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**HANOVER 8TH STREET**  
WASHINGTON, DC # 2014-0339

**CONSOLIDATED PUD SUBMISSION**  
OCTOBER 30, 2018



**SITE LOCATION**

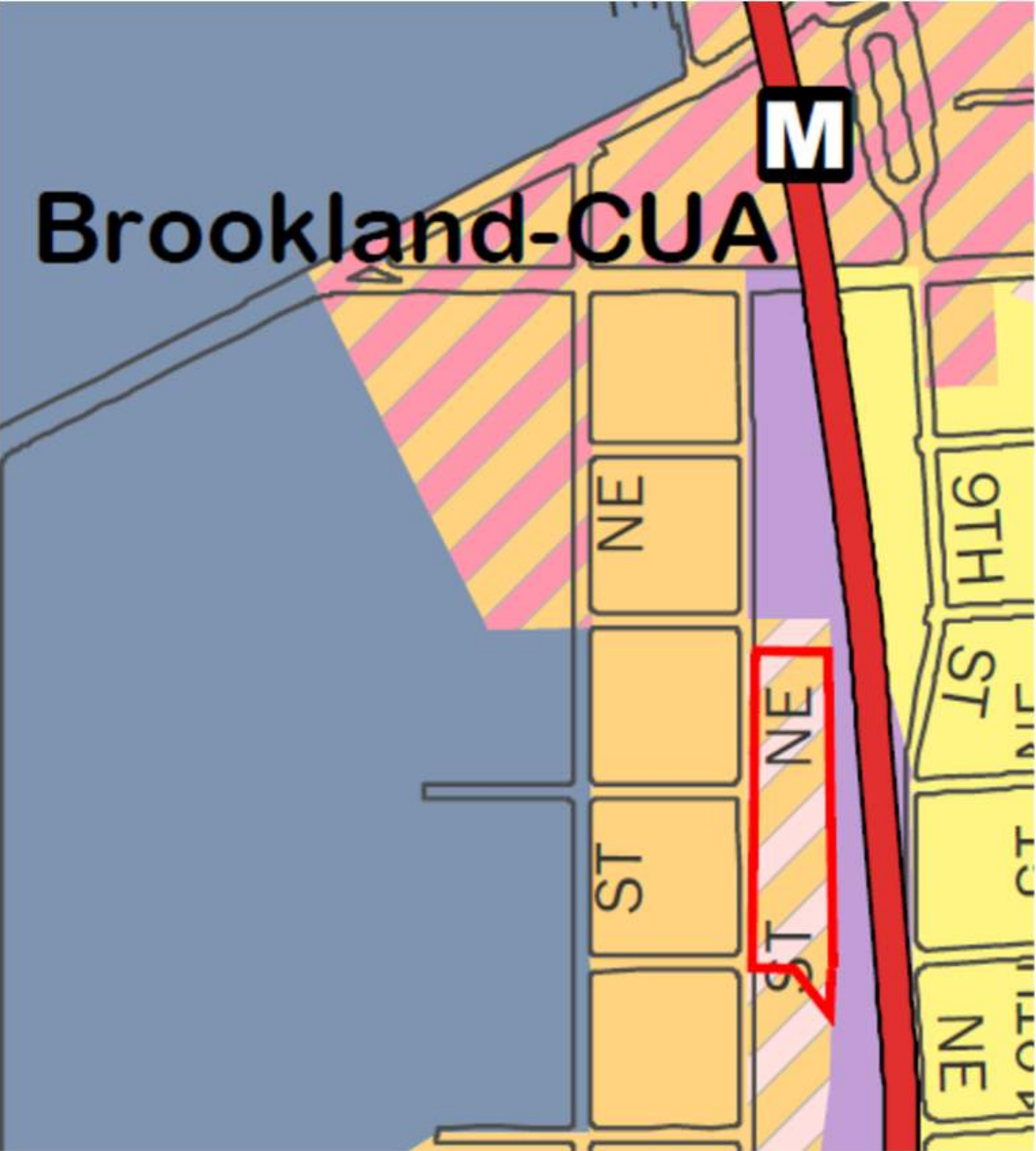
ZONING COMMISSION  
District of Columbia  
CASE NO.18-21  
EXHIBIT NO.3A2

