

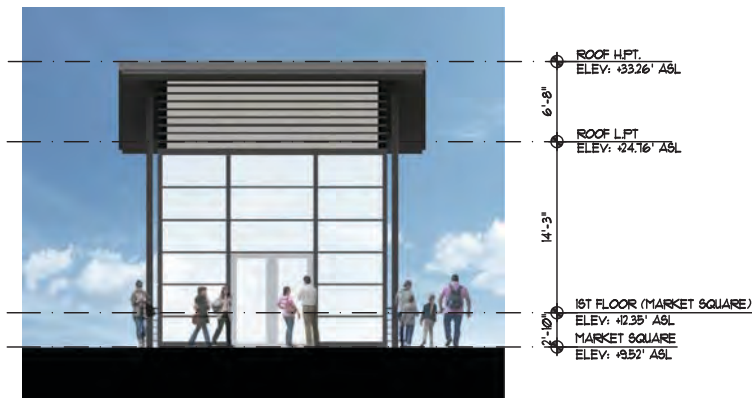
MARKET SHED PROJECT NARRATIVE

The Market Shed pavilion has been designed to fit within the context of the development's other small scaled pavilions that are set within landside open space or on new piers. These other pavilions include the Capital Yacht Club, the Dock Master building, the Jetty Terminal pavilion and the Pier House. As with these previously approved designs, the Market Shed will be seen "In the Round" from all sides and has thus been designed to sit as an object within the Market Square. In addition, the Market Shed, draws inspiration from the planned renovation and adaptive reuse of a 1916 Oyster Shed on the adjacent Fish Market property which is detailed in a similar fashion with finer details of wide-flange support columns with broad overhanging eaves.

The Market Shed is distinguished by its long butterfly roof that accentuates movement from Maine Avenue to Market Pier as a transition from land to water. Meant to be seen from both ground level and above, this long standing seam roof will sit on freestanding structural steel frame that is set proud of two inset glass and metal panel retail pavilions under the butterfly roof. Long overhangs toward Maine Ave and Market Pier will shelter an entry door from the east and a tenant operated terrace with doors accessing the western most retail space at the west toward the water. Intended to provide two independent tenants with access and views on all sides, the inset glass and metal retail areas under the butterfly roof will be bisected by an open air walkway that occurs at the low point of the roof. The building varies in height from the highest point of the butterfly roof at either end at approximately 21'-0" tall to a low point of approximately 12'-0" tall. The building is approximately 18'0" wide by 108' long, with roof overhangs that vary from 4' to 9'.



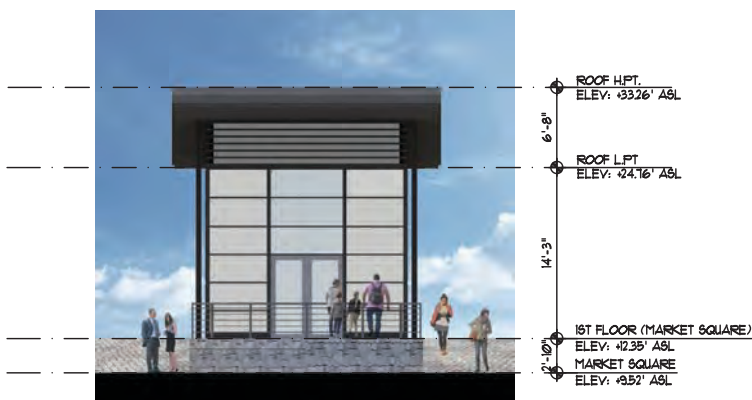
NOTE: FISH MARKET BUILDINGS ARE NOT SUBJECT TO THIS PUD.



