

Exhibit A

SITE CONTEXT

PROJECT TEAM

OWNER: UTKU ASLANTURK
GALLERY CT, LLC
P: 202.546.3452
E-MAIL: utku@dilaconstruction.com

ARCHITECT: SAHNUR BOSTAN
AXIS ARCHITECTS
105a W. EDMONSTON DR
ROCKVILLE, MD 20852
P: 202.361.8811
E-MAIL: sbostan@axis-architects.com

LOT INFORMATION

ZONE: MU-5A
SQUARE / LOT: 0775 / 0829
ANC: 6C
SMD: 6C06
LOT AREA: 5,769 SF

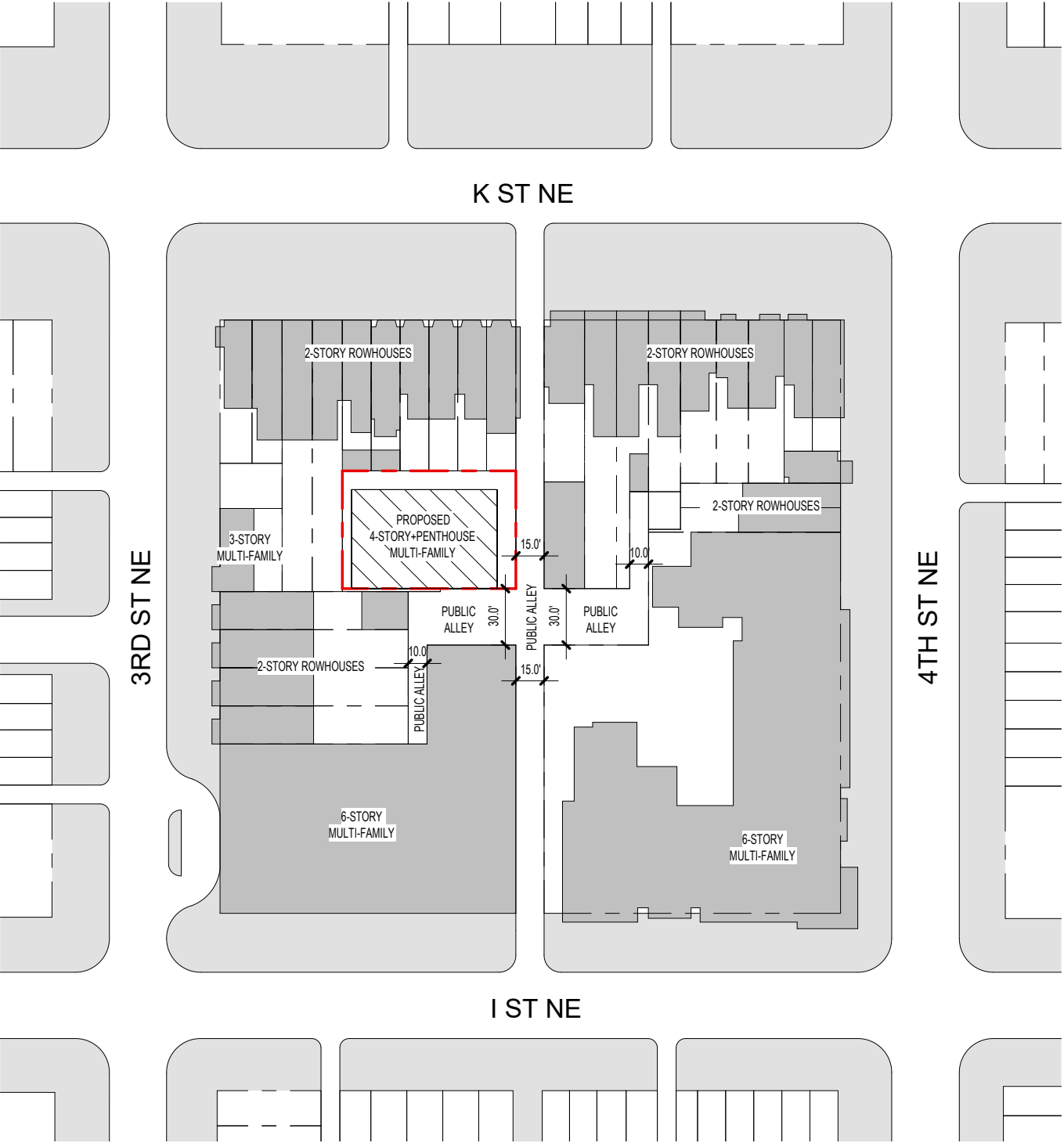
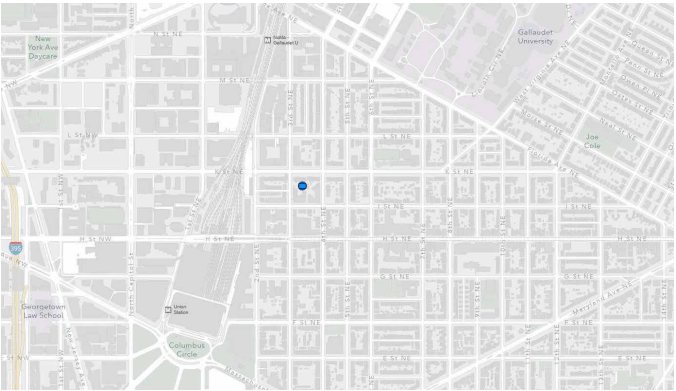
PROJECT DESCRIPTION

