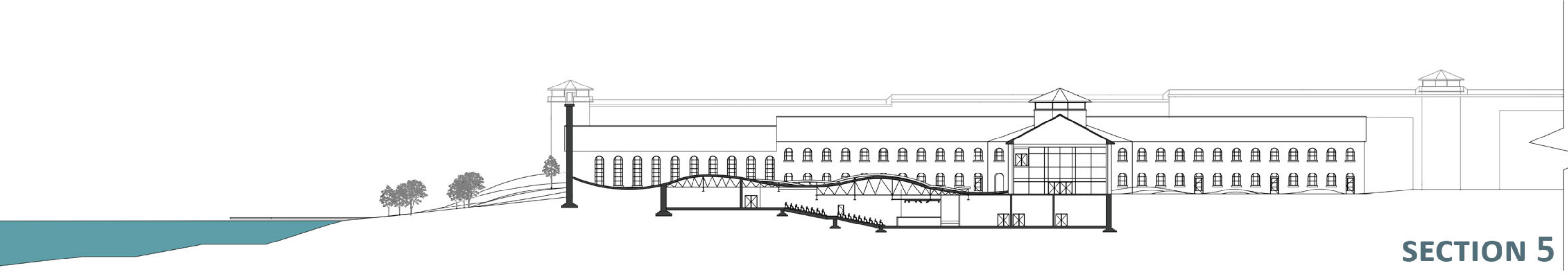
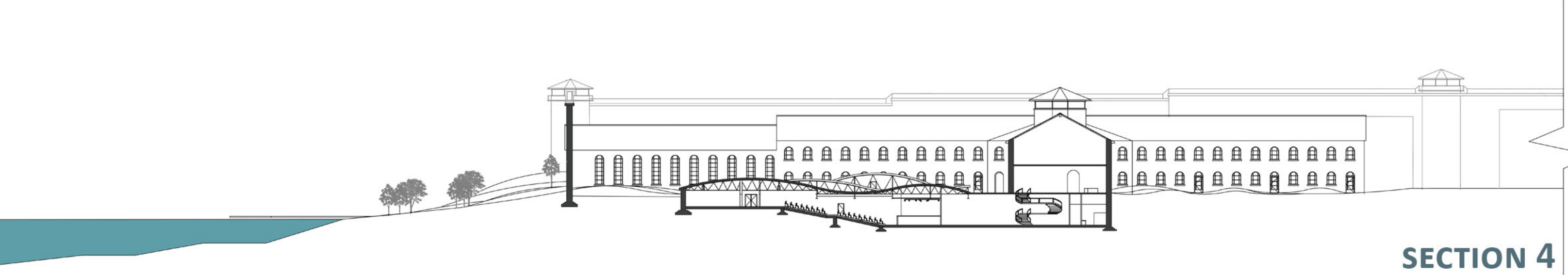
SECTIONS - KEY PLAN



