

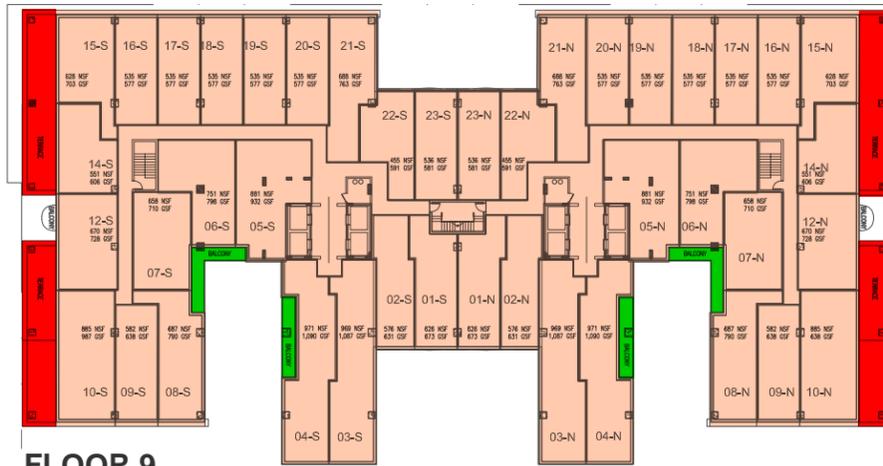
GROSS FLOOR AREA RECONCILIATION

PLEASE NOTE THE BUILDING SIZE HAS NOT CHANGED, BUT THE GFA CALCULATIONS HAVE BEEN UPDATED TO COMPLY WITH THE CURRENT DC ZONING REGULATIONS.

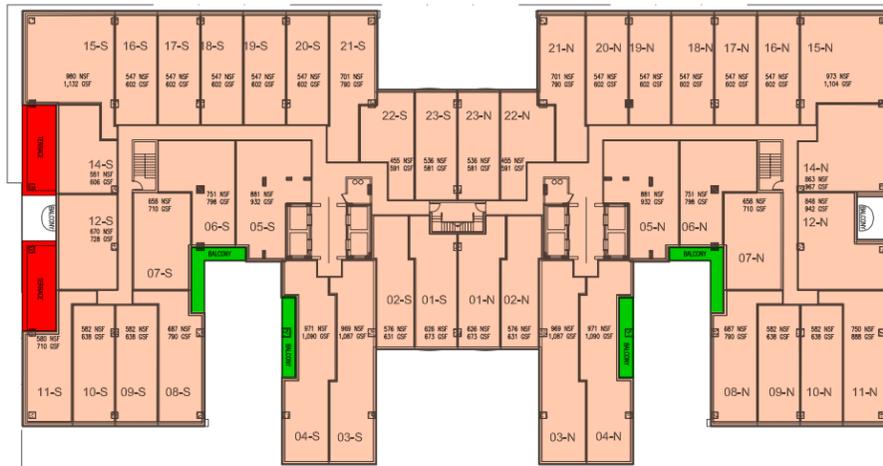
THE BALCONIES SHOWN IN RED AND GREEN WERE NOT INCLUDED IN THE ORIGINAL GFA TABULATION AND SHOULD HAVE BEEN.

THE GFA SHOWN BELOW EACH FLOOR INCLUDES BOTH RED AND GREEN BALCONIES AND COMPLIES WITH THE CURRENT DC ZONING REGULATIONS. THE CURRENT TOTAL GFA TO FAR IS **424,566 WHICH RESULTS IN AN FAR OF 7.41.**