New construction of detached, four-story plus penthouse, 22-unit apartment building in the MU-5A zone, on the site of an existing parking area.

NATURE OF RELIEF SOUGHT

Application for special exception relief, pursuant to Subtitle C-306.4, to convert an alley tax lot to an alley record lot and Subtitle G-5200.3 for maximum height of 40 feet and 4 stories on alley lot.

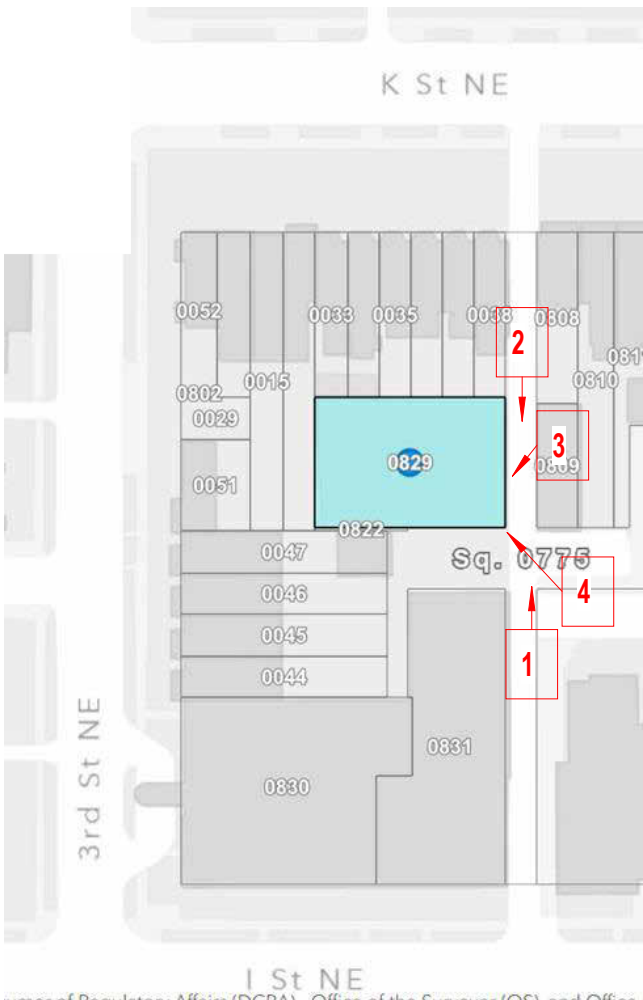
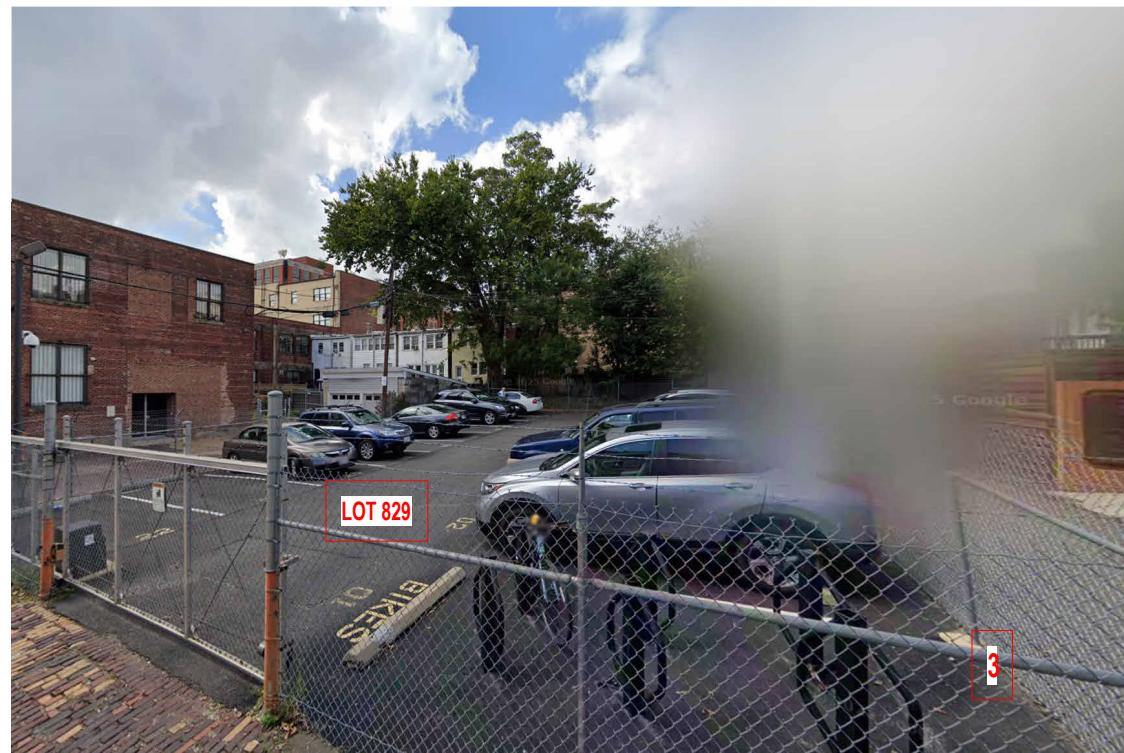
VICINITY MAP



