

M ON MADISON
BALTIMORE, MARYLAND

PROGRAM:

- 74 units: 58 1-bedroom
15 2-bedroom
1 studio
- Amenities: Business Cntr
Fitness Room
Bicycle Storage
Roof Terrace
Gated Parking

SUMMARY:

M on Madison is a 74 unit workforce housing building. the contemporary styled structure is meant to serve as a beacon for the rebirth of the formerly grand North Howard Street corridor. The building is designed to incorporate sustainable design principles and is seeking "green" tax credits.

M on Madison received the highest rating in the history of DHCD's Quality Development Criteria program, a rating system that ensures that only the most deserving projects are awarded funding. Optimizing the use of the sun, improving indoor air quality, using the land responsibly, creating high-performance and moisture-resistant housing, and wisely using the earth's natural resources

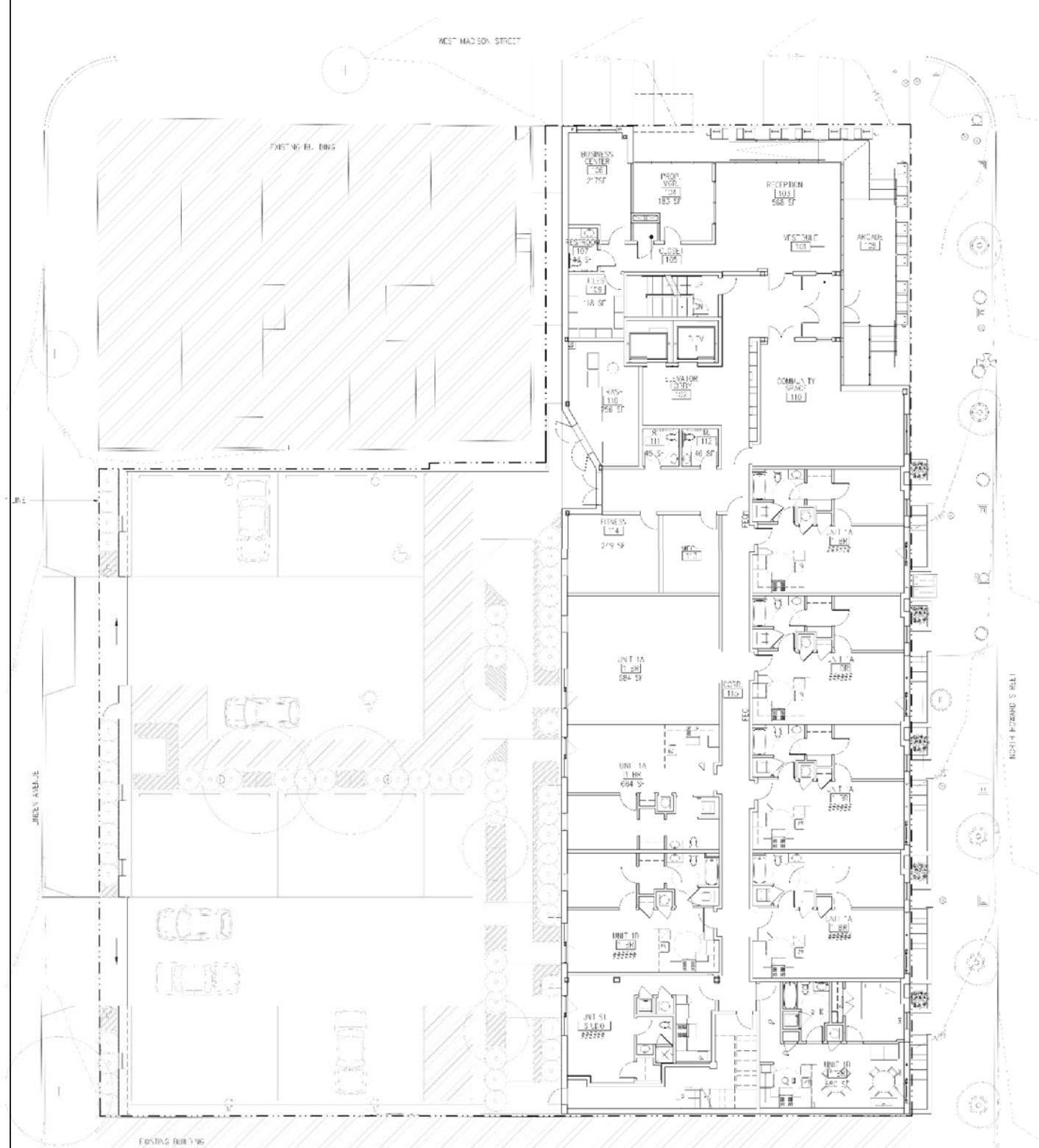
TECHNICAL INFO:

- Storm Water Management: Vegetated Roof is the SWM system
- Utilities: City water supply and sewer service, all other utility service is electric
- Earthwork: 10 feet of compacted fill required due to abandoned underground structures encountered during excavation
- Foundation: Grade beam and auger-cast friction piles
- Structure: Metal framed bearing walls supporting HAMBRO floor system
- HVAC system: Split system; 15 SEER heat pump / Airhandling Unit
- Plumbing: All residential plumbing fixtures, fittings, and appliances reduce water usage from baseline
- Electric: 3 phase, 208v, 30 A electric service
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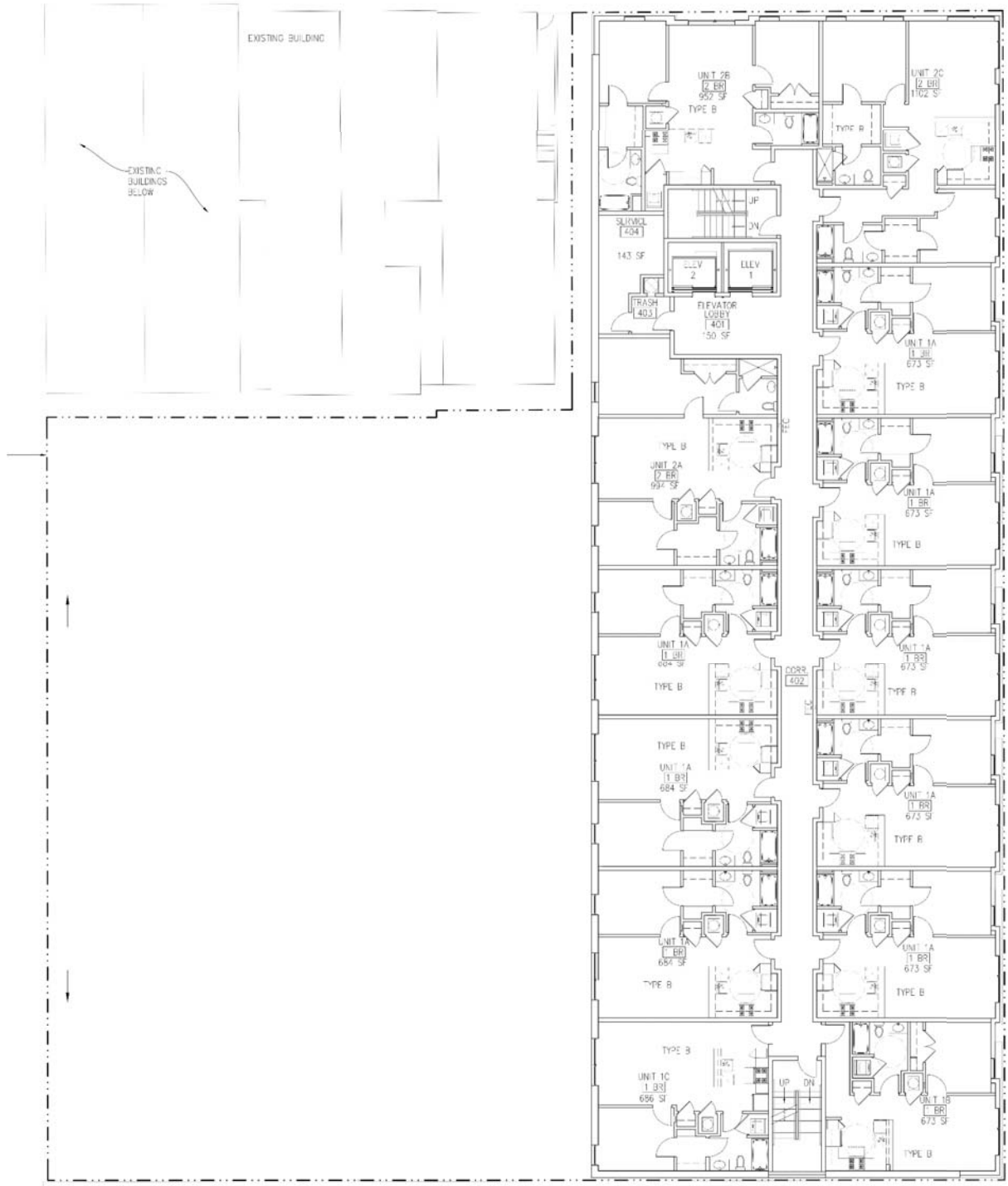
SUSTAINABLE DESIGN FEATURES:

- Designed and Constructed to achieve LEED Gold, Certification Pending
- Compliant with the DHCD's CDA Sustainable Development Criteria program
- Located on previously developed land in a densely urban area of Baltimore City, outside of the 100 year floodplain
- Located within 0.5 miles of the MTA Light Rail and major Bus routes
- Bicycle Storage Room for 25 Bicycles/ No new parking
- Water Use Reduction: 30% Water Use Reduction; 1.28 gal flush water closets, 0.5 gpm lavatories, 1.0 gpm kitchen faucets, 1.75 gpm shower heads
- Vegetated green space at roof level doubles as the Storm water Management System

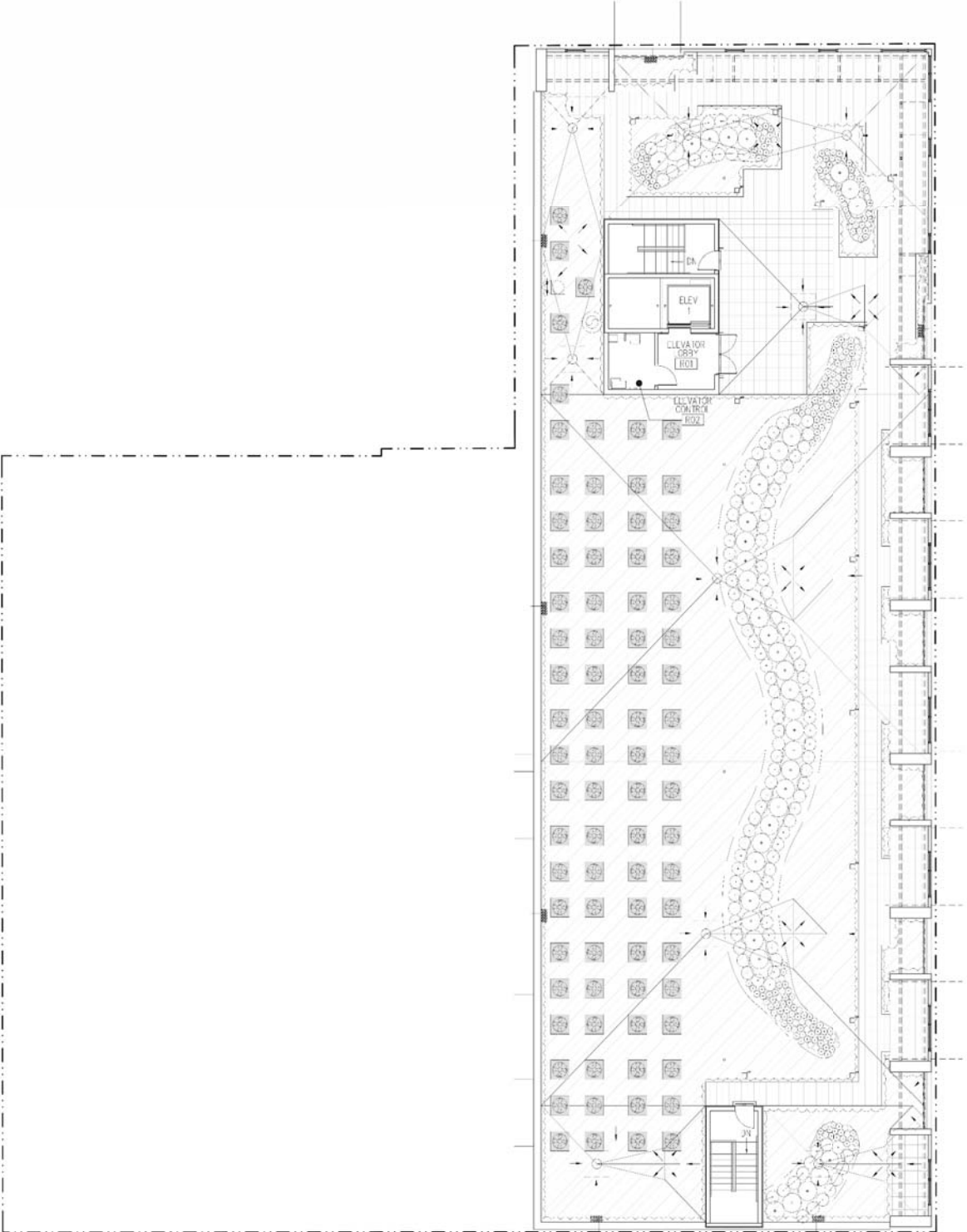
M ON MADISON
 BALTIMORE, MARYLAND
GROUND FLOOR PLAN



M ON MADISON
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TYPICAL FLOOR PLAN



M ON MADISON
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TERRACE / ROOF PLAN





