



6101 SLIGO, LLC  
11 THOMAS POINT ROAD  
MIRROR LAKE, NH 08353

TEL 248.766.2254

CONTEXT PHOTOS  
6101 SLIGO MILL ROAD, NE  
Washington DC

CONCEPT 06.11.2021 - PUD SUBMISSION

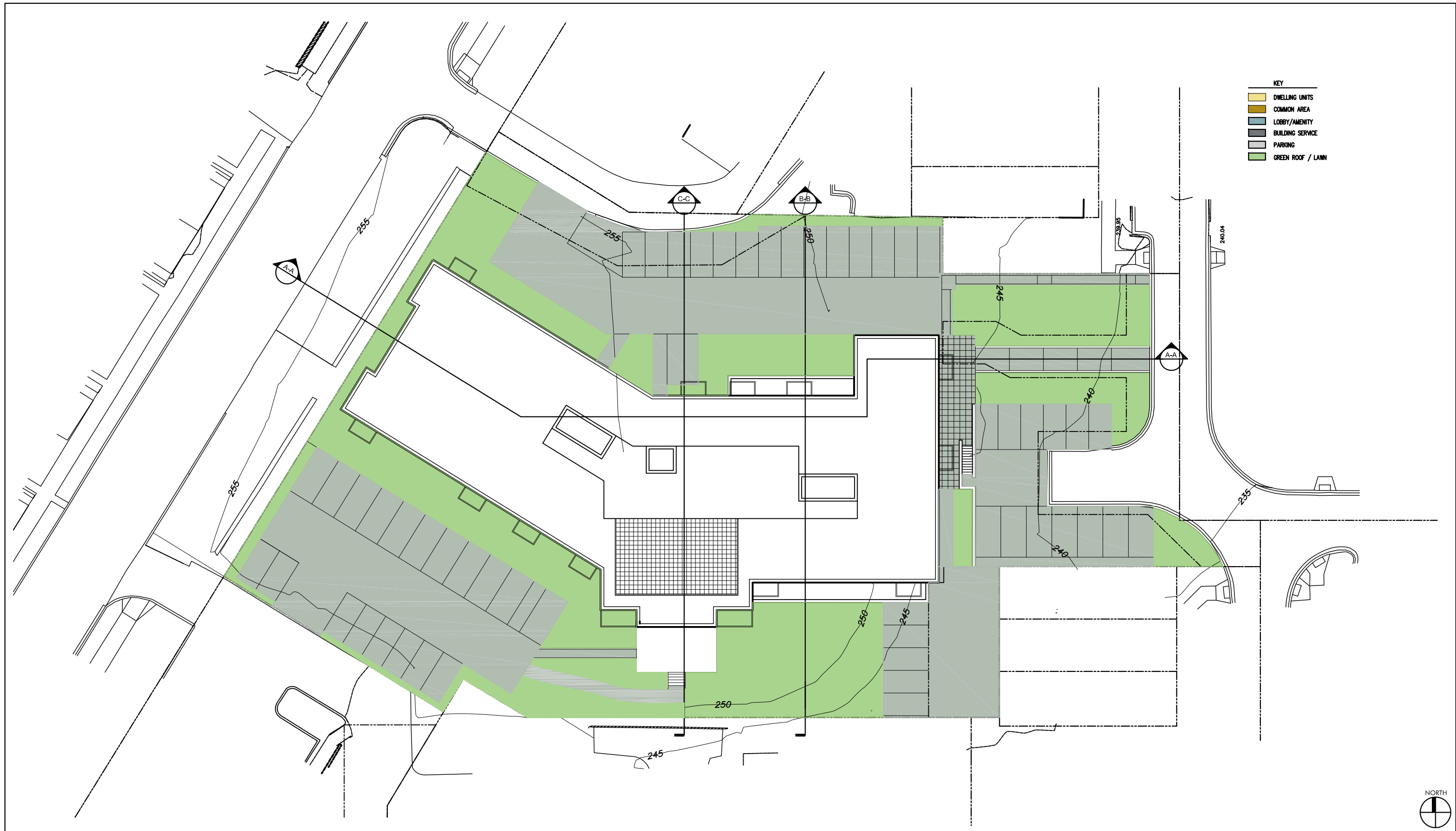
**N NELSON ARCHITECTS**  
1003 K STREET, NW  
WASHINGTON, DC 20001

TEL 202.737.4800

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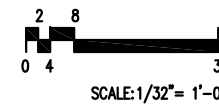
A0.02