SCALE: 1" = 80'-0"



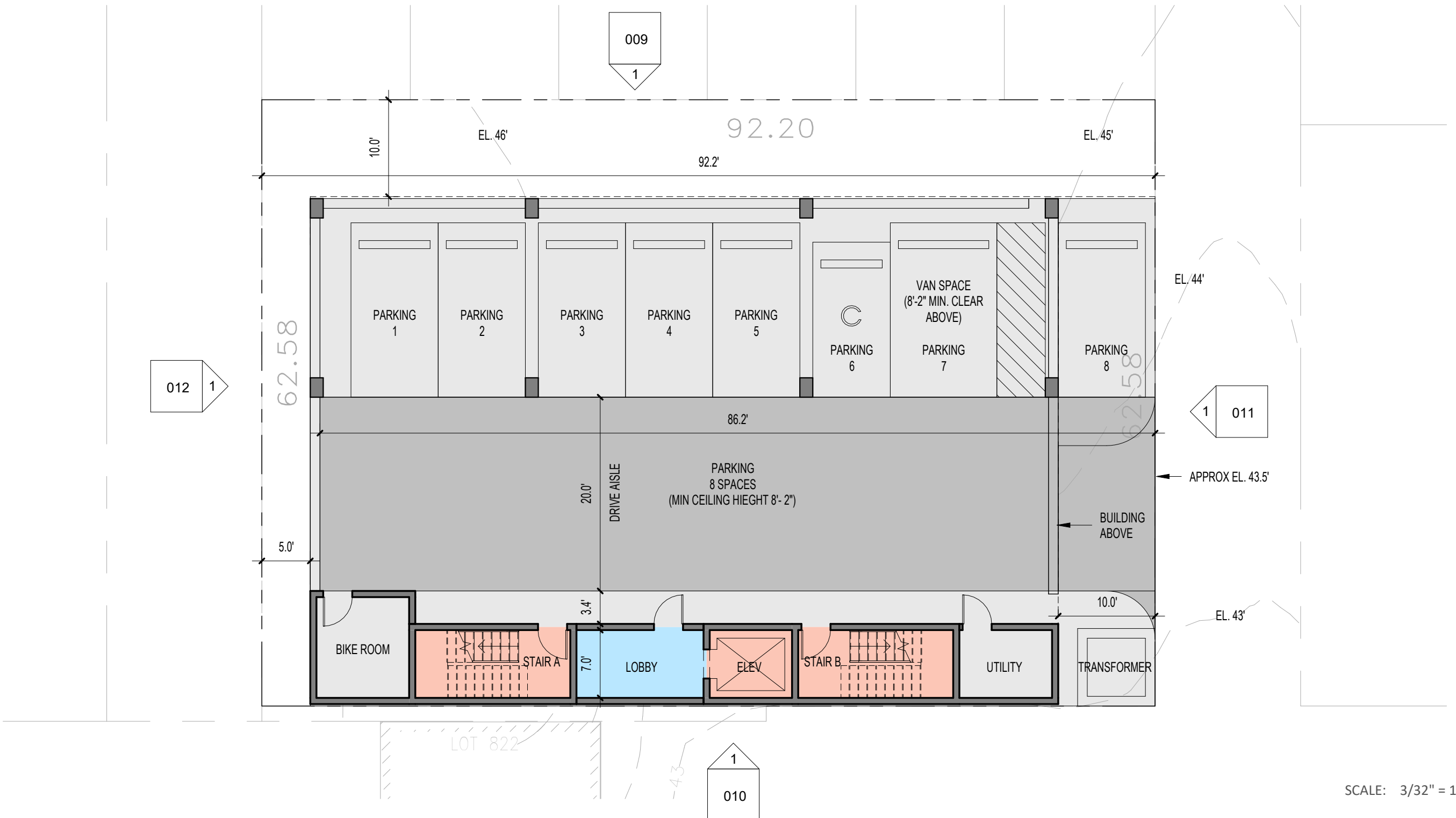
EXISTING CONDITIONS



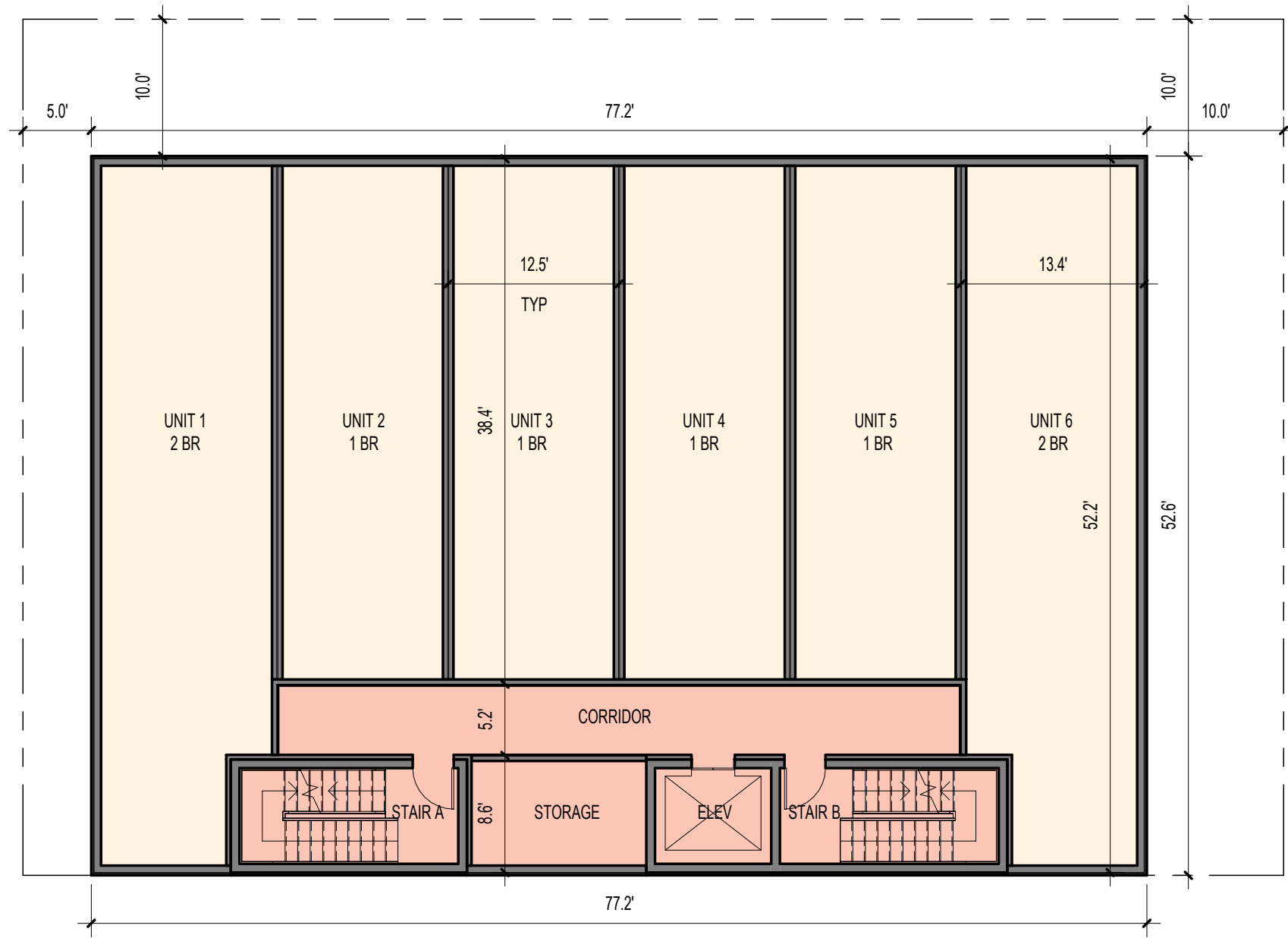
The site plan illustrates the proposed building layout on a 100' x 100' lot. The building footprint is 77.2' x 57.2', with a hatched area indicating the '4TH FL ROOF BELOW' and a central 'PENTHOUSE ROOF' measuring 40.2' x 12.3'. To the right of the building is a 'PARKING BELOW' area and a 'TR' (trash) enclosure. The plan is bordered by 'PUBLIC ALLEY' on three sides: the top, bottom, and right. Dimensions for setbacks and alley widths are provided, including a 10.0' setback on the top, 5.0' on the left, and 30'-0" on the bottom. A 'PR' (public right-of-way) line is shown on the top and left. A north arrow is located in the upper right quadrant.