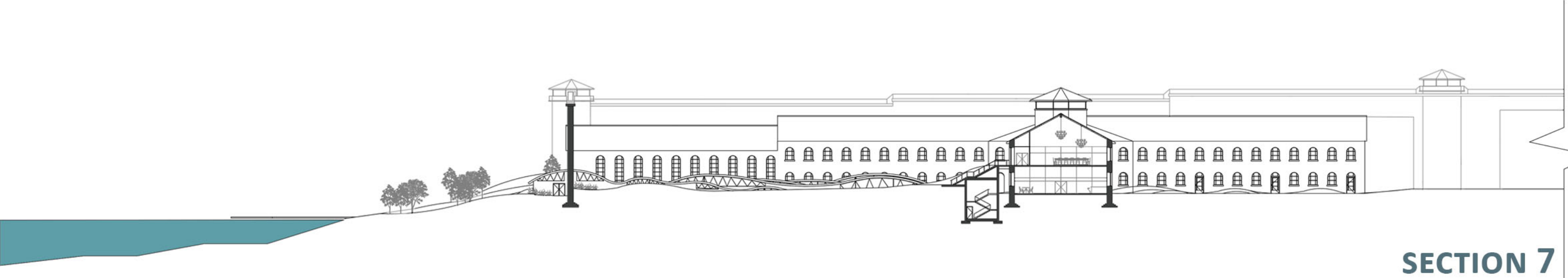
THESIS DESIGN PROJECT



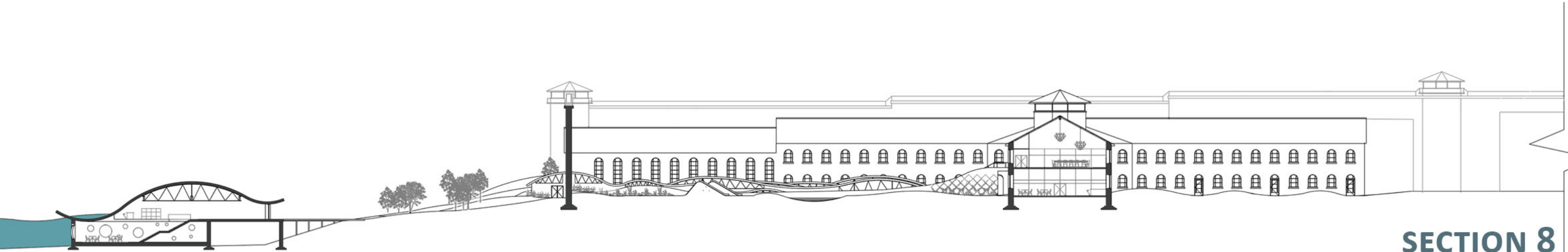
THESIS DESIGN PROJECT



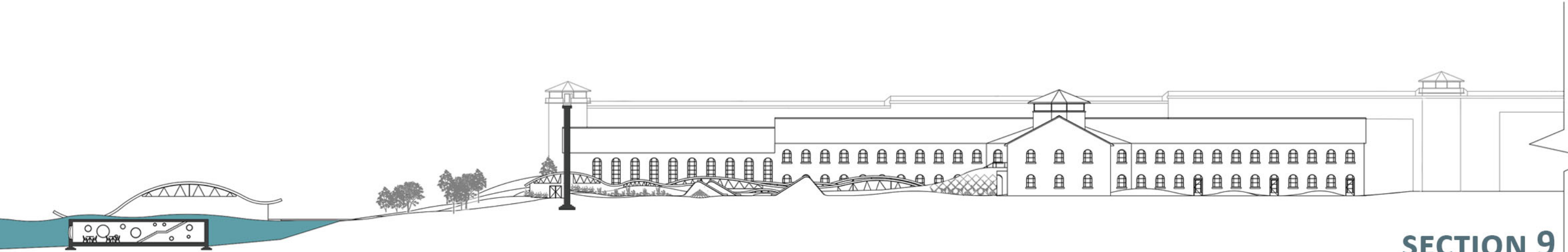
THESIS DESIGN PROJECT



SECTION 7

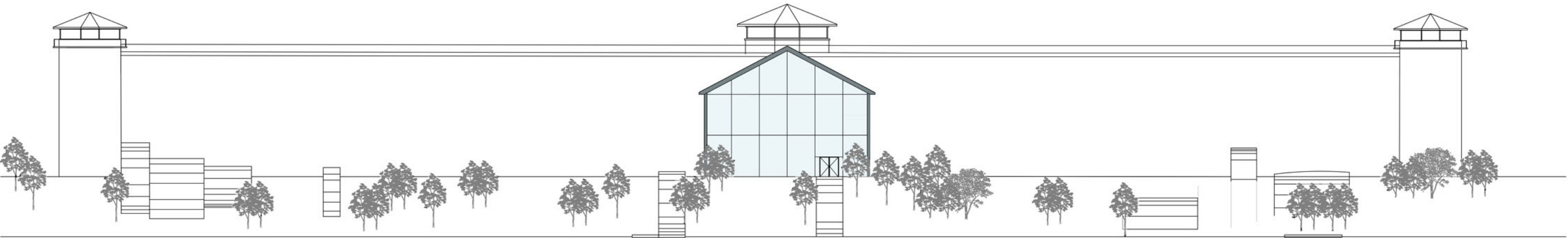