- KEY
- DWELLING UNITS
  - COMMON AREA
  - LOBBY/AMENITY
  - BUILDING SERVICE
  - PARKING
  - GREEN ROOF / LAWN

ARCHITECTURAL SITE PLAN/ROOF PLAN  
 6101 SLIGO MILL ROAD, NE  
 Washington DC



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 11 THOMAS POINT ROAD  
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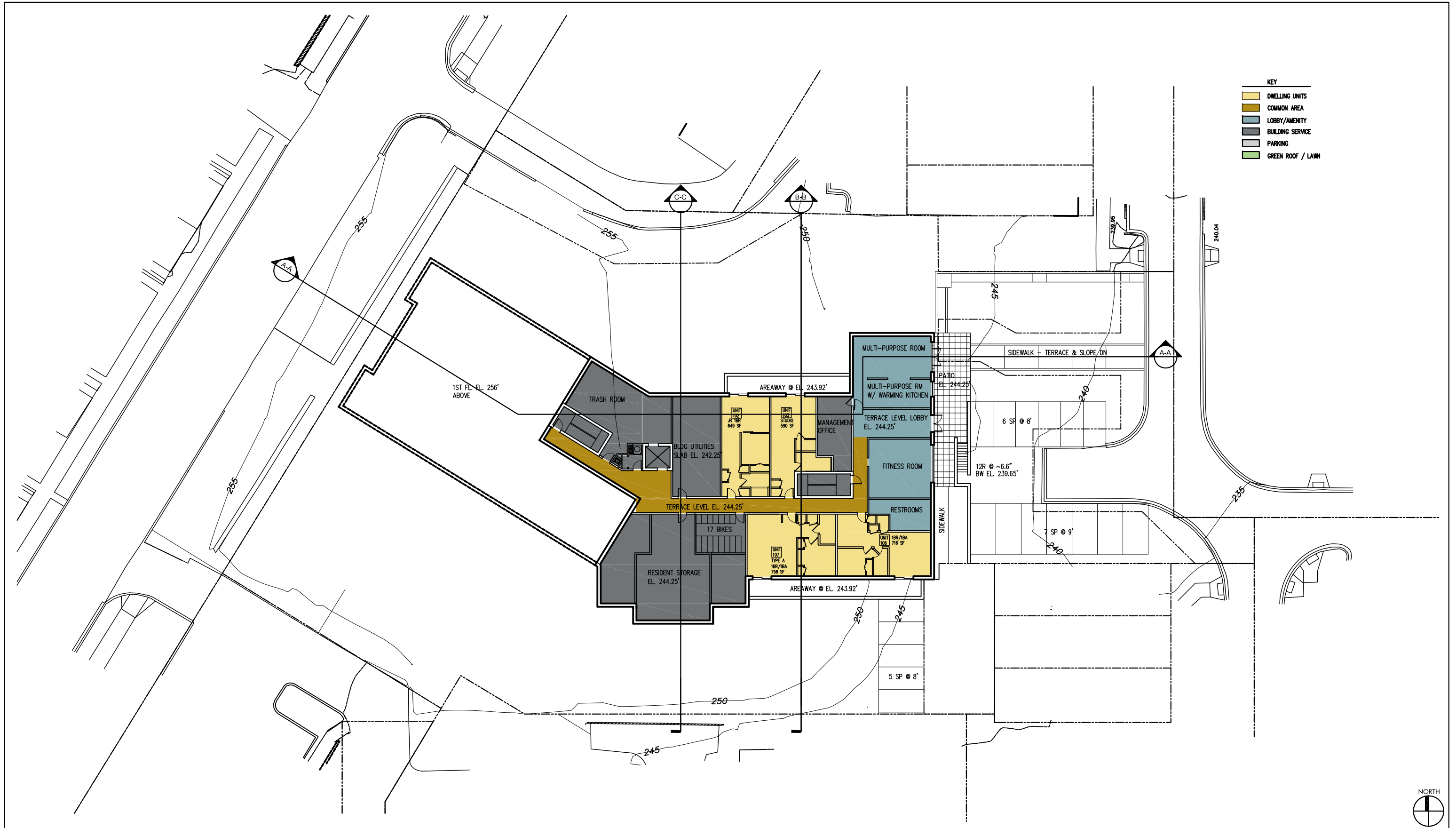
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CONCEPT 06.11.2021 - PUD SUBMISSION

