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ZONING IZ UNIT MATRIX - PROPOSED 564 UNIT SCHEME

IZ AREA CALCULATION

Total GFA	462,670	SF	
Total Residential GFA	462,445	SF	
Gross Enclosed Projections	4,771	SF	
Penthouse GFA	12,441	SF	
Corridor Area	*86,743*	SF	*
Total Net Residential Floor Area	388,143	SF	
Ratio of Net to GFA	84%		
Total IZ Gross Floor Area	**38,413**	**SF**	**
Required IZ Gross Floor Area	38,373	SF	
Total IZ Net Floor Area	**31,474**	**SF**	**
Required IZ Net Floor Area	31,051	SF	
Total Units	**564**		
Total Market Rate Units	518		
Total IZ Units	46		

* Corridor area not part of tabulated total, used for IZ GFA cal

** IZ area calculation is 8% of total

IZ UNIT TYPE ALLOCATION

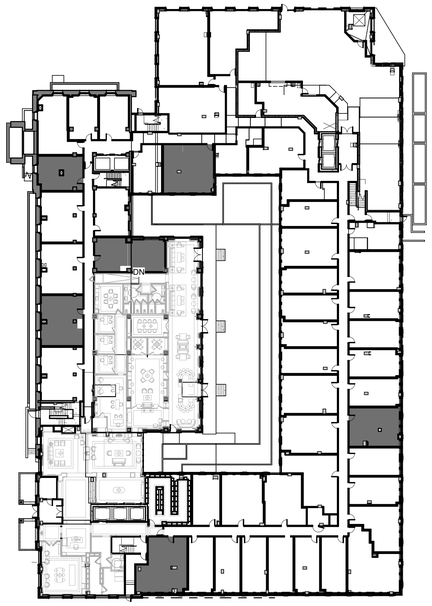
STUDIOs/ URBAN 1S	**197**
Market Rate	181
% of total MR units	34.9%
IZ Units	16
% of total IZ units	34.8%
Avg. IZ Unit Size	509
Min allowable IZ Unit Size	400

1 BRS /1BRS + D/URBAN 2S	**287**
Market Rate	264
% of total MR units	51.0%
IZ Units	23
% of total IZ units	50.0%
Avg. IZ Unit Size	677
Min allowable IZ Unit Size	550

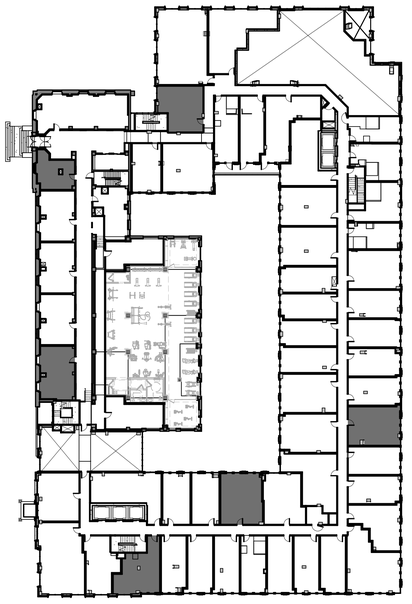
2 BR/2BR+DEN	**78**
Market Rate	71
% of total MR units	13.7%
IZ Units	7
`	15.2%
Avg. IZ Unit Size	852
Min allowable IZ Unit Size	800

3 BR* **	**2**
Market Rate	2
% of total MR units	0.4%
IZ Units	0
% of total IZ units	0.0%
Avg. IZ Unit Size	1274
Min allowable IZ Unit Size	1000

****NOT APPLICABLE FOR IZ*



1 G121 LEVEL 1 IZ LOCATION PLAN
1/32" = 1'-0"



2 G121 LEVEL 2 IZ LOCATION PLAN
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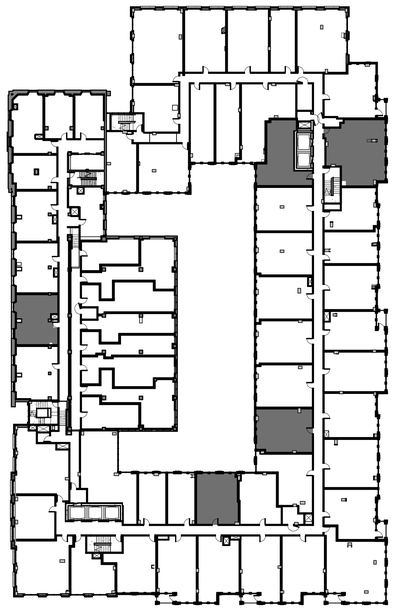

