

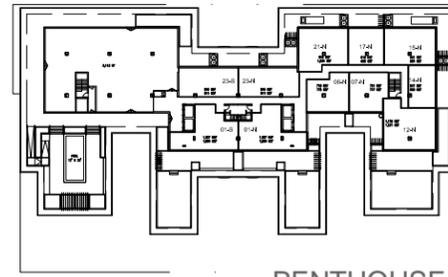
SIZE COMPARISONS

FLOOR	UNIT #	STUDIO	NSF	1BR	NSF	2BR	NSF
average IZ unit size			522		768		970
average MARKET RATE unit size			520		686		974

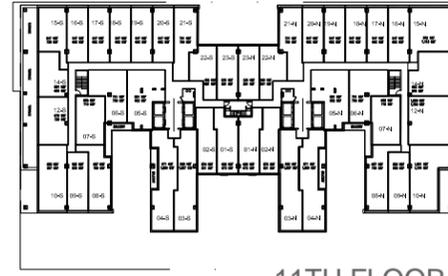
FLOOR-BY-FLOOR

FLOOR	UNIT #	STUDIO	NSF	1BR	NSF	2BR	NSF
COURTYARD/CELLAR							
FLOOR 1 IZ UNITS = 8							
	107-S	1	480				
	112-S			1	537		
	115-S			1	679		
	116-S			1	677		
	104-N					1	971
	112-N			1	695		
	114-N	1	528				
	116-N			1	856		
TOTAL FLOOR 1		2	1008	5	3444	1	971
FLOOR 2 IZ UNITS = 6							
	203-S			1	658		1 969
	207-S						
	211-S					1	973
	223-S	1	467				
	205-N			1	881		
	207-N			1	658		
TOTAL FLOOR 2		1	467	3	2,197	2	1,942
FLOOR 3 IZ UNITS = 6							
	303-S						1 969
	306-S			1	751		
	316-S	1	547				
	322-S	1	455				
	314-N			1	863		
	318-N	1	547				
TOTAL FLOOR 3		3	1,549	2	1,614	1	969
FLOOR 4 IZ UNITS = 5							
	418-S	1	547				
	423-S	1	536				
	403-N					1	969
	405-N			1	881		
	414-N			1	863		
TOTAL FLOOR 4		2	1,083	2	1,744	1	969
FLOOR 5 IZ UNITS = 5							
	505-S			1	881		
	518-S	1	547				
	522-S	1	455				
	507-N			1	658		
	518-N	1	547				
TOTAL FLOOR 5		3	1,549	2	1,539	0	0
FLOOR 6 IZ UNITS = 3							
	602-S	1	576				
	605-N			1	881		
	607-N			1	658		
TOTAL FLOOR 6		1	576	2	1,539	0	0
FLOOR 7 IZ UNITS = 3							
	703-S						1 969
	705-S			1	881		
	714-N			1	863		
TOTAL FLOOR 7		0	0	2	1,744	1	969
FLOOR 8 IZ UNITS = 2							
	819-S	1	547				
	804-N						1 971
TOTAL FLOOR 8		1	547	0	0	1	971
FLOOR 9 IZ UNITS = 1							
	917-N	1	535				
TOTAL FLOOR 9		1	535	0	0	0	0
FLOOR 10							
FLOOR 11							
PENTHOUSE							
TOTALS		14	7,314	18	13,821	7	6,791
TOTAL IZ UNITS		39					
% OF IZ TYPE		35.9%		46.2%		17.9%	
TOTAL UNITS		501					
% OF TYPE		37.3%		48.1%		14.6%	
TOTAL IZ NET SF		27,926	EXCEEDS REQUIRED MIN SF BY 222 SF				
TOTAL IZ NET SF REQ'D		27,704					