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A1.00

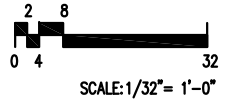
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- KEY**
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LEVEL 01

6101 SLIGO MILL ROAD, NE  
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WASHINGTON, DC 20001

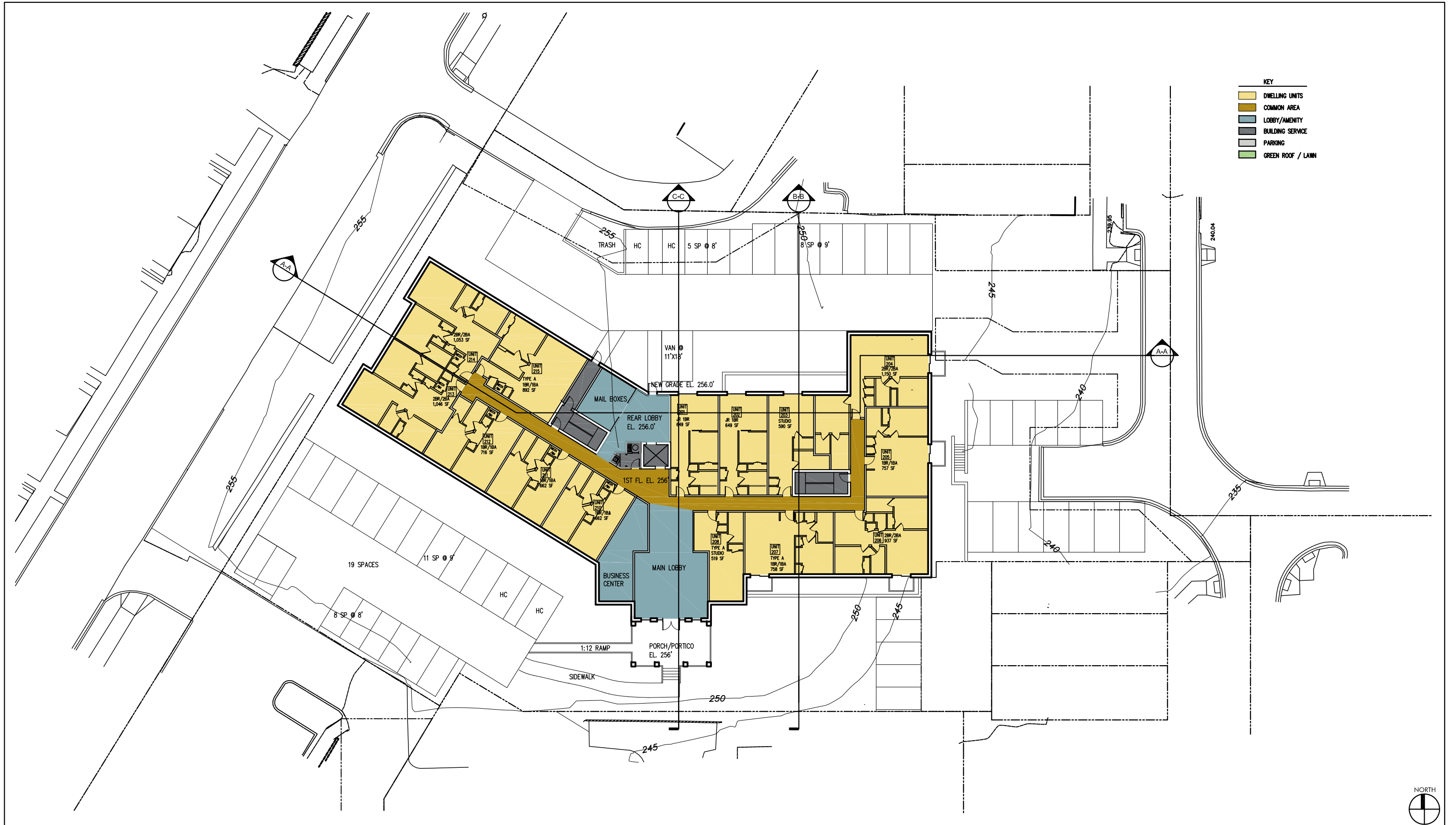
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A1.10