SECTION 8



SECTION 9

THESIS DESIGN PROJECT



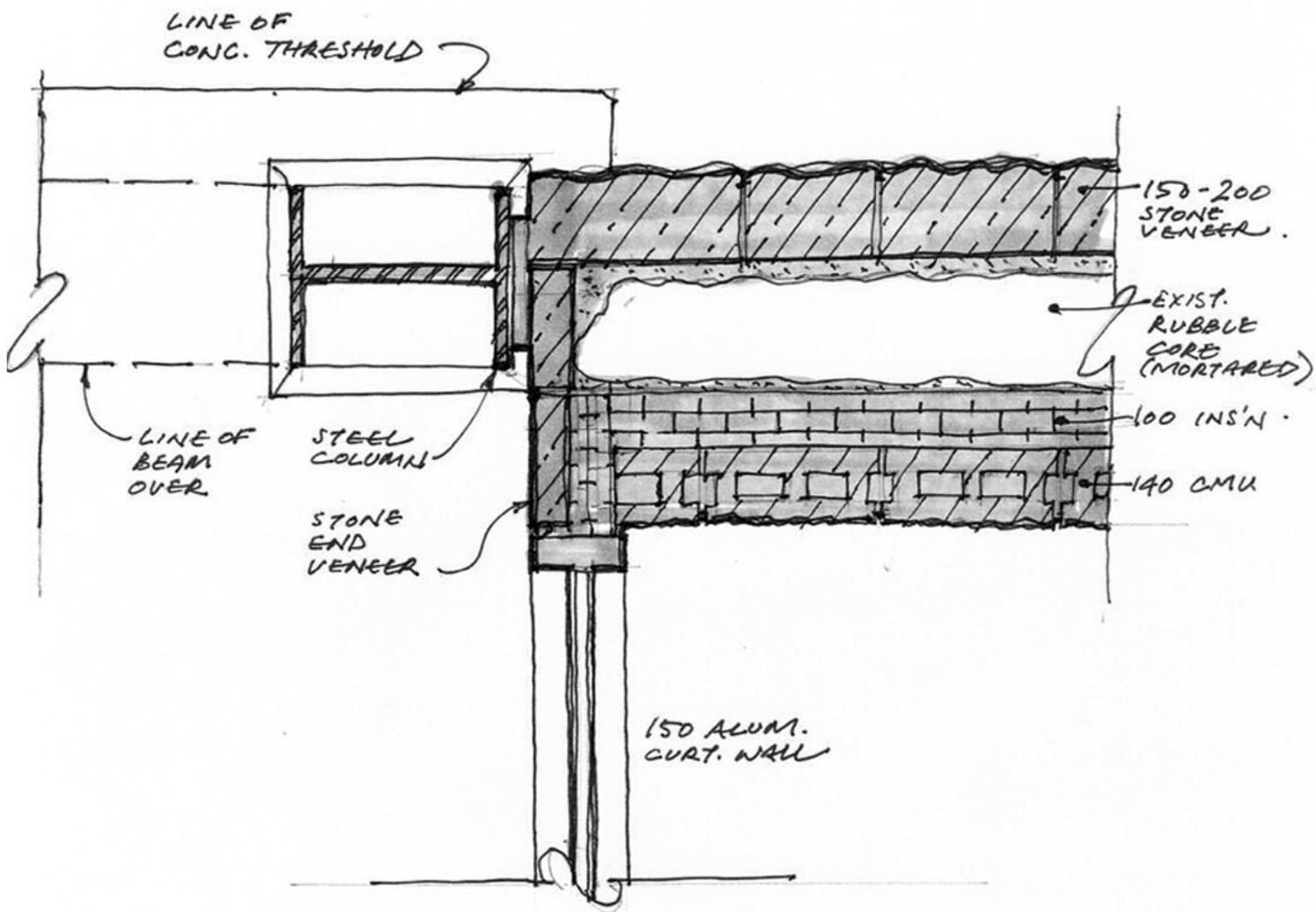
SOUTH ELEVATION



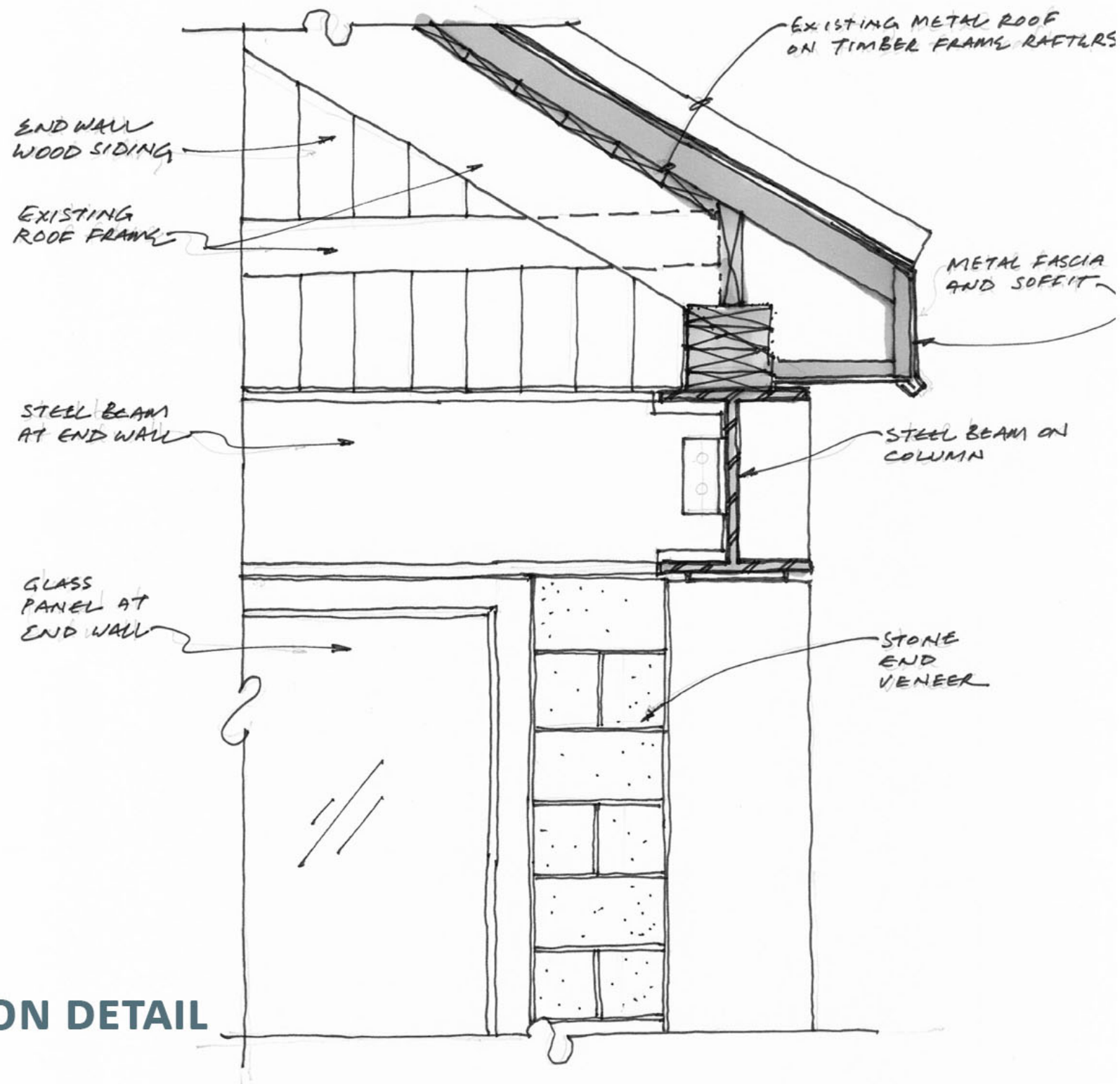
NORTH ELEVATION

THESIS DESIGN PROJECT

DETAILS AT BREEZEWAY