**G06**

Zoning Map



Future Land Use Map



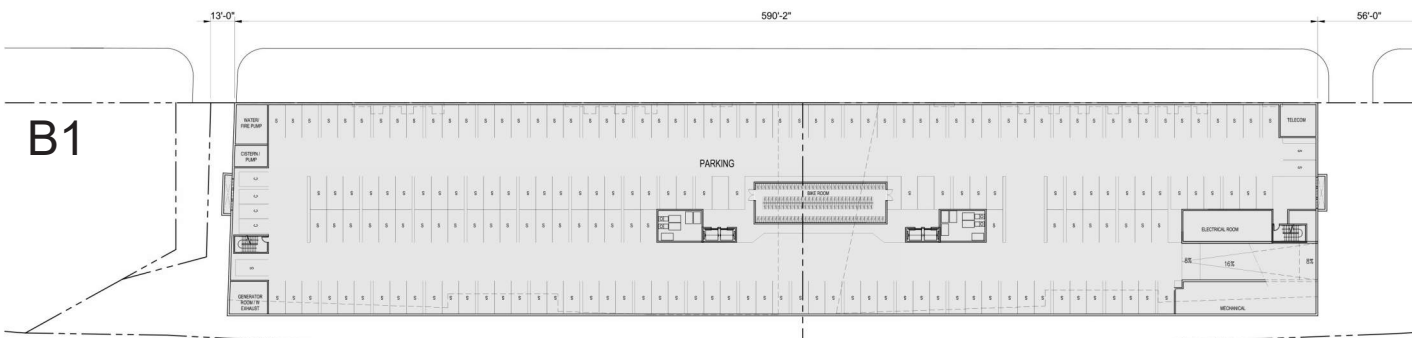
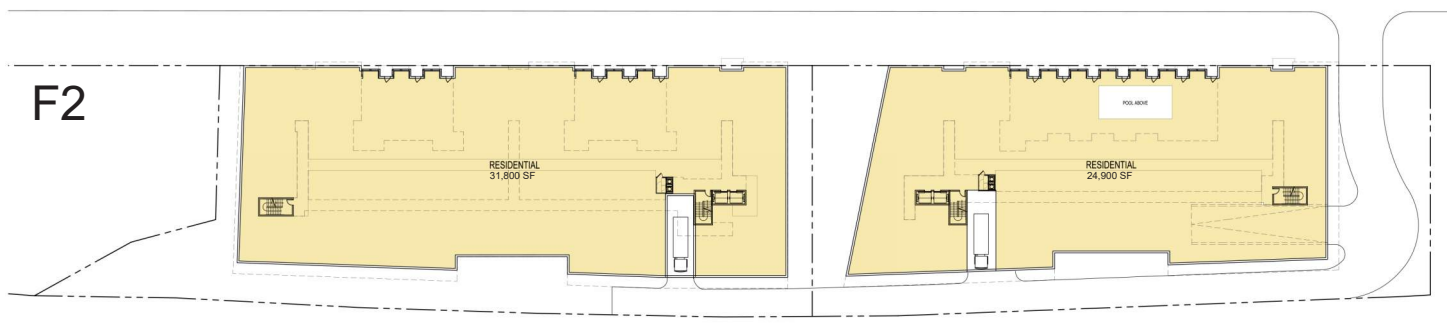
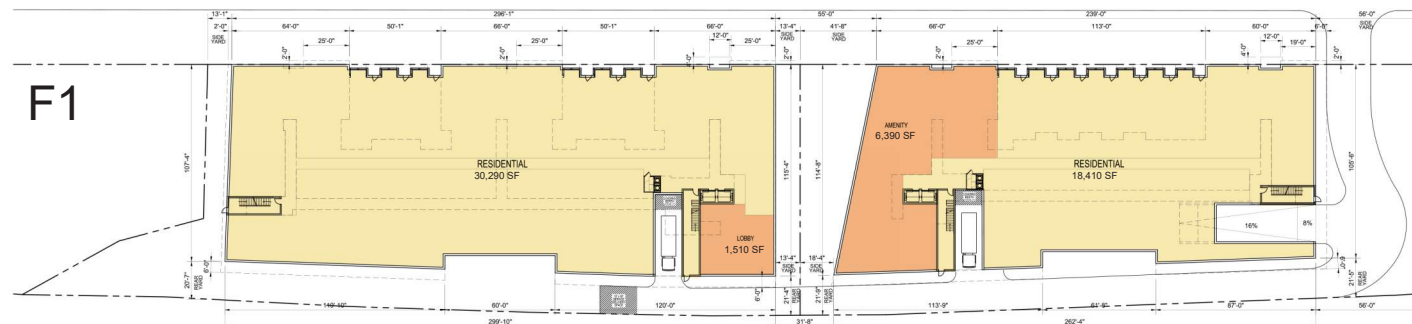
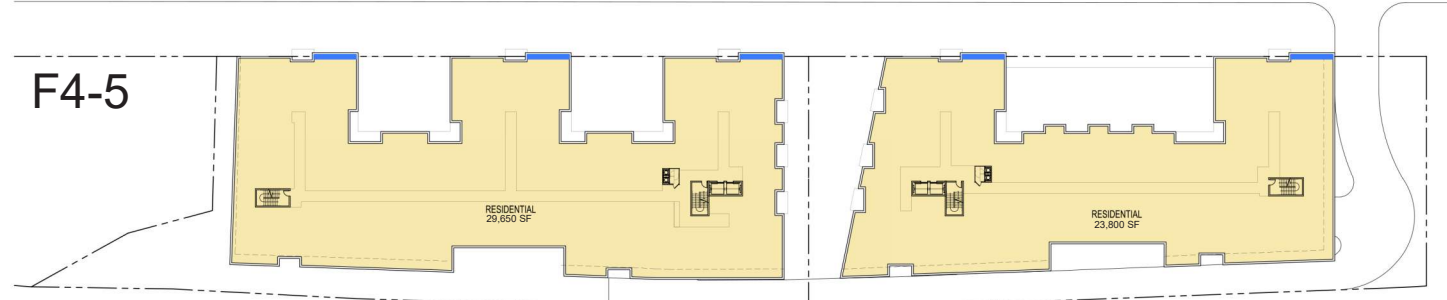
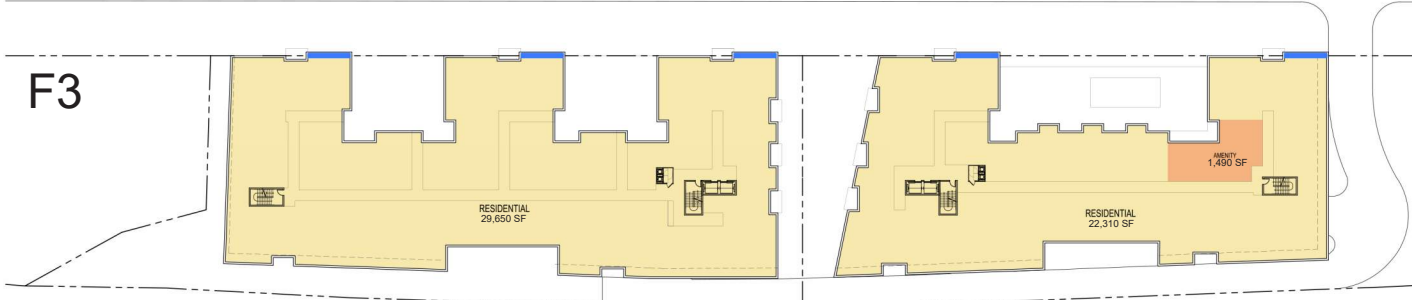
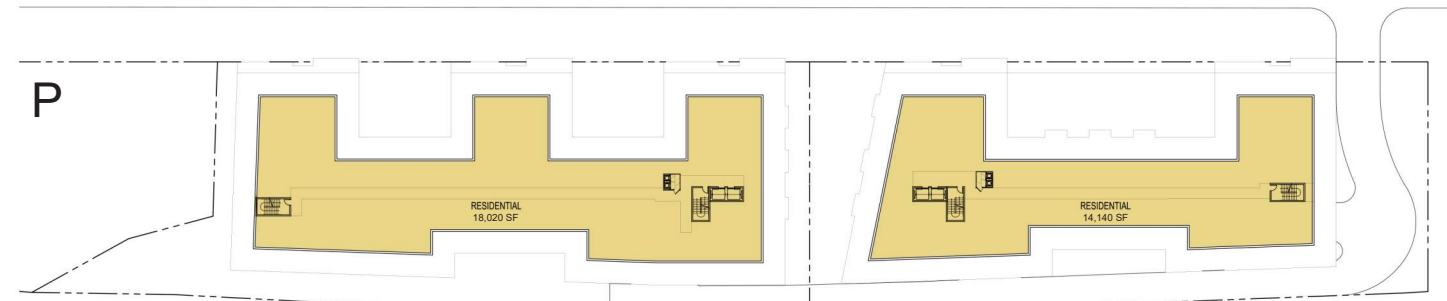
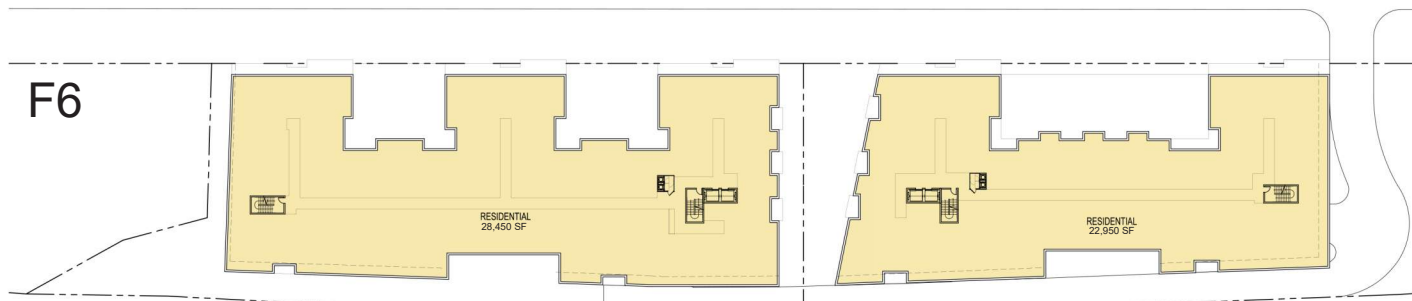
Square 3832 Lot 15 (North), Square 3835 Lot 804 (South)		Site Area: 90,293 sf Total PUD		Current Zoning: PDR-1		
	Allowable by Zoning PDR-1	Allowable by Zoning MU-4	Provided			
<b>FAR</b>	Byright: 2.0 restricted, 3.5 permitted DCMR 11, J 202.1, X 303.6 PUD Permitted Use: 3.5 x 20% = 4.2	Byright: 2.5, 3.0 (IZ) DCMR 11, G 402.1, X303.6 PUD: 3.0 (IZ) x 20% = 3.6	1.5 Maximum non-Residential	3.6	Total PUD	325,050 GFA
					North	144,050 GFA
					South	181,000 GFA
<b>Building Height</b>	Byright: 50' Stories: No Limit PUD: 60' Stories: No Limit DCMR 11, J 203.1, X 303.7	Byright: 50' Stories: No Limit PUD: 65' Stories: No Limit DCMR 11, G 403.1, X 303.7		65', 6 stories	Both Buildings	
<b>Penthouse</b>						