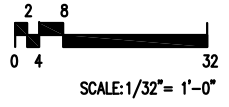
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  - COMMON AREA
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LEVEL 02

6101 SLIGO MILL ROAD, NE  
Washington DC



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WASHINGTON, DC 20001

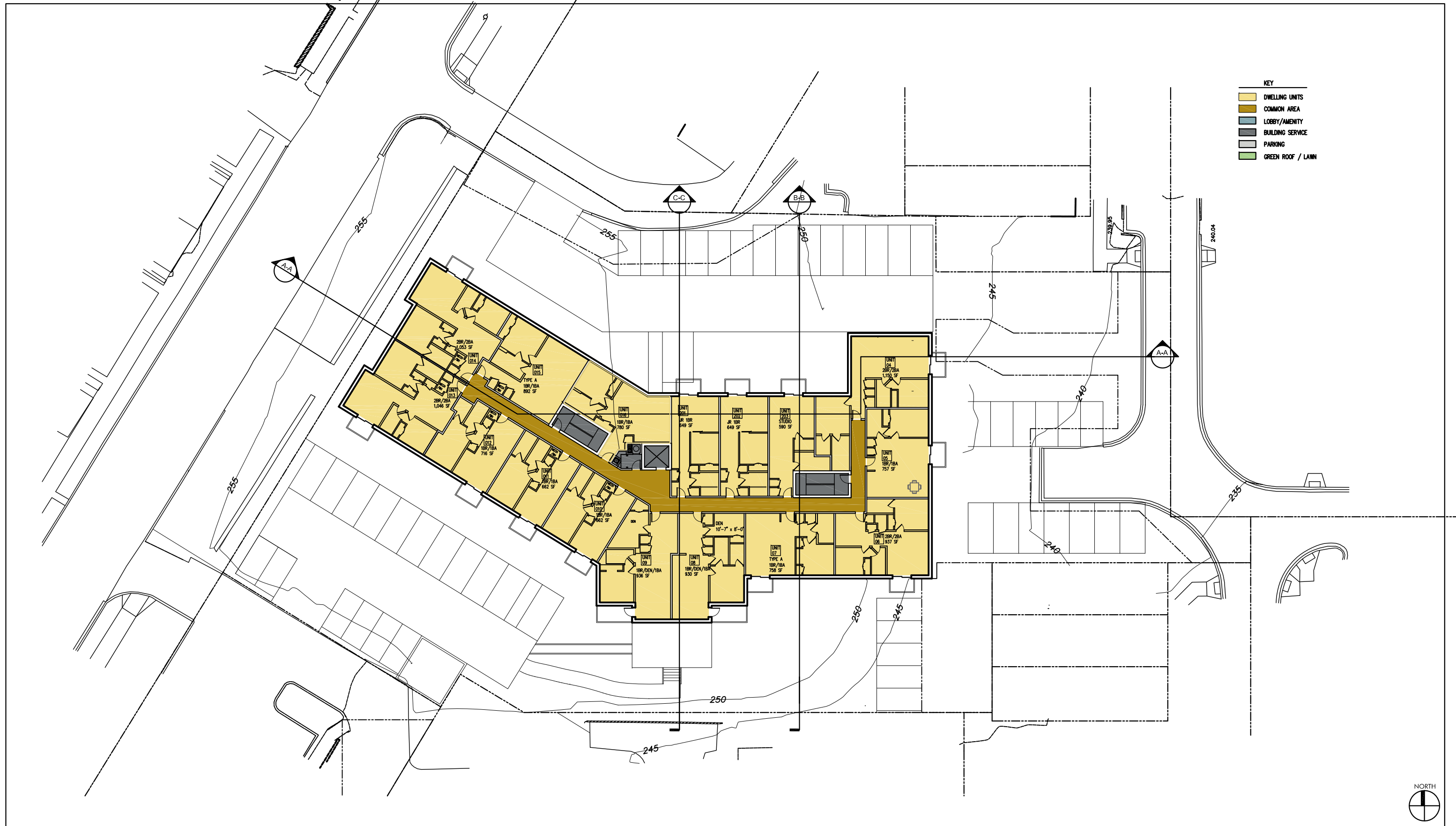
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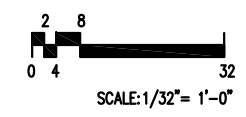
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- KEY**
- DWELLING UNITS
  - COMMON AREA
  - LOBBY/AMENITY
  - BUILDING SERVICE
  - PARKING
  - GREEN ROOF / LAWN