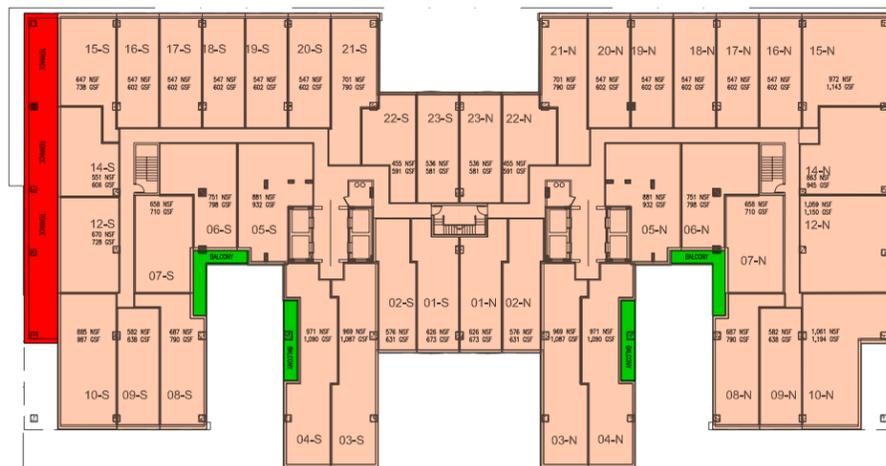
PER THE PENDING DRAFT TEXT AMENDMENT #25-12, THE GREEN INSET BALCONIES CAN BE EXCLUDED FROM THE GROSS FLOOR AREA. THIS REDUCES THE TOTAL GFA TO FAR BY 7,180 SF, RESULTING IN A TOTAL GFA TO FAR OF 417,386 WITH AN FAR OF 7.28.