HOWARD STREET ELEVATION

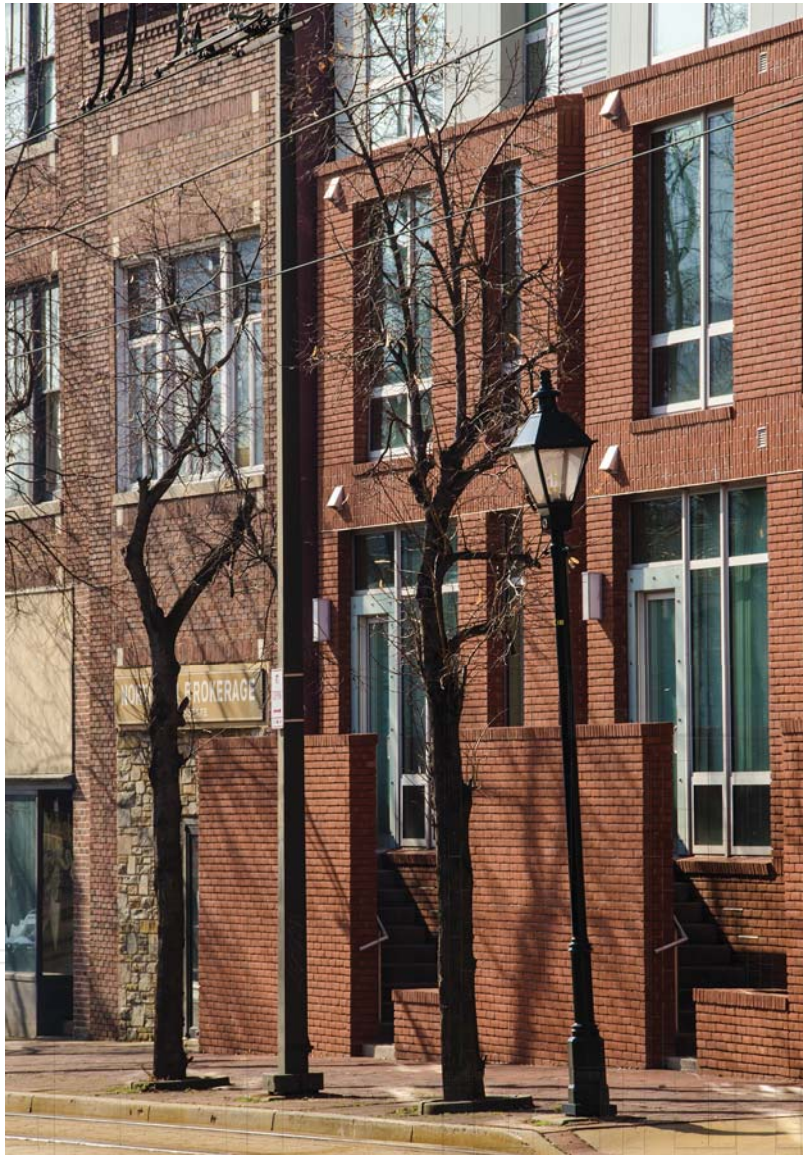


MADISON STREET ELEVATION

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