NORTH ELEVATION



EAST ELEVATION

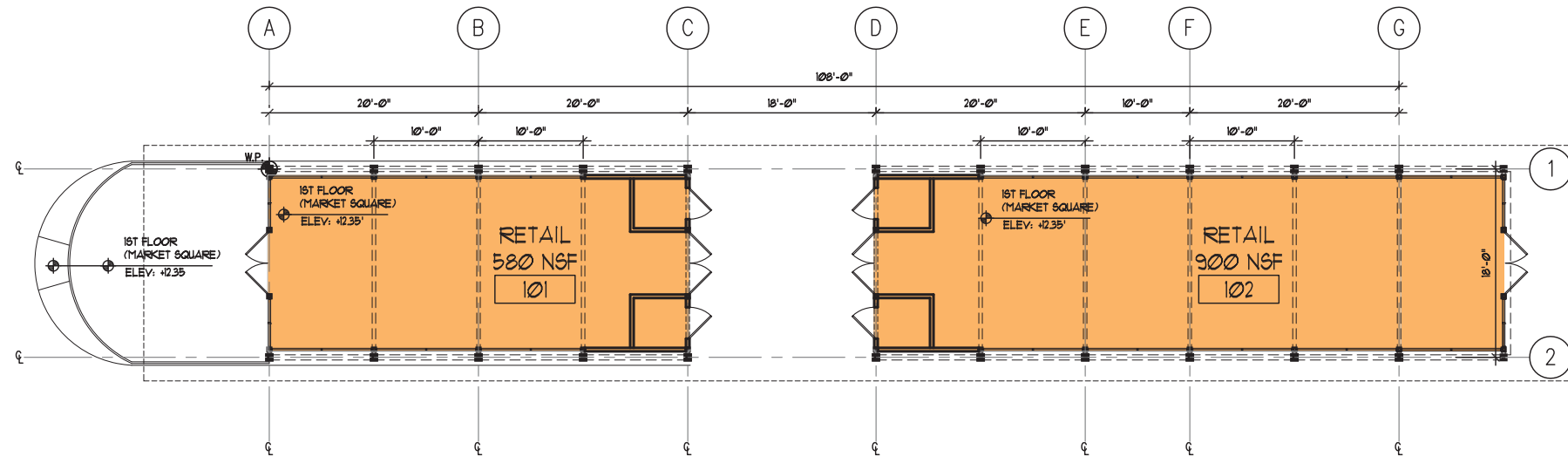


SOUTH ELEVATION

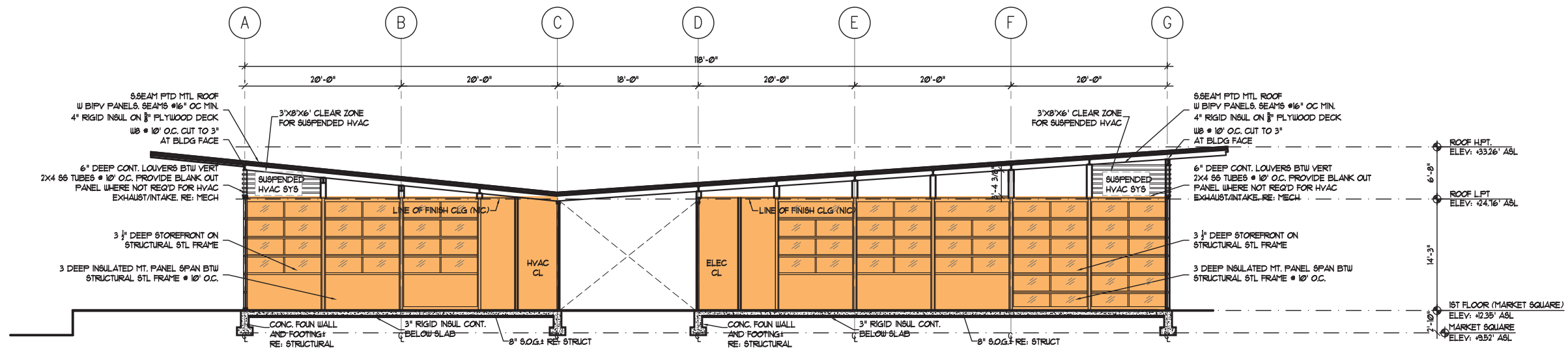


WEST ELEVATION

NOTE: FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.