SCALE: 1" = 20'-0"

1ST FLOOR CONCEPT PLAN

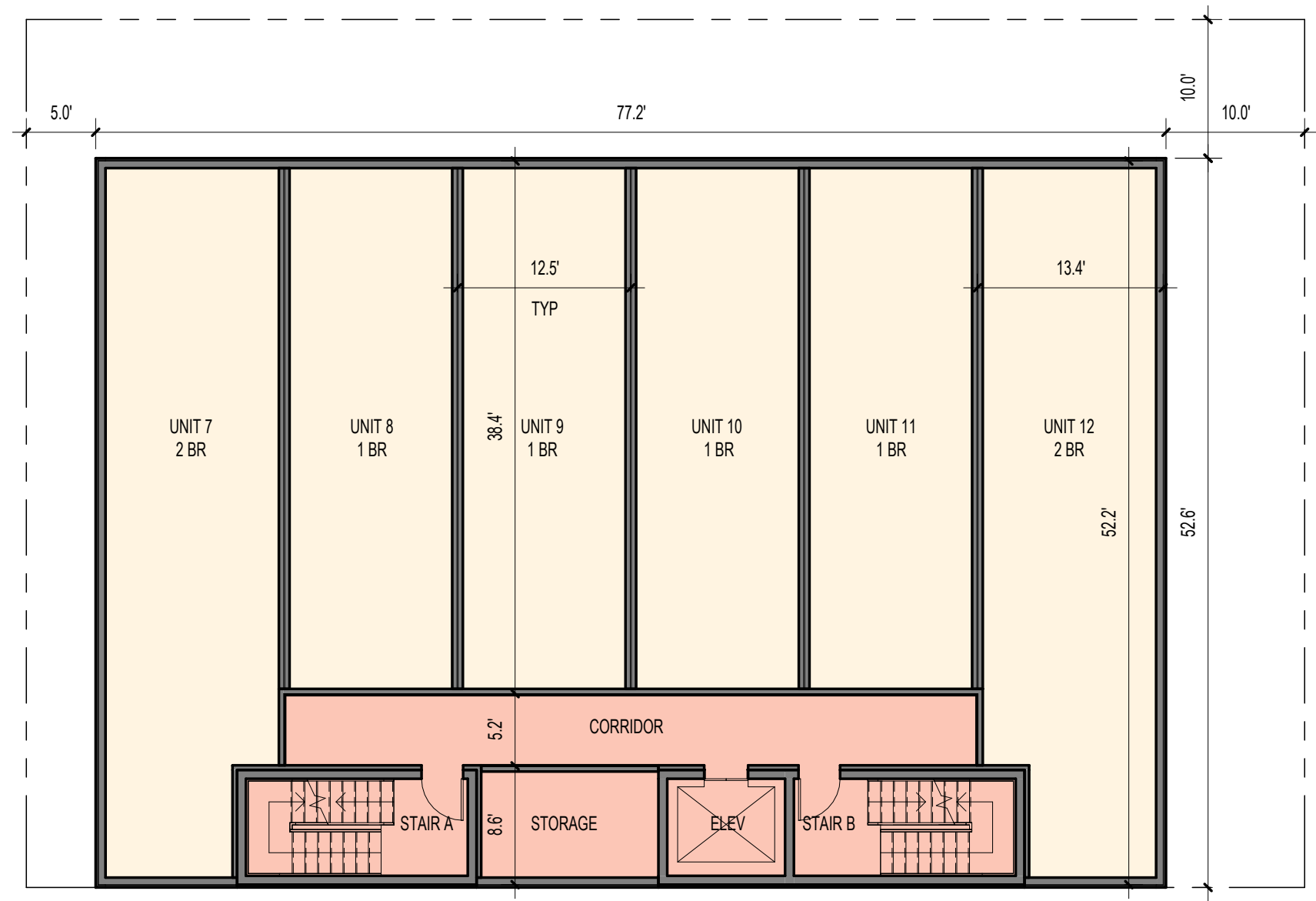