<b>Area</b>	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1	FAR = .4 max (Habitable Space) DCMR 11, C 1503.1		0.36	Total PUD	32,160 GFA
					North	14,140 GFA
					South	18,020 GFA
<b>Height</b>	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, J 203.6, X 303.18	15'-0" mechanical PUD: 12' habitable, 18'-6" mechanical Setback = 1:1 DCMR 11, G 403.3, X 303.18		12' habitable, 18'-6" mechanical	Complies	
<b>Lot Occupancy</b>	No max.	Byright 60%, IZ 75% DCMR 11, G 404.1		64.8%	Total PUD	58,539 SF
				59.1%	North	26,319 SF
				70.4%	South	32,220 SF
<b>Rear Yard</b>	2.5" wide per 1' height, min. 12' DCMR 11, J 205.2	15' DCMR 11, G 405.2		Varies, 15' min.	North	
				Varies, 15' min.	South	
<b>Side Yard</b>	None required DCMR 11, J 206.1	None required, if provided 2" wide per 1' height, min. 5' 65' @ 2" per 1' = 10.83' required DCMR 11, G 406.1		17', 50'	North	
				11', 13'	South	
<b>Courtyards</b> Open	Min. width 2.5" per 1' height, min. 6'	Min. width 4" per 1' height, min. 10'				
		Court A 44' @ 4" per 1' = 14.66' required		113' min.		
		Court B 65' @ 4" per 11 = 21.66' required		40' min		
		Court C 44' @ 4" per 1' = 14.66' required		50' min.		
		Court D 44' @ 4" per 1' = 14.66' required		50' min.		
	DCMR 11, J 209.1	DCMR 11, G 202.1				
<b>Green Area Ratio</b>	0.3 DCMR 11, J 208.1	0.3 DCMR 11, G 407.1		0.3 Overall Site		
<b>Parking Requirement</b>						
<b>Residential</b>	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	1 space per 3 D.U. in excess of 4 DCMR 11, C 701.5 50% reduction within 1/2 mile of Metro station DCMR 11, C 702.1	375 units, 62 required	186 spaces provided total		
<b>Bike Parking</b>	Long Term Short Term	Long Term Short Term		Long Term Short Term		
<b>Residential</b>	1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U.	1 per 3 D.U. up to 50, 1 per 6 above 1 space per 20 D.U.				
		88 total 19 total		125 total 20 total		
	DCMR 11, C 802.1-2	DCMR 11, C 802.1-2				
<b>Loading</b>						
<b>Residential</b>	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4	1 30'x12' loading berth + 100 sf platform, 1 20'x10' service space DCMR 11, C 901.1, 905.2-4		1 30'x12' loading berth + 100 sf platform in each building (2 total)		
				1 20'x10' service space exterior		