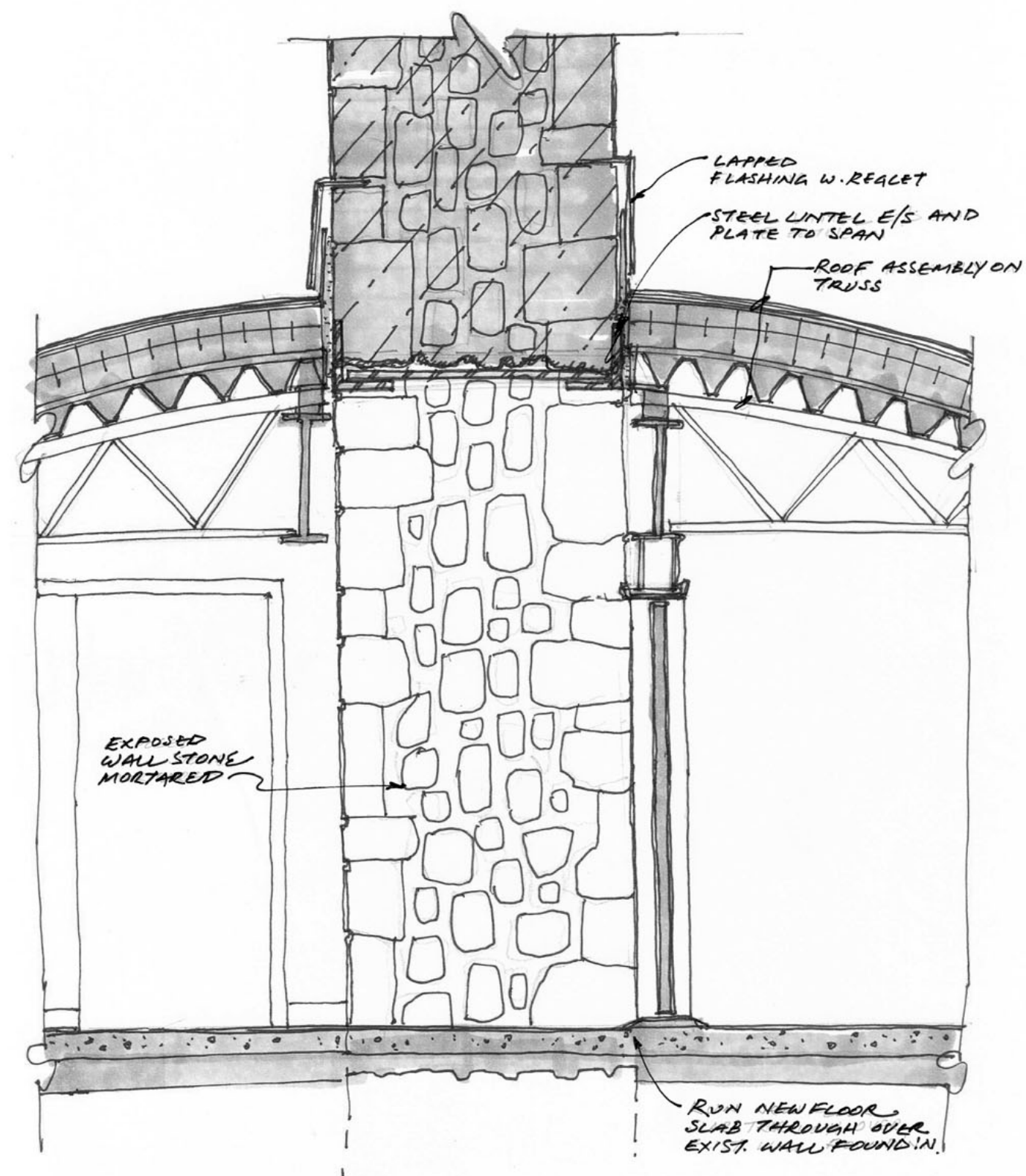
PLAN DETAIL



SECTION DETAIL

THESIS DESIGN PROJECT

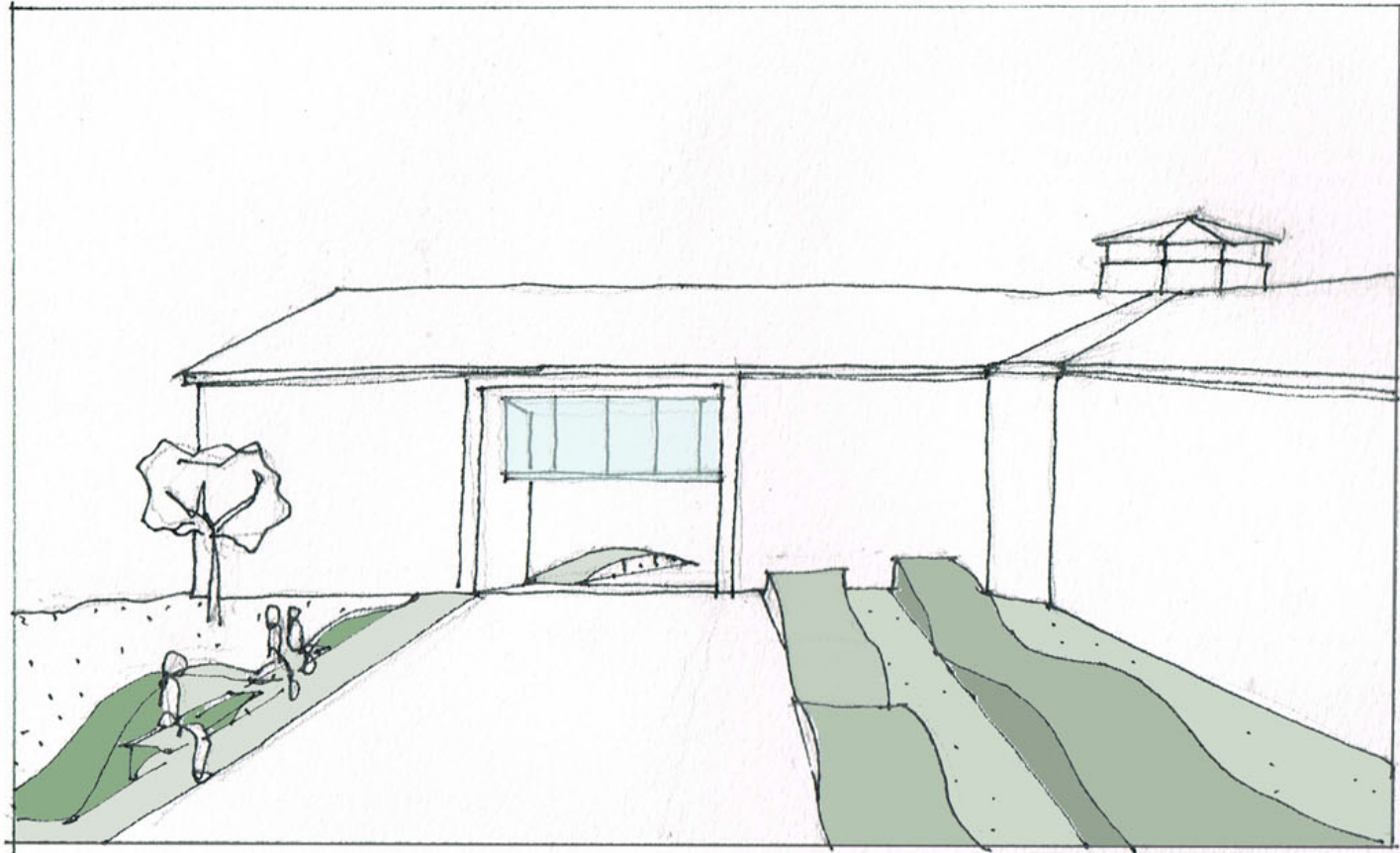
DETAILS AT PENETRATION THROUGH PERIMETER WALL



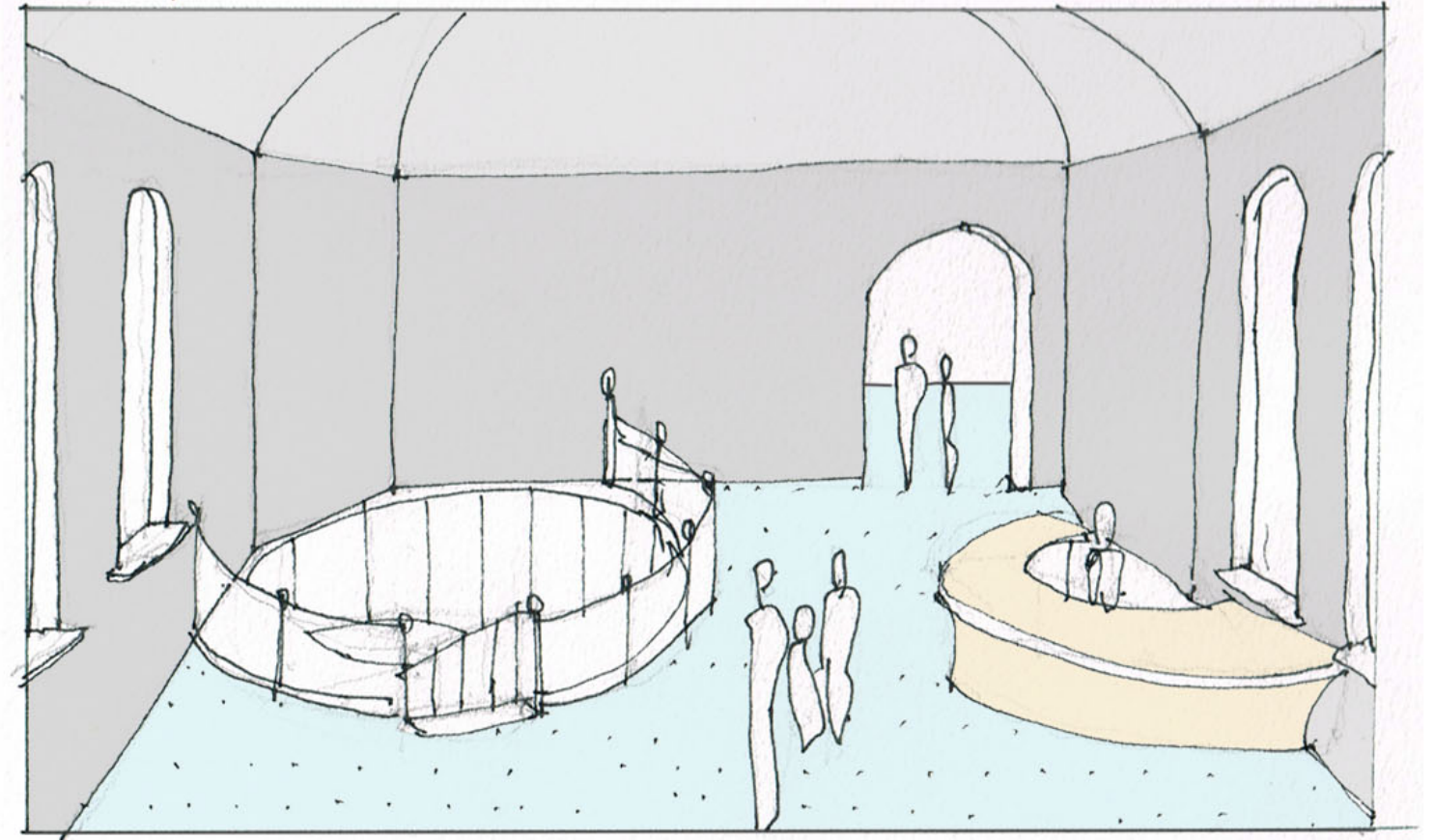
SECTION DETAIL