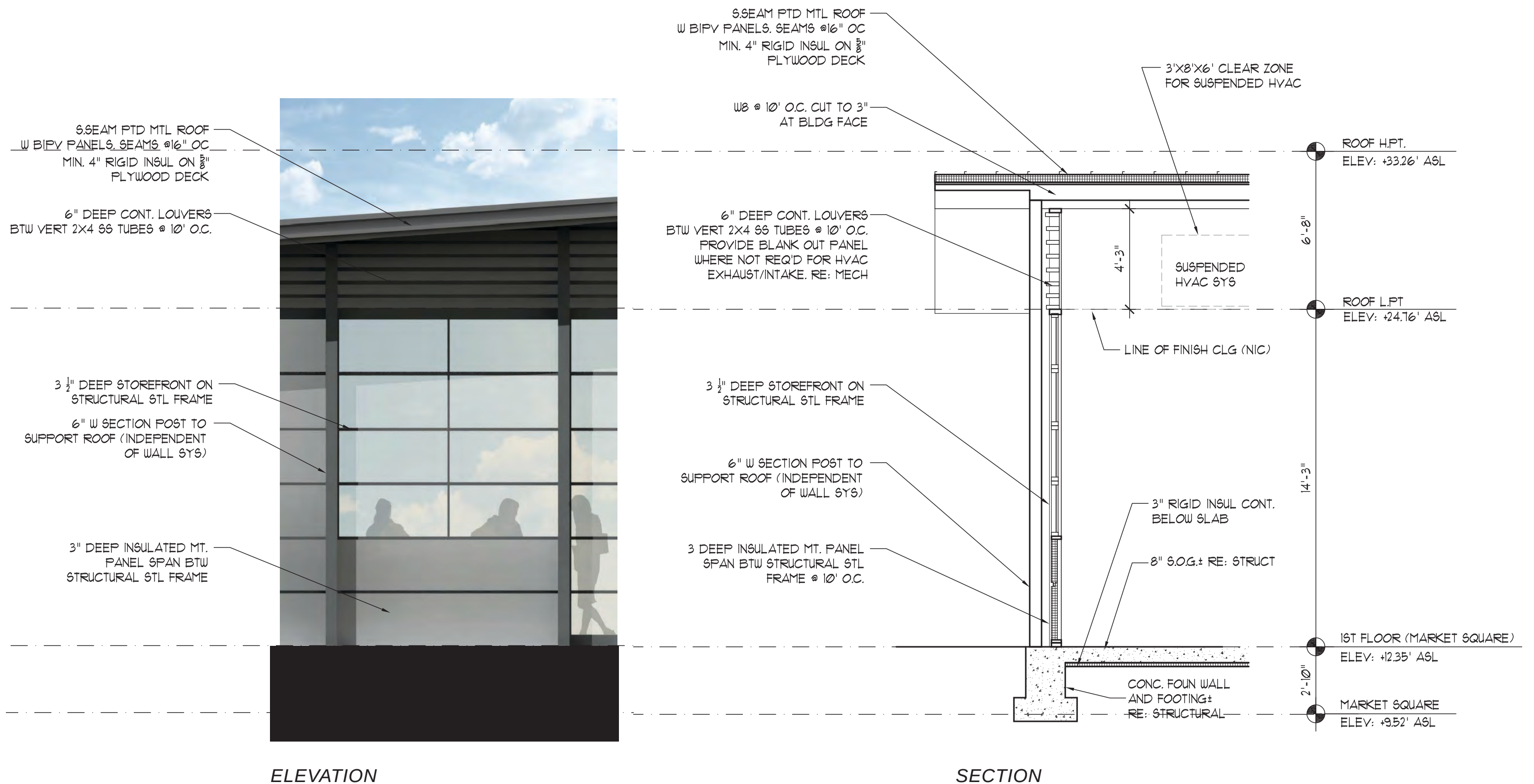


GROUND LEVEL PLAN



SECTION

NOTE: THE INTERIOR PARTITION LOCATIONS AND THE NUMBER, SIZE, AND LOCATIONS OF STAIRS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



NOTE: ALL WINDOW GLAZING SYSTEM DETAILS AND SYSTEMS CONNECTIONS INDICATED ARE PRELIMINARY. ALL FACADE MATERIALS AND PROFILES ARE PRELIMINARY. FINAL WINDOW GLAZING SYSTEMS DETAILS AND CONNECTIONS AND MATERIALS MAY VARY.



SHAPED METAL PANEL
(TYP WALL)



CARDEROCK STONE
(TYP @ BASE)



CLEAR GLASS~ GUARDIAN
RANGE SHOWN (TYP)



KYNAR FINISHED METAL
(TYP TRIM/ COLUMNS)



KYNAR FINISHED FLAT METAL PANEL
(COLOR MATCH TO SHAPED METAL,
TYP.)

NOTE: ALL MATERIALS AND COLORS SHOWN ARE PRELIMINARY. FINAL MATERIALS AND COLOR MAY VARY.



NOTE: FISH MARKET BUILDINGS ARE NOT SUBJECT TO THIS PUD.



NOTE: FISH MARKET BUILDINGS ARE NOT SUBJECT TO THIS PUD.

3

SITE DIAGRAMS