<b>Affordable Housing Summary</b>	
Site Area	90,293
Permitted FAR	2.5, 3.0 w/ IZ, 3.6 PUD
Efficiency Factor	86.36%
<b>Base Building</b>	
Total Residential GFA	325,050 SF
Projections GFA	750 SF
Total Residential GFA + Projections	325,800 SF
Total Net Residential GFA	281,361 SF
10% of Net Residential GFA	28,136 SF
IZ Bonus Density Utilized	45,147 SF
Net Bonus Density Utilized	38,989 SF
75% of Net Bonus Density	29,241 SF
Required Net GFA for IZ Units @ 60% MFI	<b>29,241 SF</b>
<b>Penthouse</b>	
Habitable Space GFA	33,160 SF
Net Habitable Space	28,637 SF
10% of Net Habitable Space GFA	2,864 SF
Required Net GFA for IZ Units @ 50% MFI	<b>2,864 SF</b>
<b>Total: Base Building + Penthouse</b>	
Total Net Residential GFA	<b>309,998 SF</b>
Total Net GFA Required for IZ Units	<b>32,105 SF</b>

<b>Provided Affordable Housing Summary</b>	
30% MFI	2,232 SF
50% MFI	5,208 SF
60% MFI	24,924 SF
80% MFI	4,836 SF
<b>Total Net Residential</b>	<b>37,200 SF</b>
<b>% of Net Residential</b>	<b>12%</b>

<b>Unit Summary</b>	
Proposed Units	375 units
Unit Type	Percentage
Studio	10% - 15%
1 bedroom	50% - 65%
2 bedroom	20% - 30%
3 bedroom	1% - 5%



Floor	South Building						North Building						Total					
	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)	Residential	Amenity	Penthouse	Non FAR	Total	Total (FAR)
B1													0 SF	0 SF	68,690 SF	68,690 SF	137,380 SF	68,690 SF
F1	30,290 SF	1,510 SF	0 SF	0 SF	31,800 SF	31,800 SF	18,410 SF	6,390 SF	0 SF	0 SF	24,800 SF	24,800 SF	48,700 SF	7,900 SF	0 SF	0 SF	56,600 SF	56,600 SF
F2	31,800 SF	0 SF	0 SF	0 SF	31,800 SF	31,800 SF	24,900 SF	0 SF	0 SF	0 SF	24,900 SF	24,900 SF	56,700 SF	0 SF	0 SF	0 SF	56,700 SF	56,700 SF
F3	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	22,310 SF	1,490 SF	0 SF	100 SF	23,900 SF	23,800 SF	51,960 SF	1,490 SF	0 SF	250 SF	53,700 SF	53,450 SF
F4	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F5	29,650 SF	0 SF	0 SF	150 SF	29,800 SF	29,650 SF	23,800 SF	0 SF	0 SF	100 SF	23,900 SF	23,800 SF	53,450 SF	0 SF	0 SF	250 SF	53,700 SF	53,450 SF
F6	28,450 SF	0 SF	0 SF	0 SF	28,450 SF	28,450 SF	22,950 SF	0 SF	0 SF	0 SF	22,950 SF	22,950 SF	51,400 SF	0 SF	0 SF	0 SF	51,400 SF	51,400 SF
Penthouse	0 SF	0 SF	18,020 SF	0 SF	18,020 SF	0 SF	0 SF	0 SF	14,140 SF	0 SF	14,140 SF	0 SF	0 SF	0 SF	32,160 SF	0 SF	32,160 SF	32,160 SF
Total	179,490 SF	1,510 SF	18,020 SF	450 SF	199,470 SF	181,000 SF	136,170 SF	7,880 SF	14,140 SF	300 SF	158,490 SF	144,050 SF	315,660 SF	9,390 SF	32,160 SF	750 SF	357,960 SF	325,050 SF

Totals	
Site Area	90,293 SF
Max Gross Area	325,055 SF
Provided Gross Area	325,050 SF
Max FAR	3.60
Provided FAR	3.60
Max Penthouse Area	36,117 SF
Provided Penthouse Area	32,160 SF
Max Penthouse FAR	0.40
Provided Penthouse FAR	0.36