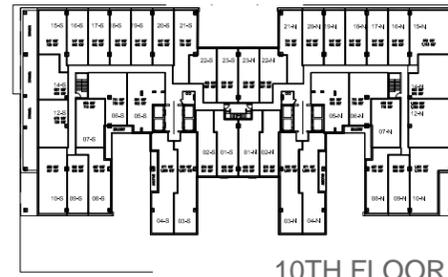
TOTALS & PERCENTAGES



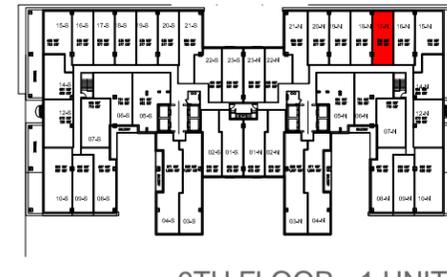
PENTHOUSE



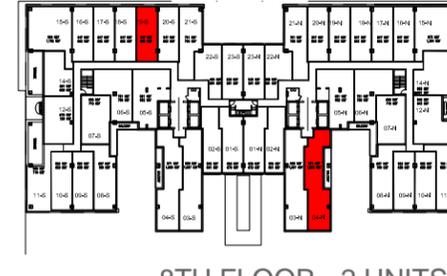
11TH FLOOR



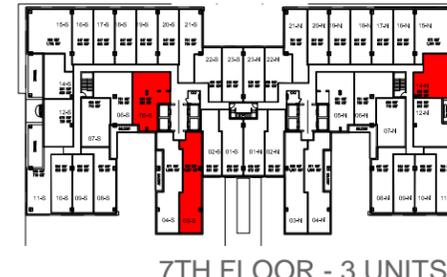
10TH FLOOR



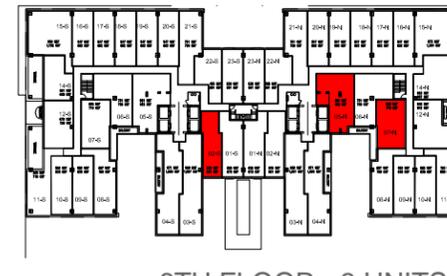
9TH FLOOR - 1 UNIT



8TH FLOOR - 2 UNITS



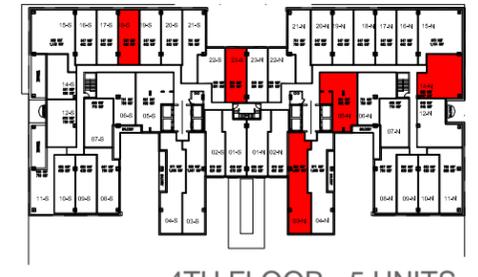
7TH FLOOR - 3 UNITS



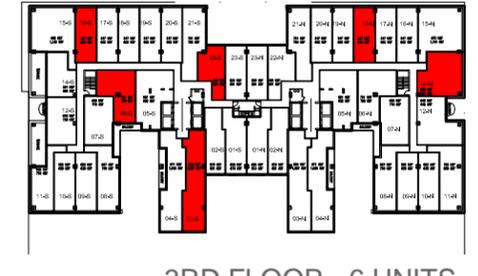
6TH FLOOR - 3 UNITS



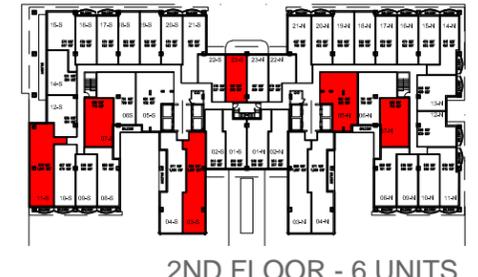
5TH FLOOR - 5 UNITS



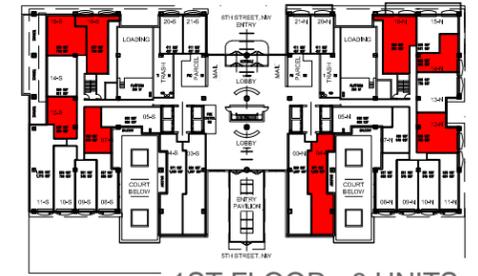
4TH FLOOR - 5 UNITS



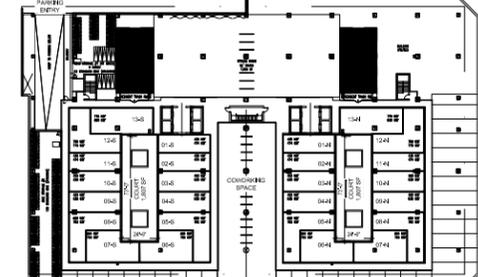
3RD FLOOR - 6 UNITS



2ND FLOOR - 6 UNITS



1ST FLOOR - 8 UNITS



* NO IZ UNITS AT CELLAR FLOOR

INDICATES IZ UNIT ■

450 5TH ST NW

PUD APPLICATION

PUD-IZ

INCLUSIONARY ZONING

ZONING COMMISSION
 District of Columbia
 February 20, 2026
 CASE NO. 78-17A
 EXHIBIT NO. 22