THESIS DESIGN PROJECT

PERSPECTIVES



VIEW OF APPROACH / ENTRANCE



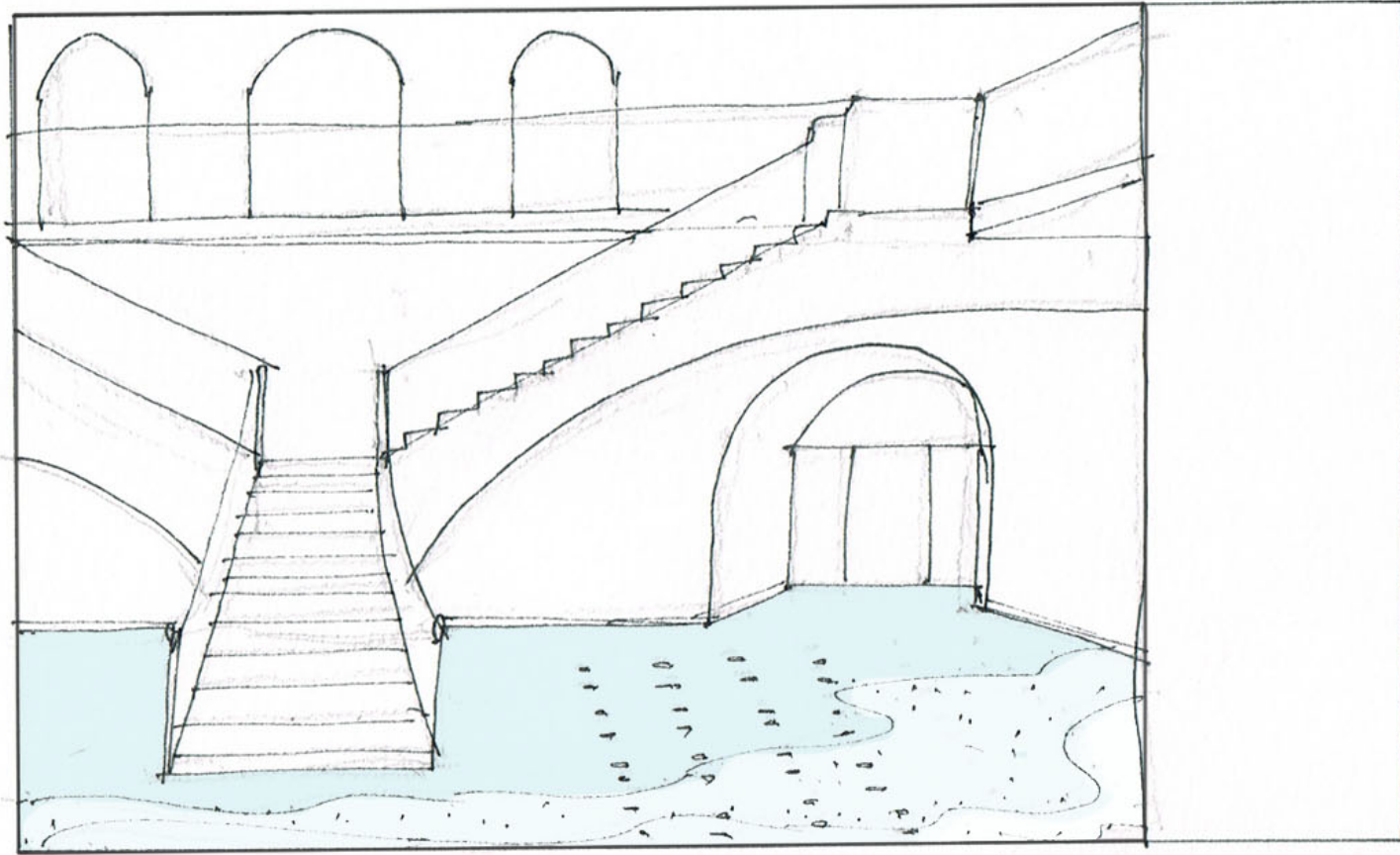
VIEW OF LOBBY



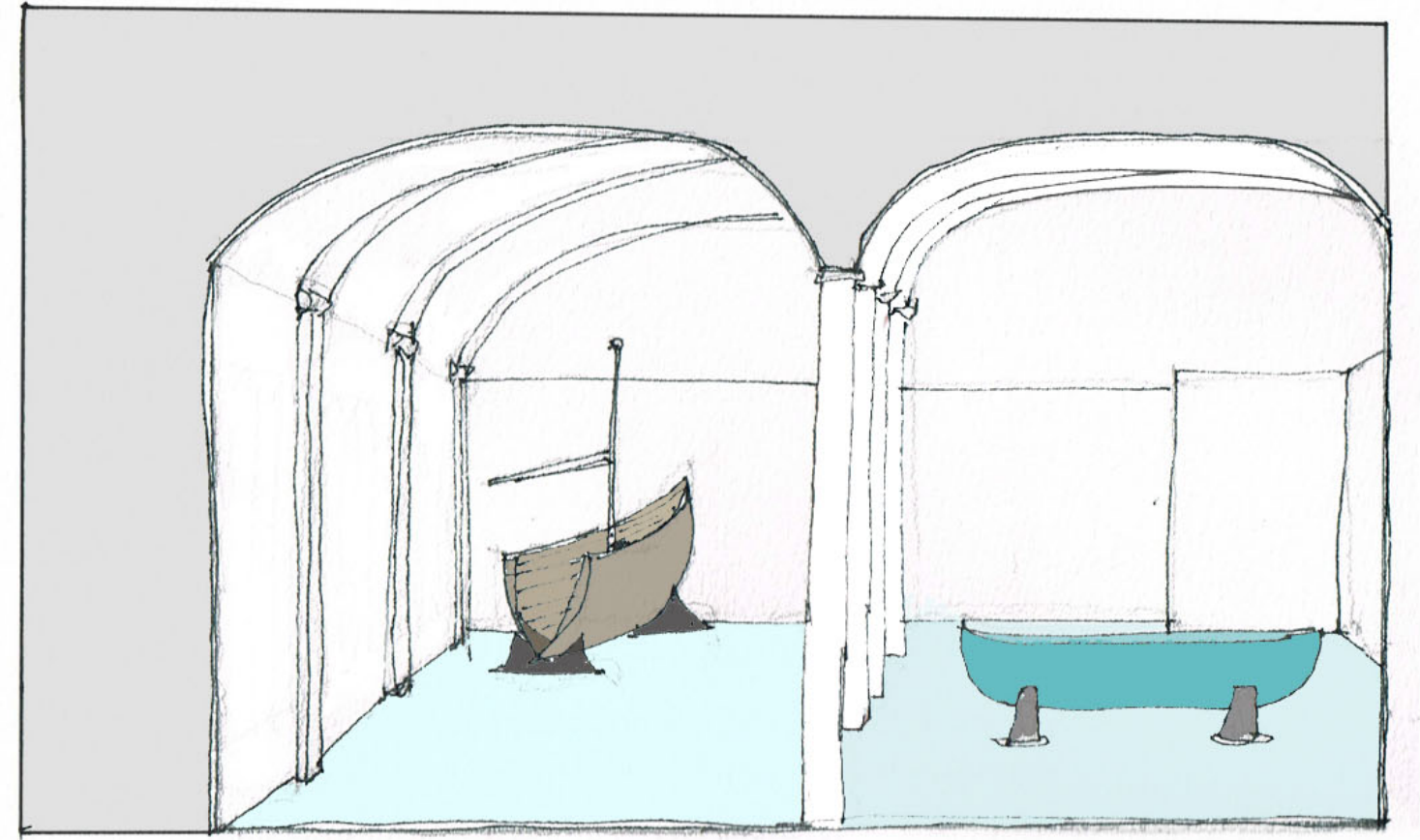
THE LANDSCAPE WAVES ARE TO BE OF DIFFERENT MATERIAL AND TEXTURES.