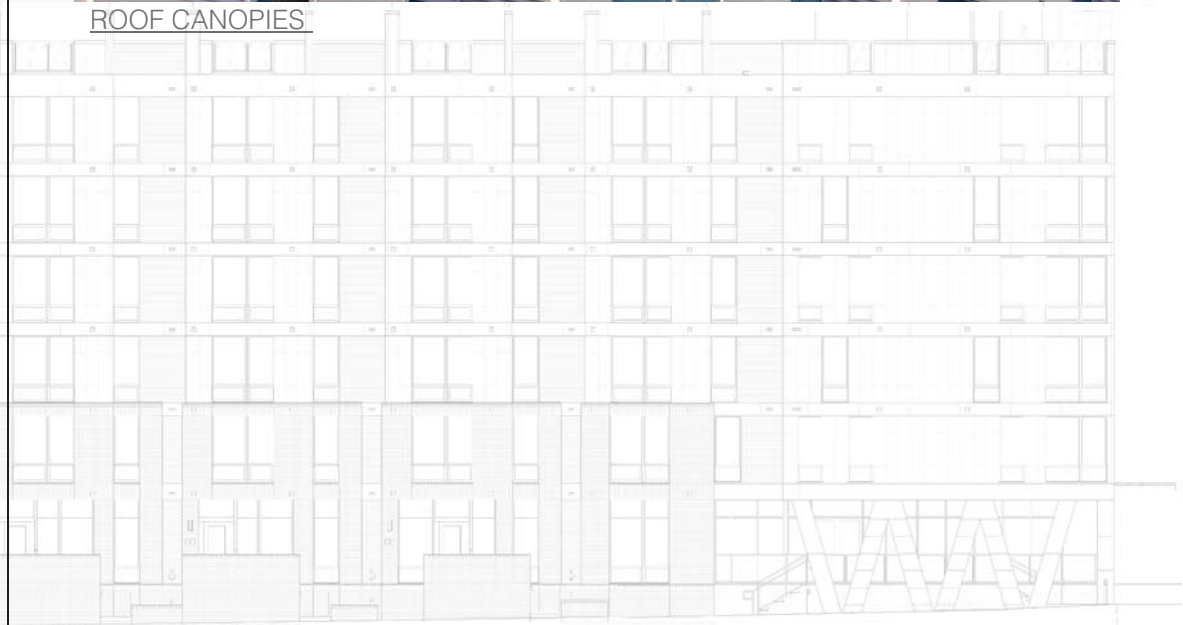
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