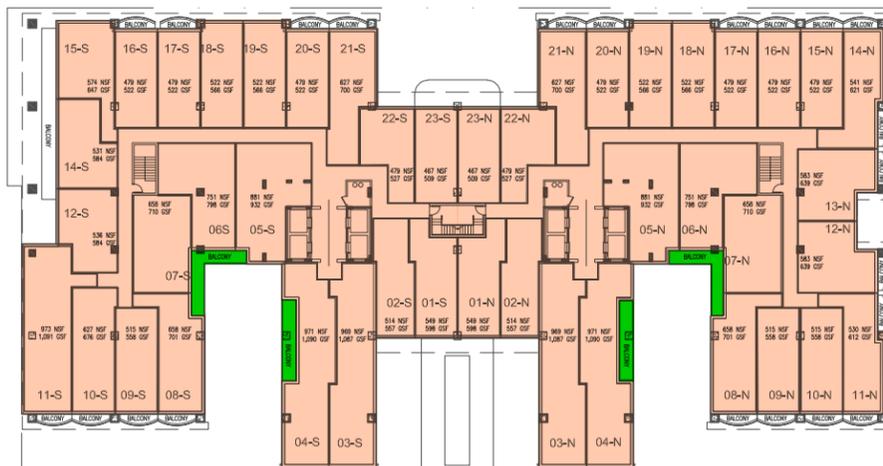
FLOOR 9
34,477 GFA TO FAR



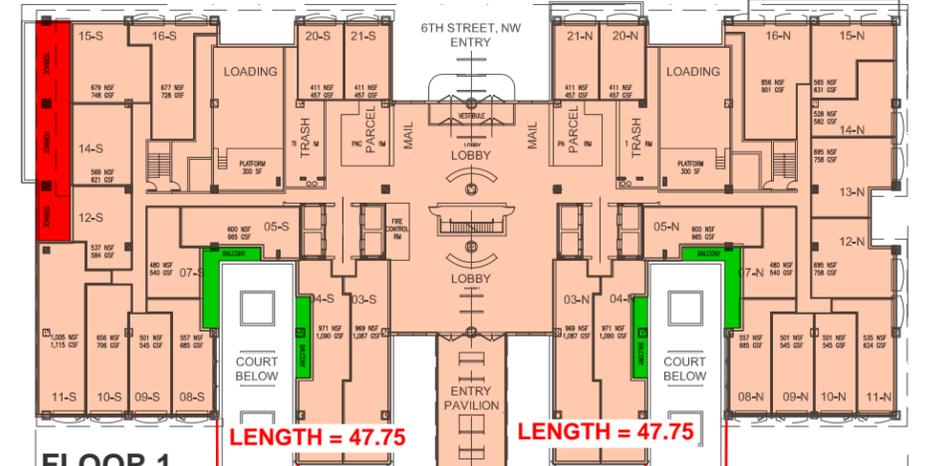
FLOORS 3-8 TYPICAL
38,623 GFA TO FAR



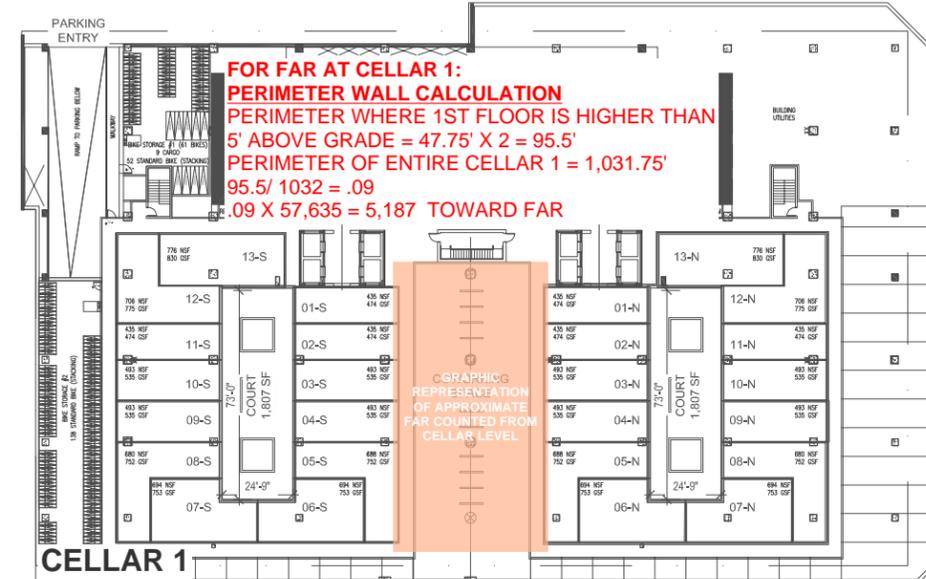
FLOORS 10 & 11
38,303 GFA TO FAR
450 5TH STREET, NW



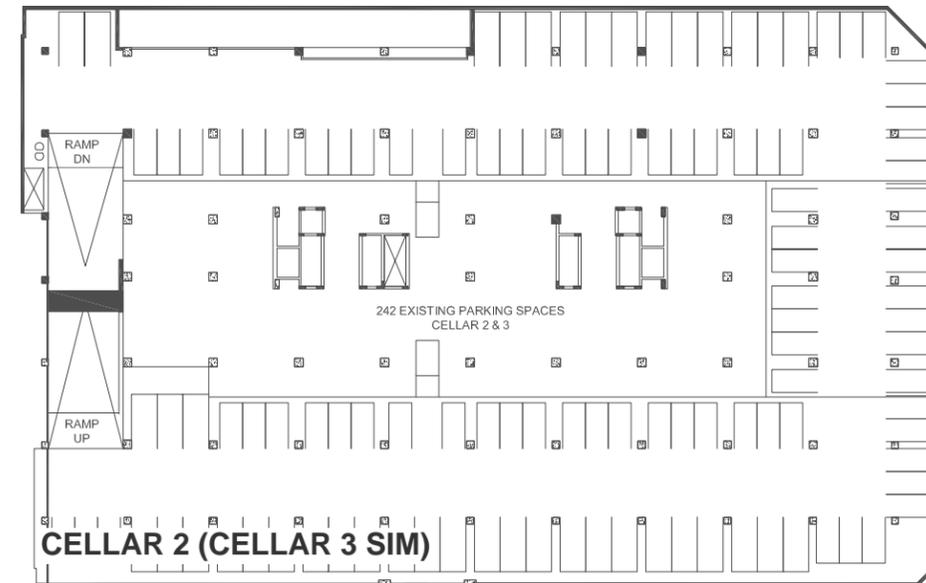
FLOOR 2
34,460 GFA TO FAR



FLOOR 1
37,194 GFA TO FAR



CELLAR 1
5,187 GFA TO FAR (57,635 TOTAL GSF)