THESIS DESIGN PROJECT^T

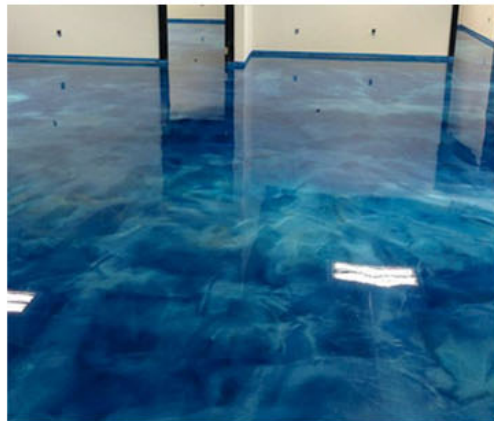
PERSPECTIVES



VIEW OF CENTRE STAIRS

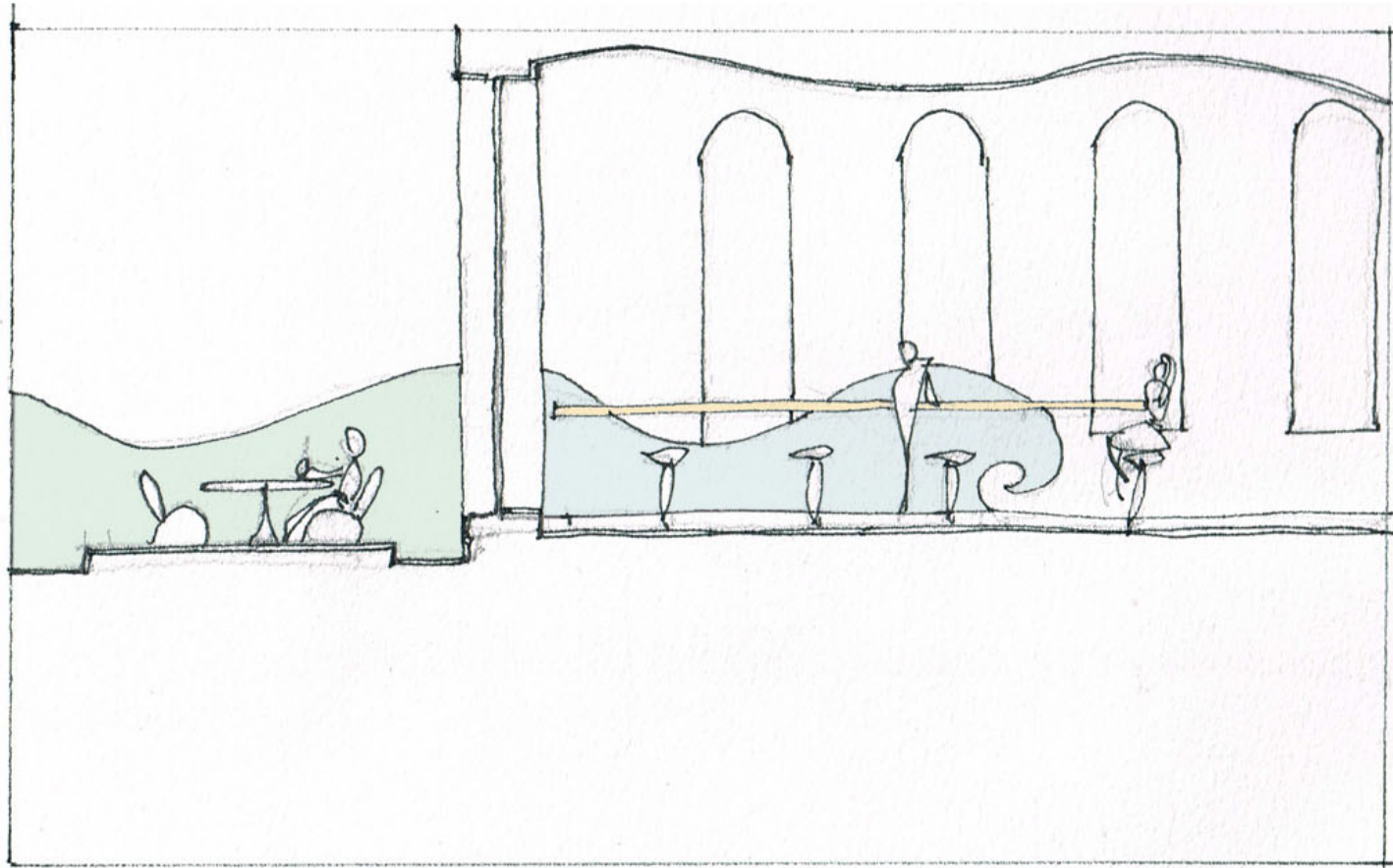


VIEW OF GALLERY ONE, BOAT EXHIBIT

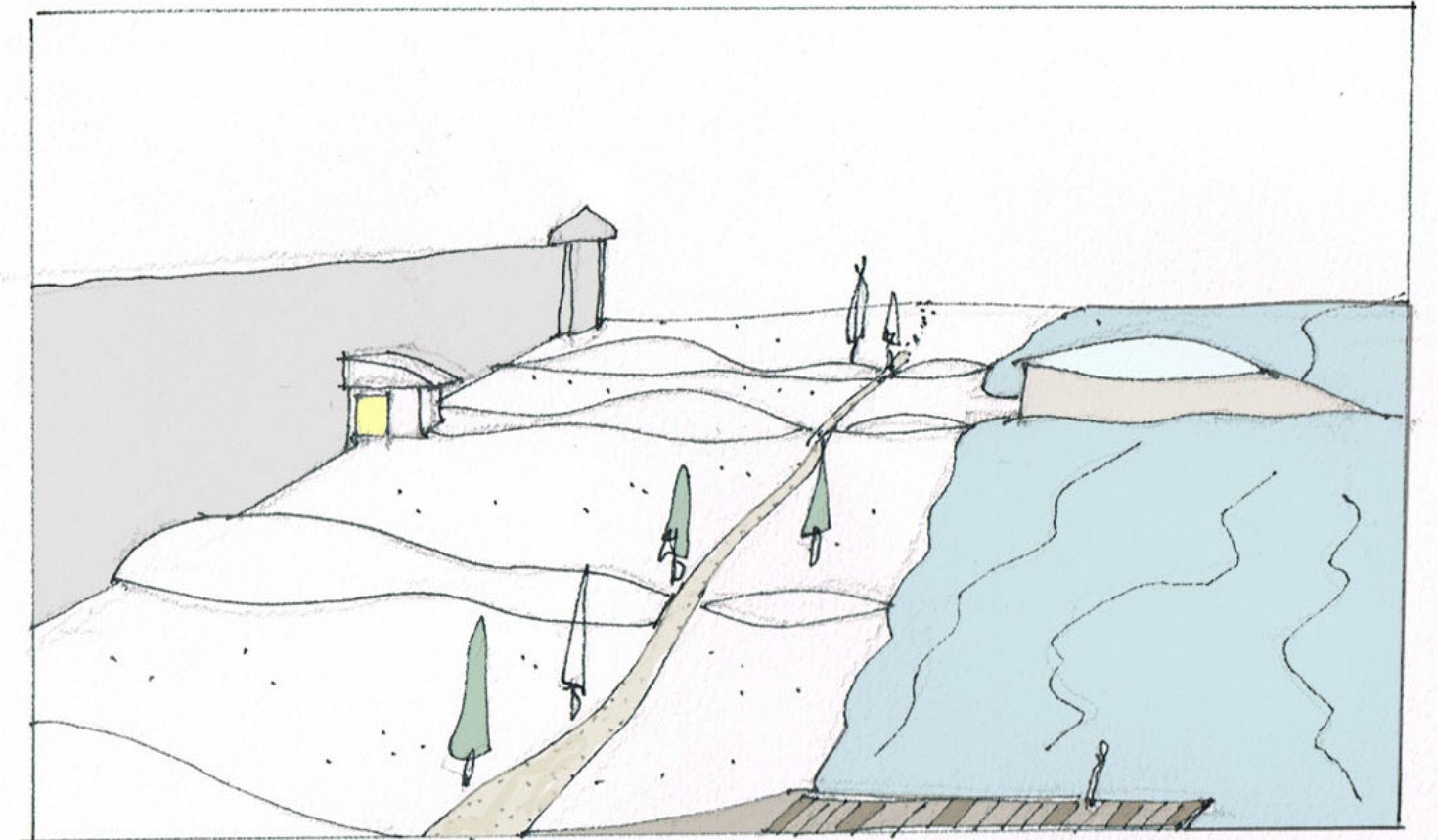


THESIS DESIGN PROJECT