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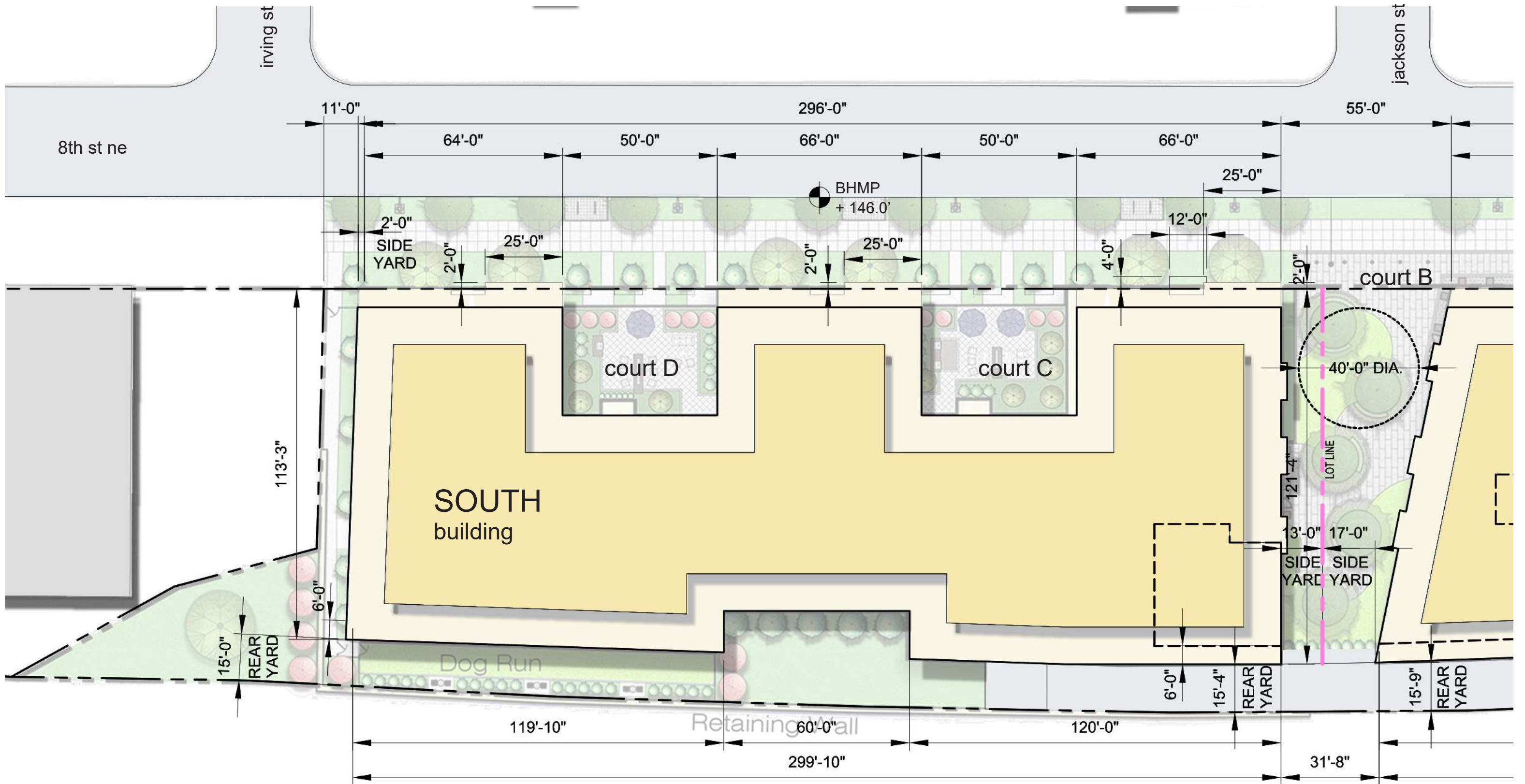