3 G121 LEVEL 3 IZ LOCATION PLAN
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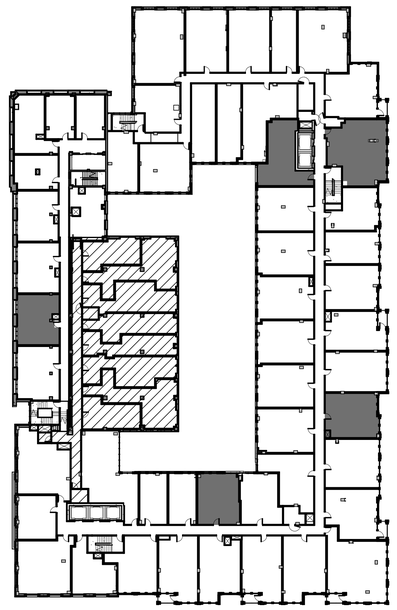

4 G121 LEVEL 4 IZ LOCATION PLAN
1/32" = 1'-0"

Note: Final IZ Unit Scheme to be Determined with Building Permit Plans

NOT FOR CONSTRUCTION

PROJECT NAME
Cotton Annex Residential Development

PROJECT ADDRESS
300 12th Street SW
Washington, DC 20024

DC Project No. 326-21-00

Owner Project No.

OWNER / DEVELOPER
CP VII Cotton Annex, LLC

PROJECT SUBMISSION
DESIGN DEVELOPMENT

REVISION #	ISSUED FOR	DATE
	DESIGN DEVELOPMENT	01/19/2021

Design Collective
601 East Pratt Street, Suite 300
Baltimore, Maryland 21202
P 410 685 6655 I www.designcollective.com
ARCHITECTURE PLANNING INTERIORS
LANDSCAPE ARCHITECTURE GRAPHICS

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CONSULTANT

SEAL

AFFIRMATION

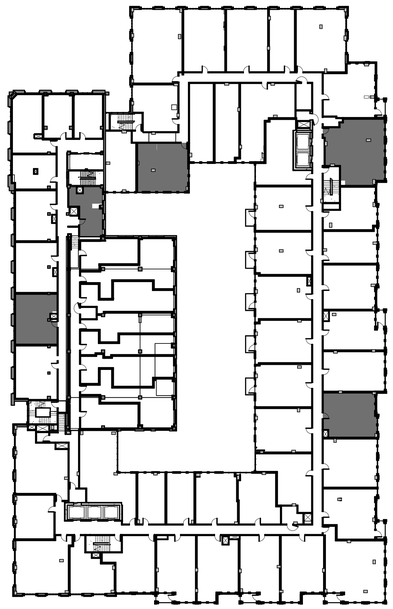
SHEET TITLE
ESTIMATED IZ UNIT MATRIX AND LOCATION PLANS

SCALE
1/32" = 1'-0"