2ND FLOOR CONCEPT PLAN



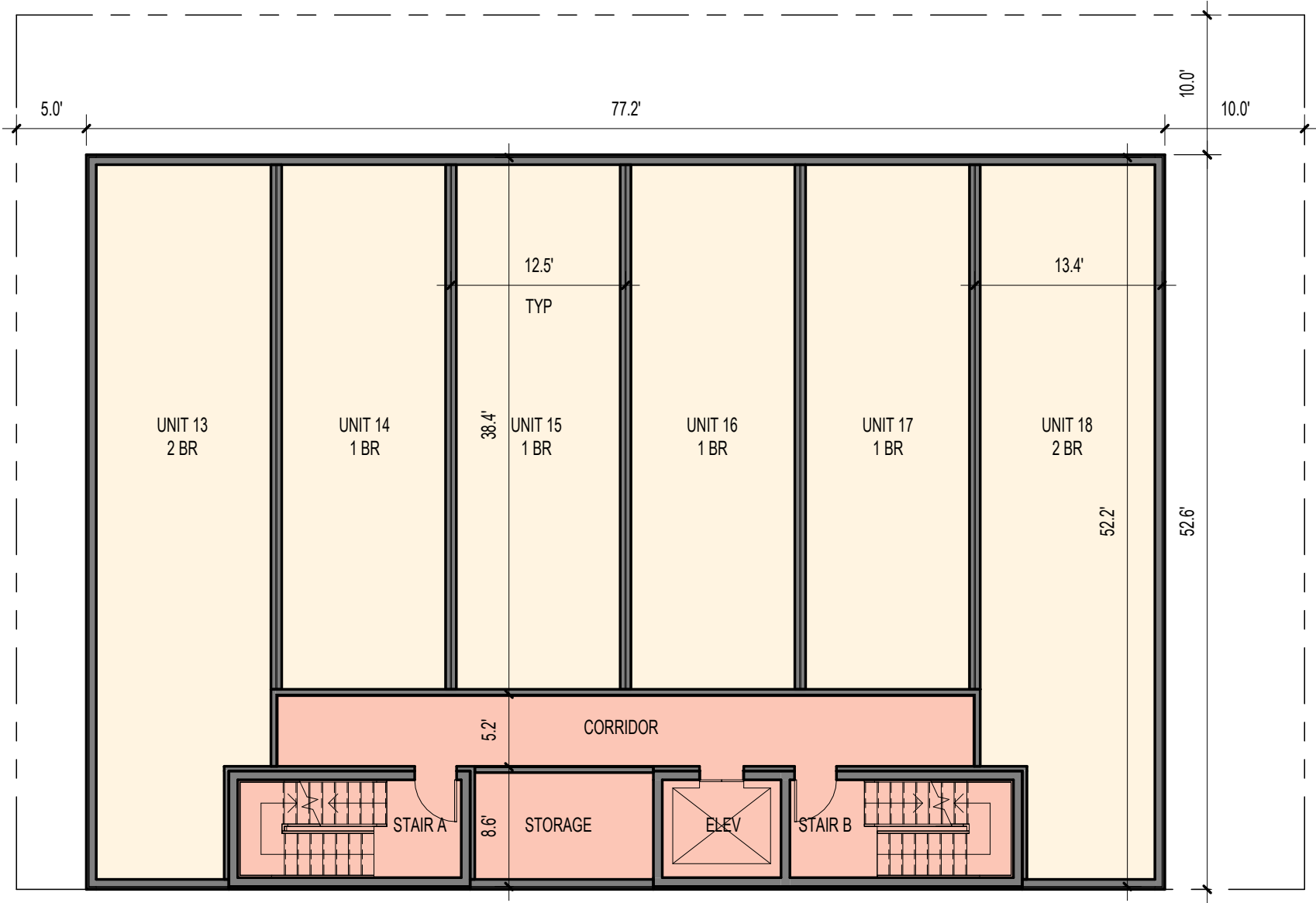
SCALE: 3/32" = 1'-0"