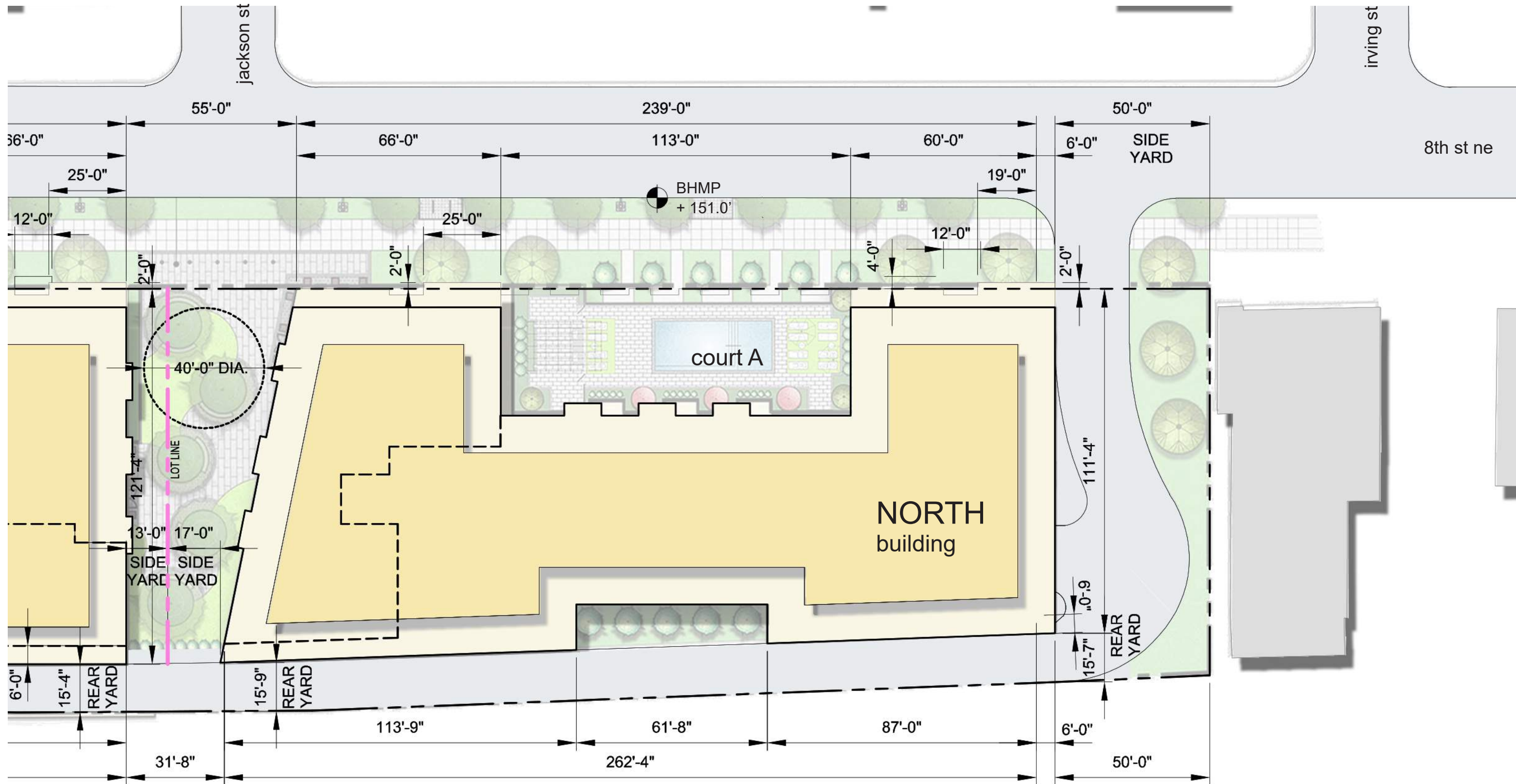
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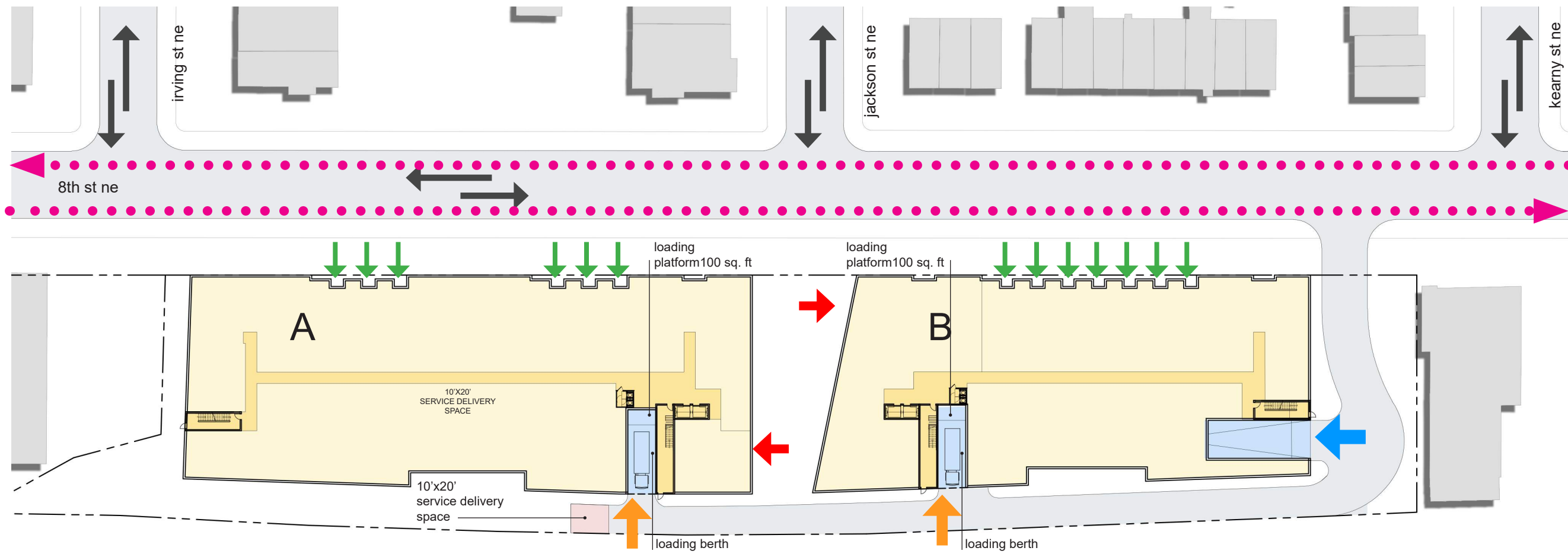
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FAR DIAGRAMS