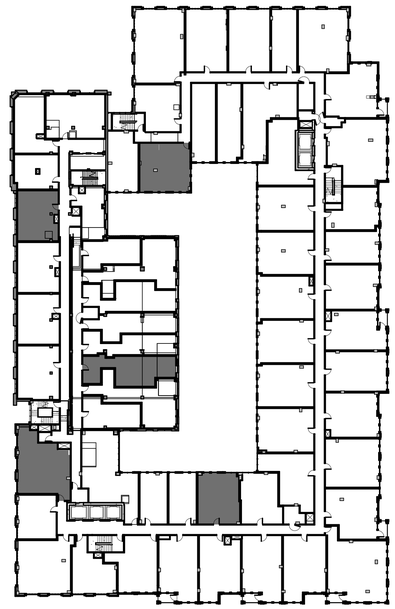
SHEET NUMBER
G121

ZONING COMMISSION
District of Columbia
CASE NO.20-34A
EXHIBIT NO.8A

IZ UNIT DIAGRAMS_ CURRENT 564 UNITS



1 G122 LEVEL 5 IZ LOCATION PLAN
1/32" = 1'-0"



2 G122 LEVEL 6 IZ LOCATION PLAN
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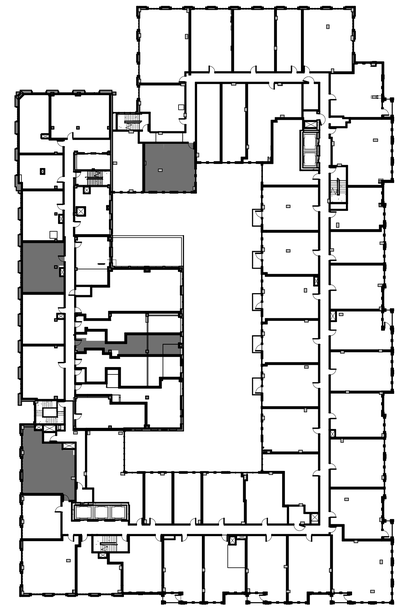

3 G122 LEVEL 7 IZ LOCATION PLAN
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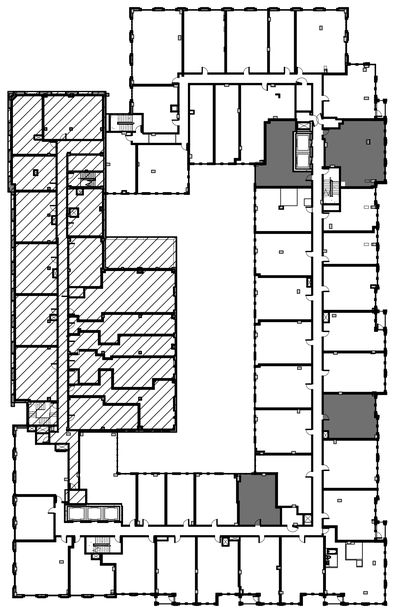

4 G122 LEVEL 8 IZ LOCATION PLAN
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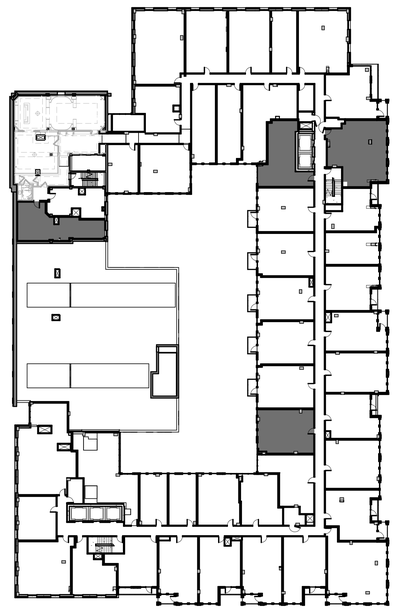

5 G122 LEVEL 9 IZ LOCATION PLAN
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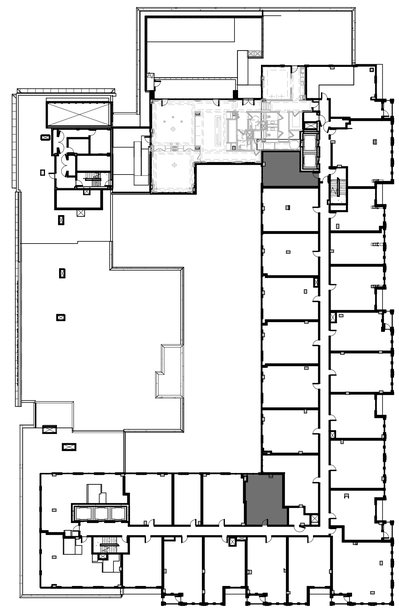

6 G122 LEVEL 10 IZ LOCATION PLAN
1/32" = 1'-0"

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