3RD FLOOR CONCEPT PLAN



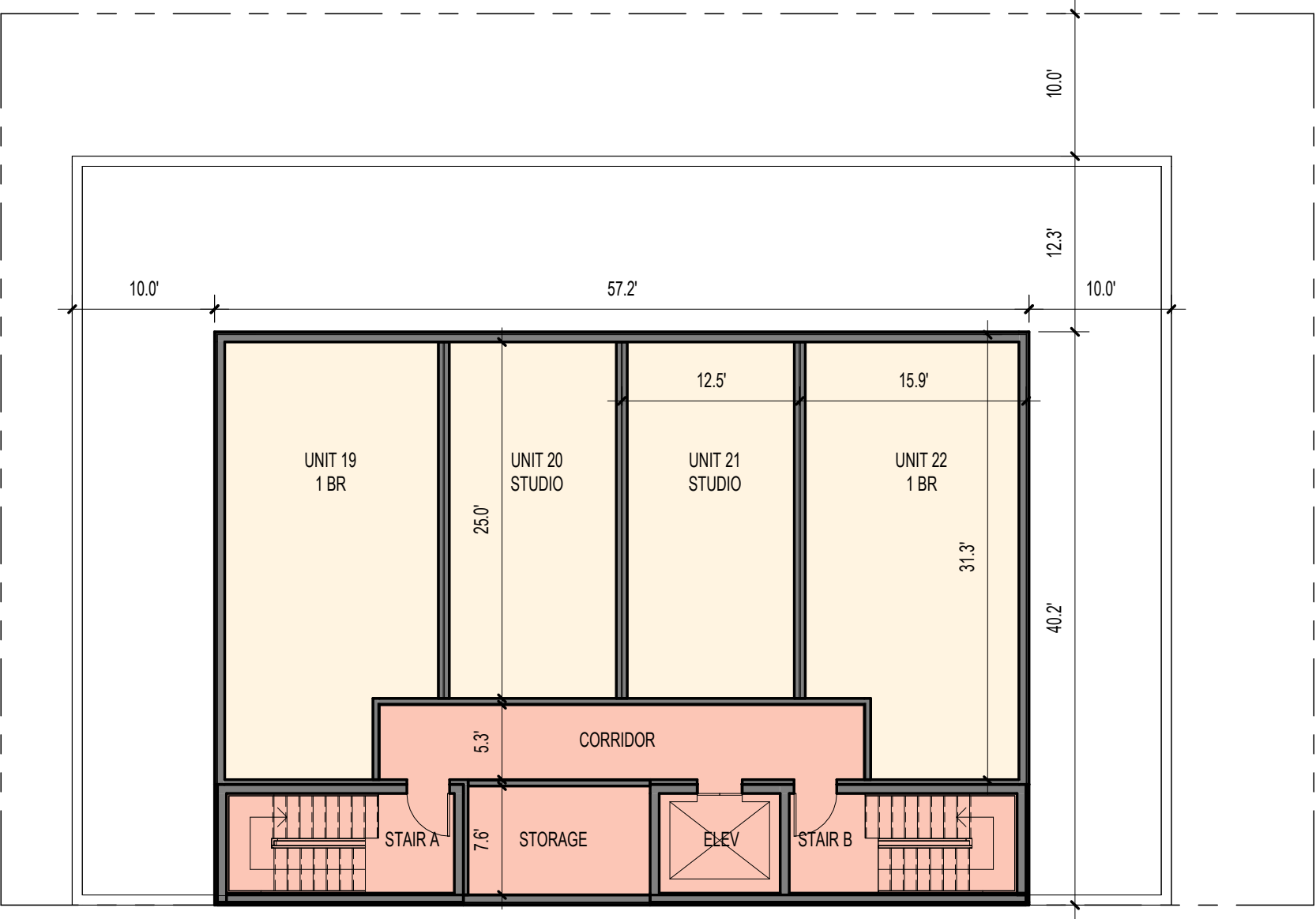
SCALE: 3/32" = 1'-0"