LEVEL 03 & 04  
 6101 SLIGO MILL ROAD, NE  
 Washington DC



6101 SLIGO, LLC  
 11 THOMAS POINT ROAD  
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**N NELSON ARCHITECTS**  
 1003 K STREET, NW  
 WASHINGTON, DC 20001

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A1.12

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CONCEPT BRICK PATTERN TREATMENTS  
6101 SLIGO MILL ROAD, NE  
Washington DC





WEST ELEVATION (SLIGO MILL ROAD)  
6101 SLIGO MILL ROAD, NE  
Washington DC



EAST ELEVATION (WALTMAN PLACE)  
6101 SLIGO MILL ROAD, NE  
Washington DC



PARTIAL SOUTH ELEVATION  
6101 SLIGO MILL ROAD, NE  
Washington DC



PARTIAL SOUTH ELEVATION  
6101 SLIGO MILL ROAD, NE  
Washington DC



2100 MASSACHUSETTS AVE NW



2660 CONNECTICUT AVE NW



2400 16TH ST NW



2929 CONNECTICUT AVE NW



2500 CALVERT ST NW



2700 WOODLEY RD NW



1459 R ST NW

XXXXXXXXXXXXXXXXXX

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Washington DC

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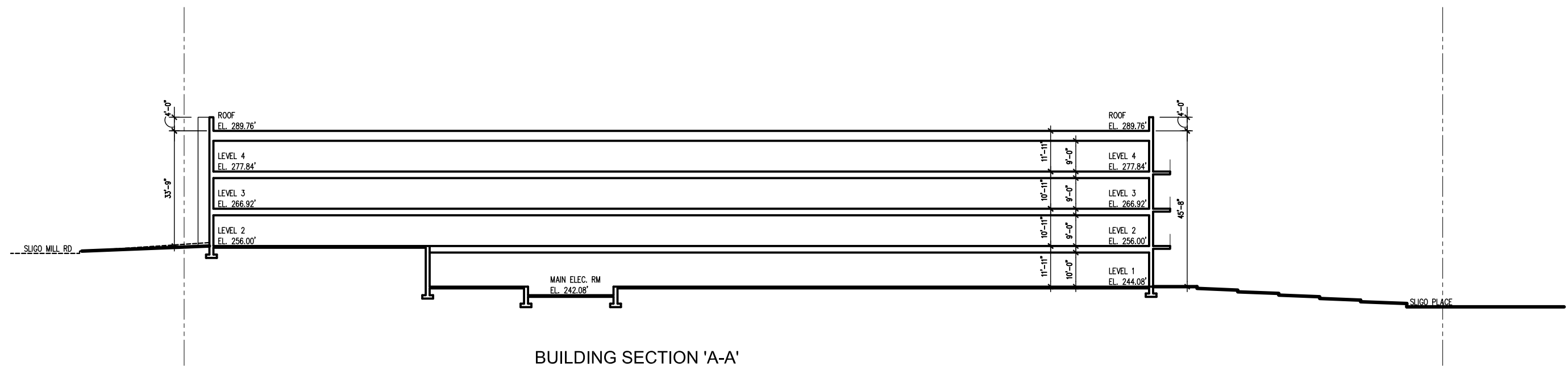
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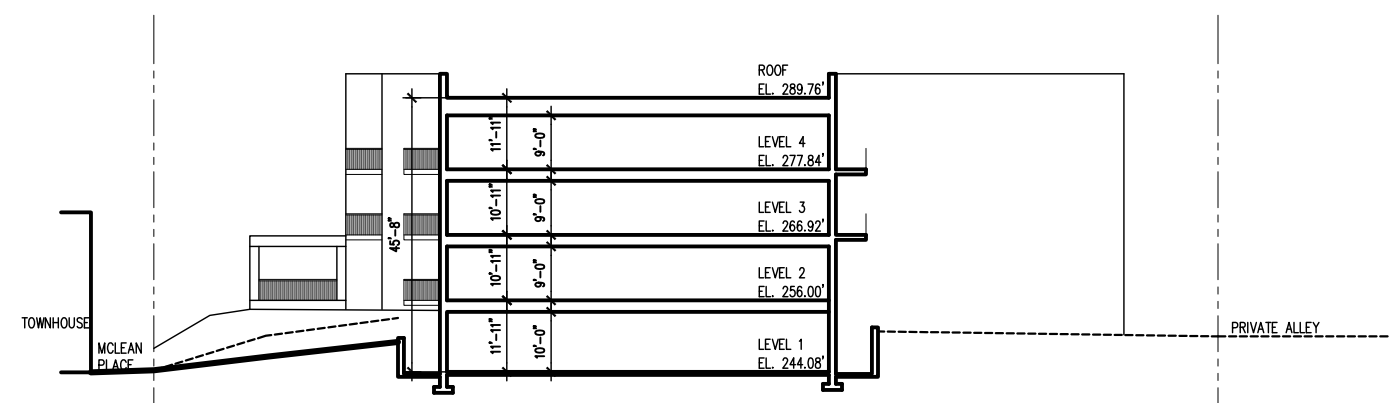
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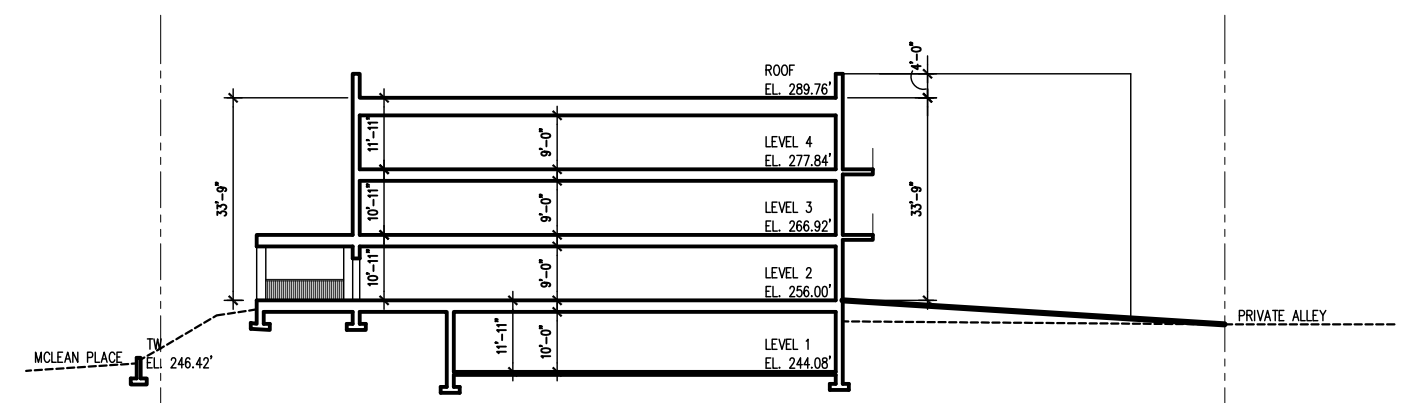
AX.XX