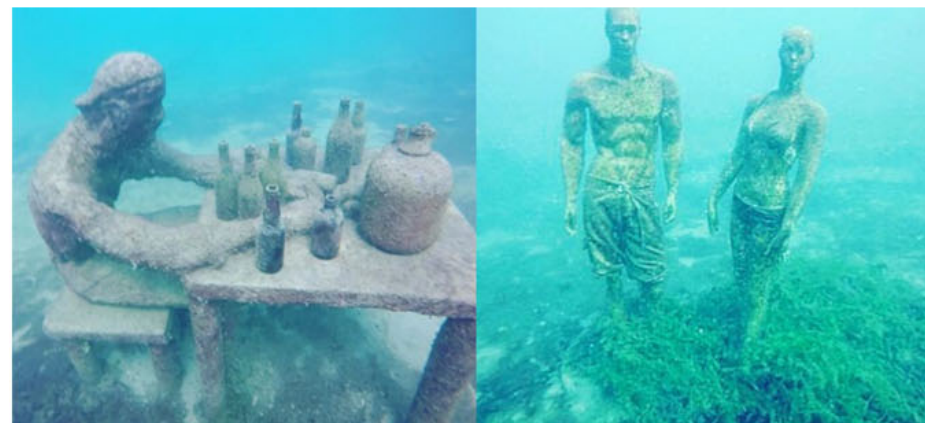
PERSPECTIVES



VIEW OF RESTAURANT AND PATIO

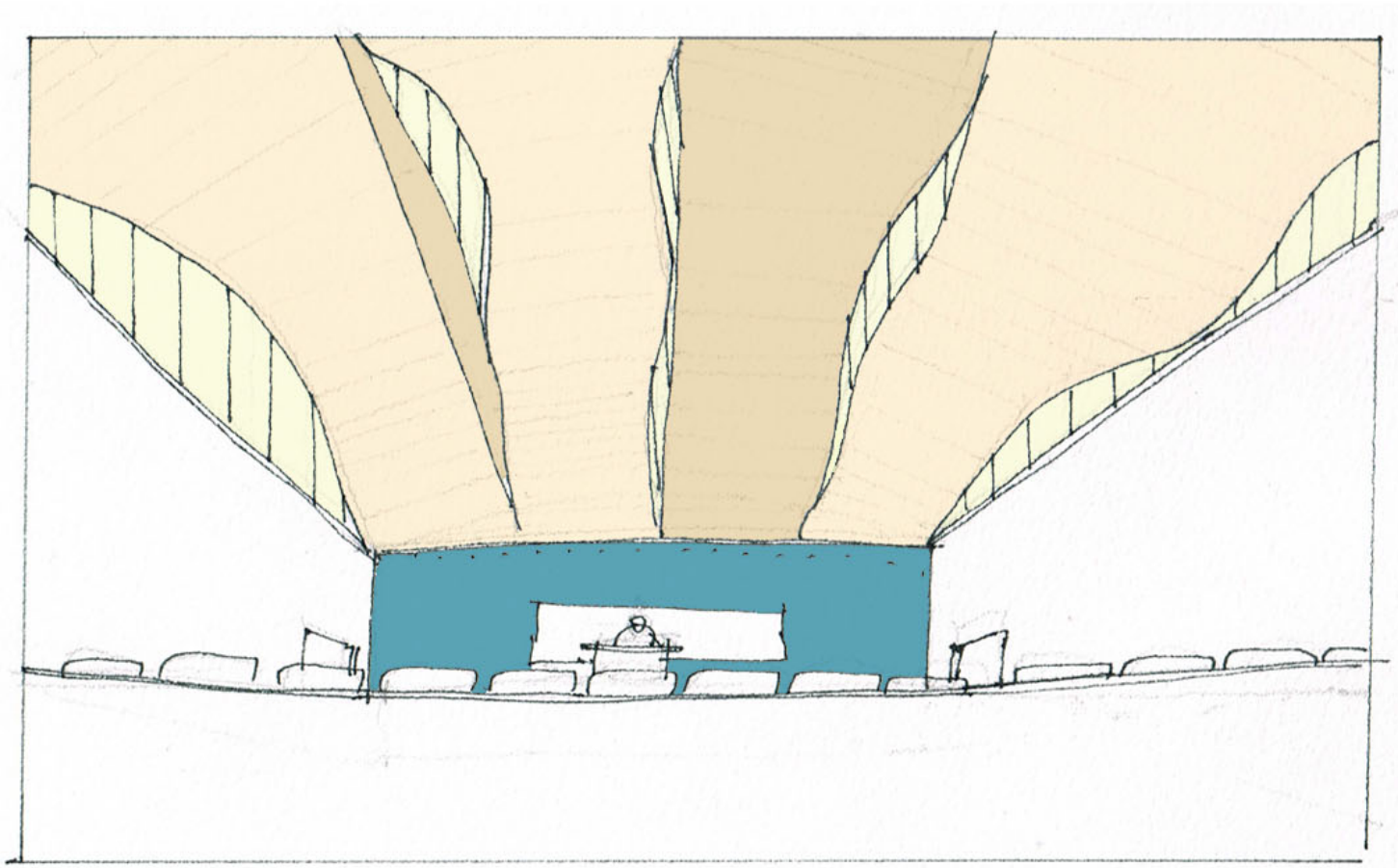


VIEW OF WATERFRONT AND DIVE CENTER

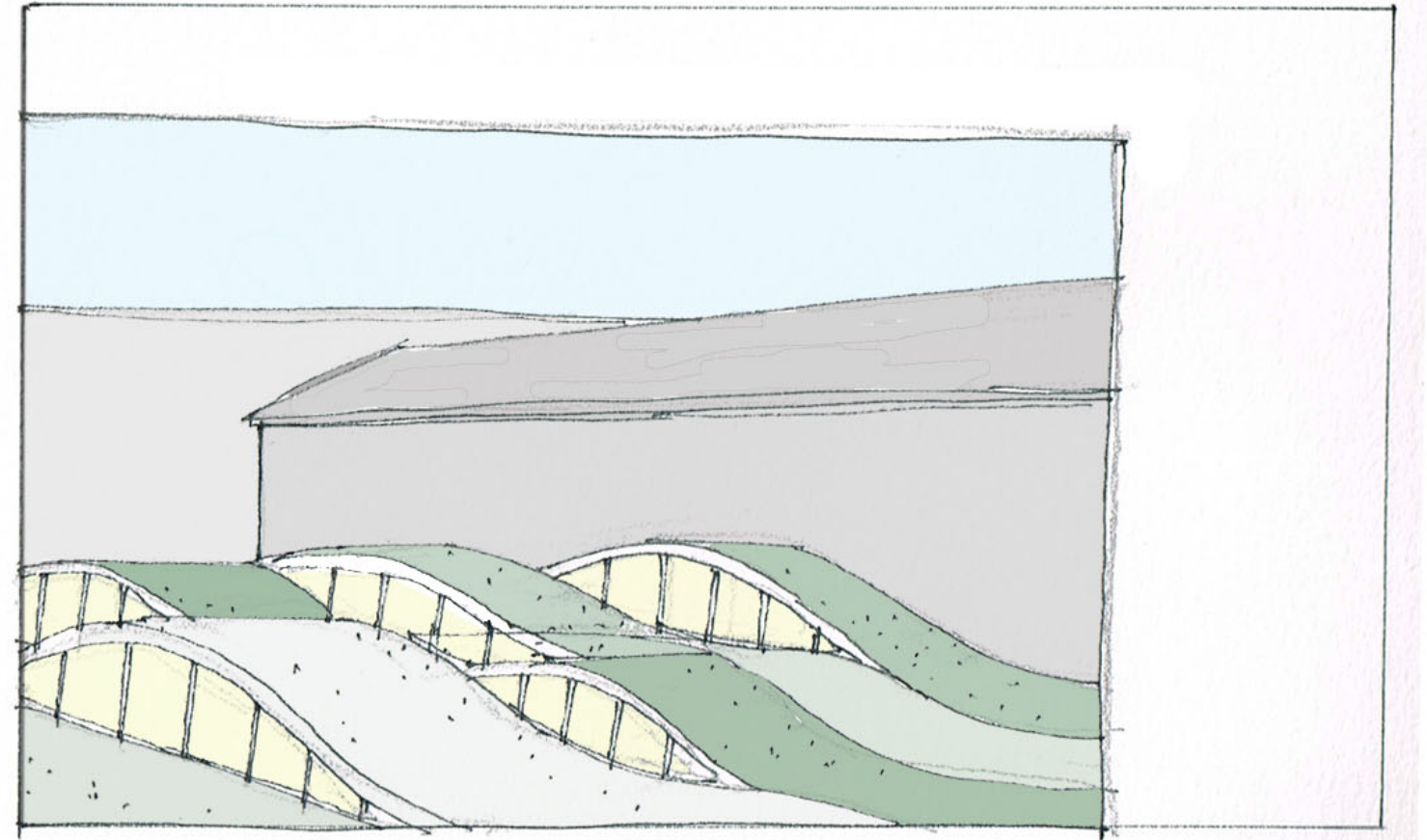


THESIS DESIGN PROJECT