4TH FLOOR CONCEPT PLAN



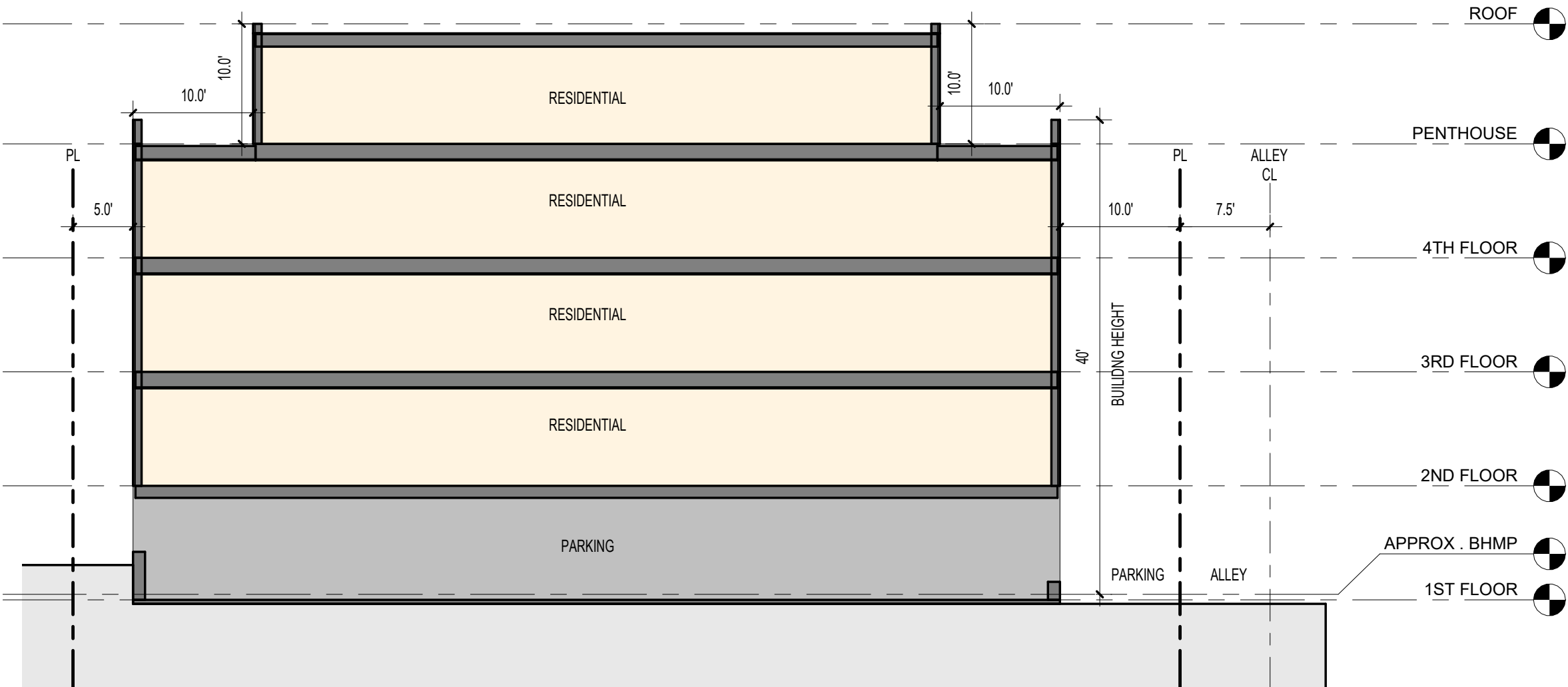
SCALE: 3/32" = 1'-0"

PENTHOUSE CONCEPT PLAN



SCALE: 3/32" = 1'-0"

BUILDING SECTION



SCALE: 3/32" = 1'-0"

NORTH ELEVATION



SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



EAST ELEVATION



SCALE: 1/8" = 1'-0"



WEST ELEVATION



SCALE: 1/8" = 1'-0"

MASSING VIEWS



SCALE: 1/8" = 1'-0"



AERIAL VIEWS



SCALE: 1/8" = 1'-0"