BUILDING SECTION 'A-A'

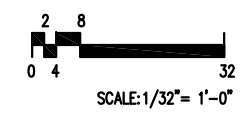


BUILDING SECTION 'B-B'



BUILDING SECTION 'C-C'

BUILDING SECTION 'A-A', 'B-B' AND 'C-C'  
 6101 SLIGO MILL ROAD, NE  
 Washington DC



# ZONING TABULATIONS

SQUARE 3719 LOT 0069

LOT AREA: 48,904 SF

DWELLING UNITS: 50

	PERMITTED BY EXISTING ZONE DISTRICT: R-1-B	PERMITTED BY PROPOSED ZONE DISTRICT: RA-1 PUD	PROPOSED DEVELOPMENT: RA-1 PUD
FAR (W/IZ):	N/A	1.08	1.0
FAR AREA:	N/A	52,816.32 sf	48,981 sf
BUILDING HEIGHT:	40 ft	40 ft (excluding parapets not exceeding 4 ft height)	33.75 ft / 45.67 ft
NUMBER OF STORIES:	3	3	3 / 4
LOT OCCUPANCY:	40%	40%	33%
REAR YARD:	25 ft	20 ft	84'-10"
SIDE YARD:	None required	Two required; minimum width is 3 in/ft of building height and not less than 8 ft 8'-11" / 11'-8" required	16'-0" on McLean Place / 41'-6" on alley/private street
OPEN COURT:	N/A	Min. width is 4 in/ft of building height and not less than 10 ft; 14'-8" required	N/A
CLOSED COURT:	N/A	Min. width is 4 in/ft of building height and not less than 15 ft; 15 ft required Min. area is twice the sq of the req'd width of court dimension but not less than 350 sq. ft.; 450 sf required	N/A
ROOF STRUCTURES:			
HEIGHT (mechanical space):	N/A	12 ft	12 ft / 15 ft @ Elevator Override
STORIES:	N/A	1	1
AREA:	N/A	Maximum area of 20% of the building roof area dedicated to rooftop unenclosed and uncovered deck, terrace, or recreation space.	????
PARKING:			
RESIDENTIAL:	1 per principal dwelling	1 per 3 dwelling units in excess of 4	15 required; 50 spaces provided
BICYCLES:	None required	1 per 3 dwelling units long term 1 per 20 dwelling units short term	17 required; 17 provided 3 required; 3 provided
LOADING:			
RESIDENTIAL:	N/A	None required for 50 dwelling units or less	On private driveway
INCLUSIONARY ZONING:	N/A	The greater of 10% of residential GFA or 75% of bonus density utilized.	??? sf Total
GAR:	N/A	0.40	0.40
PERVIOUS SURFACE:	50%	N/A	N/A