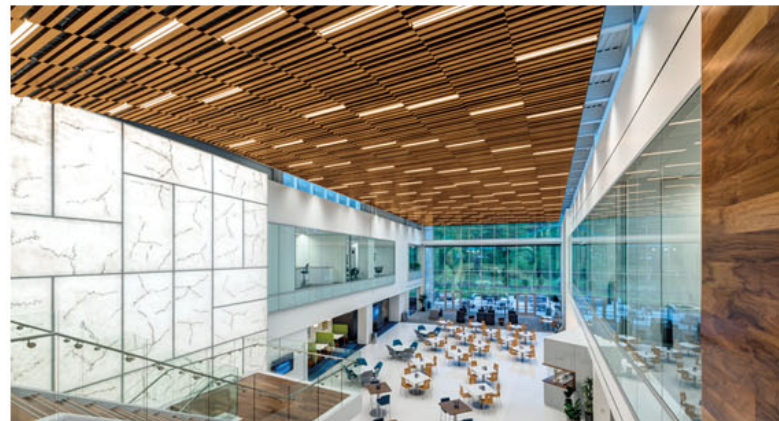
PERSPECTIVES



VIEW INSIDE THE AUDITORIUM



VIEW ABOVE THE AUDITORIUM



An aerial photograph of a beach with turquoise waves crashing onto the shore, creating white foam. The text is centered over the foam.

--- THE END ---