CELLAR 2 (CELLAR 3 SIM)

SCALE: 1/64" = 1'-0"

ZONING FAR DIAGRAMS

Legend: GFA TO FAR

PUD APPLICATION

PUD-10

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

	FOOTPRINT GFA (C3-PH)	GFA TO FAR	BALCONY EXCLUDED FROM GFA/FAR***	CIRCULATION/ BACK-OF-HOUSE/ LOBBIES	PARKING	AMENITY/ RESI. STORAGE	GROSS RESIDENTIAL RENTABLE*	CORRIDOR EFFICIENCY	SLAB DEMOLISHED
MAIN ROOF/PH	17,886	0	0	2,418	0	5,143	10,325	58%	328
FLOOR 11	38,303	38,303	630	4,210	0		34,093	89%	2,139
FLOOR 10	38,303	38,303	630	4,210	0		34,093	89%	2,139
FLOOR 9	38,623	38,623	630	4,174	0		34,449	89%	6,557
FLOOR 8	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 7	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 6	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 5	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 4	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 3	38,623	38,623	630	4,440	0		34,183	89%	6,555
FLOOR 2	35,218	35,218	630	4,288	0		30,930	88%	4,813
FLOOR 1	37,194	37,194	880	12,834	0		24,360	65%	3,200
CELLAR 1	57,635	5,187	0	14,979	0	19,131	15,845	27%	0
CELLAR 2	61,755	0		16,921	44,834		0		0
CELLAR 3	61,755	0		16,921	44,834		0		0
TOTAL	618,410	424,566	7,180	107,595	89,668	24,274	389,193		58,506

500 Approx. # units

Average 750 sf

LOT & FAR DATA

57,309	LOT SIZE		
401,163	APPROVED FAR OF 7		
424,566	PROPOSED FAR SF	417,386	WITH PENDING ZONING
7.41	PROPOSED FAR	7.28	AMENDMENT #25-12

PENTHOUSE FAR

0.4	ALLOWABLE UP TO
22,924	ALLOWABLE FAR SF
17,886	PROPOSED PH FAR

GROSS RESIDENTIAL RENTABLE* = FOOTPRINT - CIRCULATION/ BACK-OF-HOUSE/LOBBIES

BALCONY & TERRACE AREA** roof terraces and cellar courtyard not included in calculation.

ZONING AMENDMENT*** Balcony area excluded from GFA per pending zoning amendment #25-12

WHY THE BALCONIES ARE ESSENTIAL TO THE SUCCESSFUL FUNCTIONING OF THE PROJECT



VIEW FACING NE TOWARD SOUTH FACADE



SOUTH FACING TERRACE



NORTH ELEVATION

450 5TH STREET, NW

- 1 - ELIMINATES THE NEED FOR AT-RISK WINDOWS ALONG THE SOUTH PROPERTY LINE, SHOULD A NEW BUILDING BE BUILT.
- 2 - MAINTAINS THE EXISTING STRUCTURE AND FACADE MINUS WINDOWS.
- 3- PROVIDES PASSIVE SHADING TO THE SOUTH FACADE.
- 4-NORTH FACING BALCONIES AT THE 9TH FLOOR ONLY PROVIDE VISUAL CONNECTION AND INTEGRATION WITH THE NEW CONSTRUCTION.



POSSIBLE FULL-HEIGHT BUILDING AGAINST SOUTH PROPERTY LINE

⊕ SITE PLAN

BALCONIES

February 20, 2026

PUD APPLICATION

PUD-10.1