G10

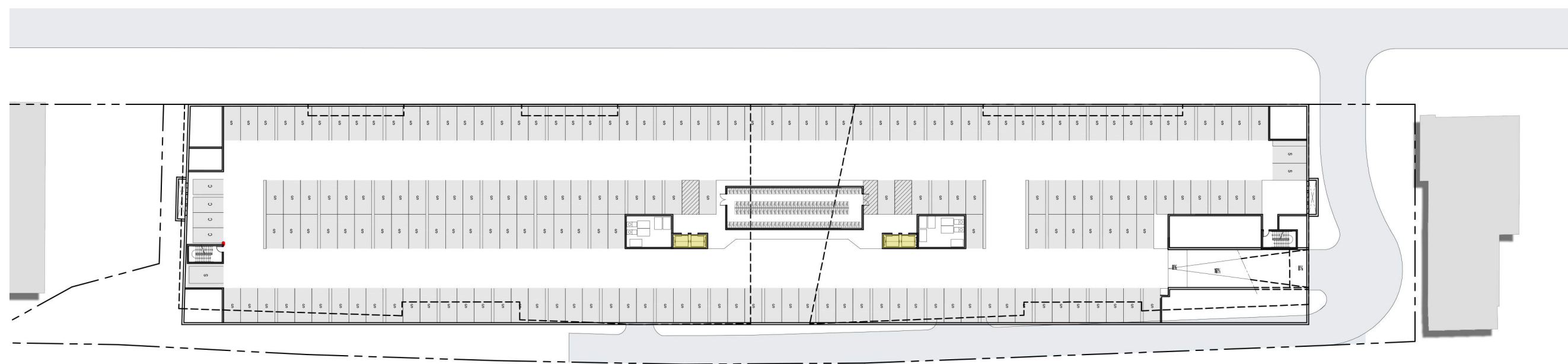






- LEGEND**
- Building Entrance
  - Building Loading
  - Garage Entrance
  - Private Entrance
  - Sidewalks
  - Elevators
  - Vehicular Traffic
  - Metropolitan Branch Trail

**CIRCULATION AND LOADING (GROUND FLOOR PLAN)**



**GARAGE SERVICE PLAN**







# LEEDv4 Homes Multifamily Midrise Project Scorecard

Project Title: Hanover 8th Street

Project ID # 1000112354



## Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
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## Location and Transportation Preliminary Y 15 of 15 M 0 Verified

LTp	Floodplain Avoidance	Required	
LTc	LEED for Neighborhood Development	0 of 15	0
LTc	Site Selection	8 of 8	0
LTc	Compact Development	3 of 3	0
LTc	Community Resources	2 of 2	0
LTc	Access to Transit	2 of 2	0



## Sustainable Sites Preliminary Y 5 of 7 M 1 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	1 of 2	1
SSc	Rainwater Management	2 of 3	0
SSc	Nontoxic Pest Control	2 of 2	0



## Water Efficiency Preliminary Y 6 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	6 of 12	2
WEc	Indoor Water Use	0 of 6	0
WEc	Outdoor Water Use	0 of 4	0



## Energy and Atmosphere Preliminary Y 16 of 37 M 11 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	14 of 30	10
EAc	Efficient Hot Water Distribution System	2 of 5	0
EAc	Advanced Utility Tracking	0 of 2	1
EAc	Active Solar-Ready Design	0 of 0	0
EAc	HVAC Start-Up Credentialing	0 of 0	0



## Materials and Resources Preliminary Y 3.5 of 9 M 0.5 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRC	Durability Management Verification	1 of 1	0
MRC	Environmentally Preferable Products	0.5 of 5	0.5
MRC	Construction Waste Management	2 of 3	0
MRC	Material-Efficient Framing	0 of 0	0



## Indoor Environmental Quality Preliminary Y 8 of 18 M 0 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	1 of 3	0
EQc	Contaminant Control	1 of 2	0
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Compartmentalization	0 of 3	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 1	0
EQc	Low-Emitting Products	1 of 3	0
EQc	No Environmental Tobacco Smoke	1 of 1	0



## Innovation Preliminary Y 4 of 6 M 1 Verified

INp	Preliminary Rating	Required	
INc	Innovation	4 of 5	1
INc	LEED Accredited Professional	0 of 1	0



## Regional Priority Preliminary Y 3 of 4 M 0 Verified

RPC	Regional Priority	3 of 4	0
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## Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	No
The project earned at least 3 points in Water Efficiency	No
The project earned at least 3 points in Indoor Environmental Quality	No

## Total Preliminary Y 62.5 of 110 M 15.5 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



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LEED CHECKLIST

G14

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