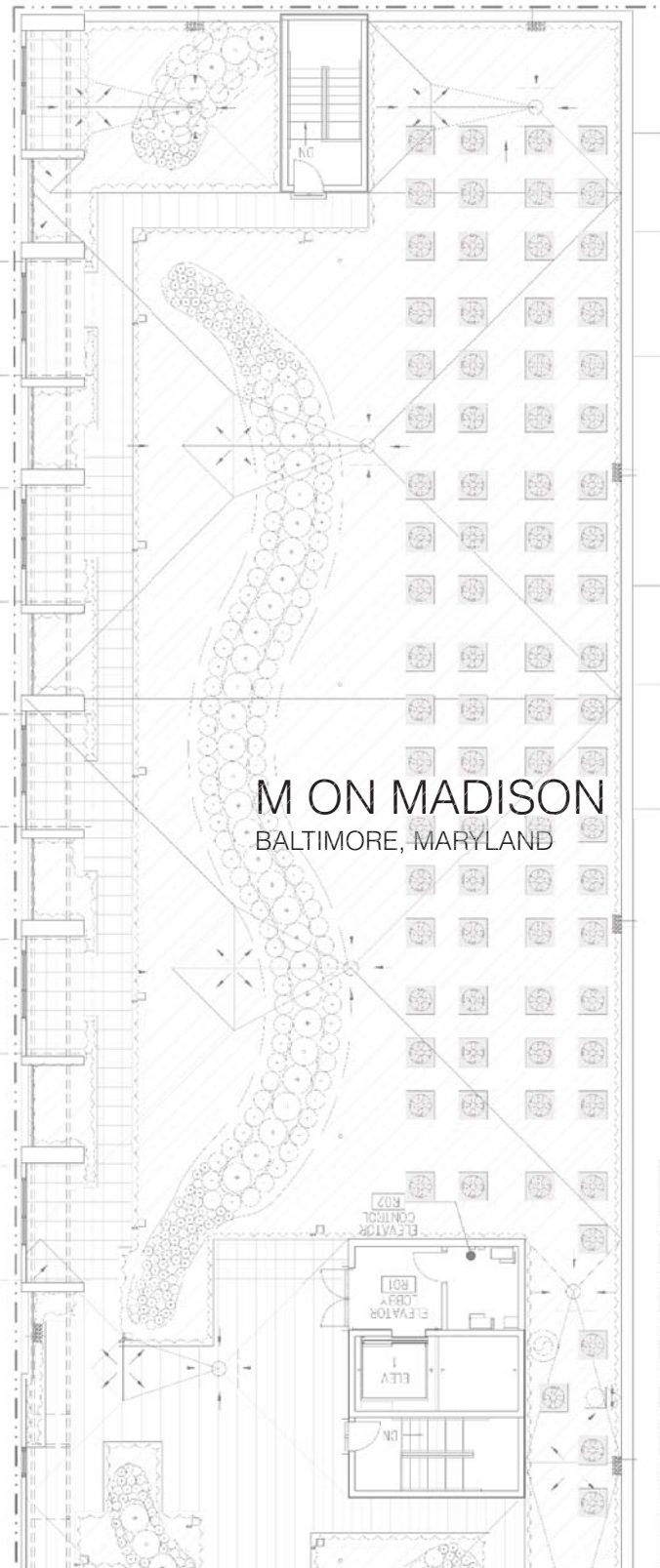


BRICK UNIT ENTRY ALONG HOWARD STREET



ROOF CANOPIES





ROOF TERRACE



LOBBY