BZA
Case No. 16581
Exhibit No. 9

F STREET HOTEL ~~BUILDING~~
Peebles Atlantic Development Corporation

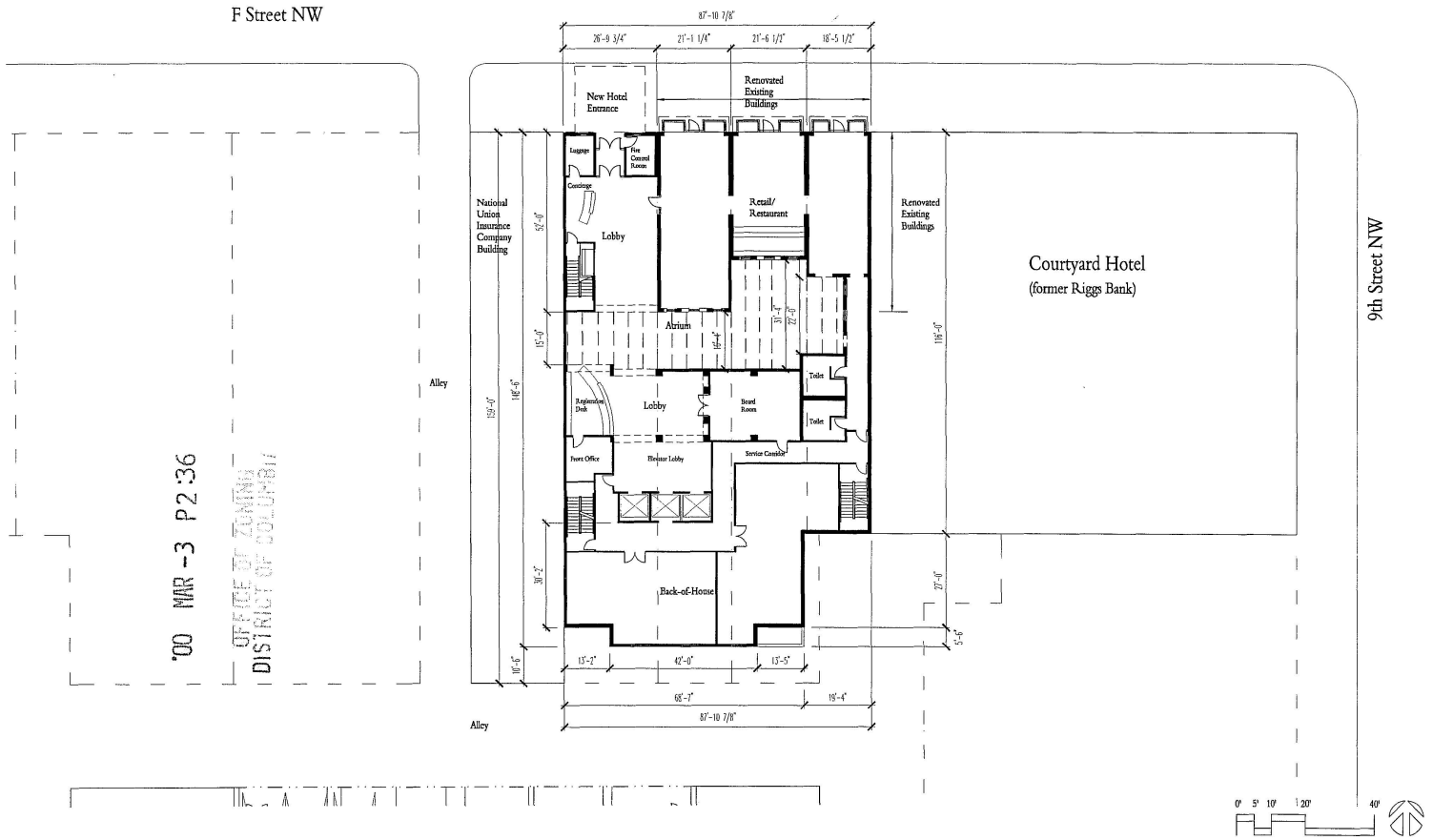
Brennan Beer Gorman Monk
Architects & Interiors
1030 15th Street, NW Ste. 900
Washington, DC 20005
202.452.1644

Project Name:	F Street Hotel
Project Address:	916 F Street Northwest Washington, DC
Zoning Classificaiton:	**C-4**
Allowable Building Height:	**110'**
Allowable FAR:	**6**
Site Area:	**13,330**

	New Const	Historic Pres.	Other	TOTAL
Basement	4,625			4,625
Ground	8,025	2,805	1,650 (atrium)	12,480
2nd	7,910	2,687		10,597
3rd	7,910	2,687		10,597
4th	6,363			6,363
5th	6,363			6,363
6th	6,363			6,363
7th	6,363			6,363
8th	6,363			6,363
9th	6,363			6,363
10th	6,363			6,363
11th	6,363			6,363
12th	6,363			6,363
Total Area:	**85,737**	**8,179**	**1,650**	**95,566**
Designed FAR:	6.43			7.17

03.02.00

'00 MAR -3 P2:36
OFFICE OF ZONING
DISTRICT OF COLUMBIA



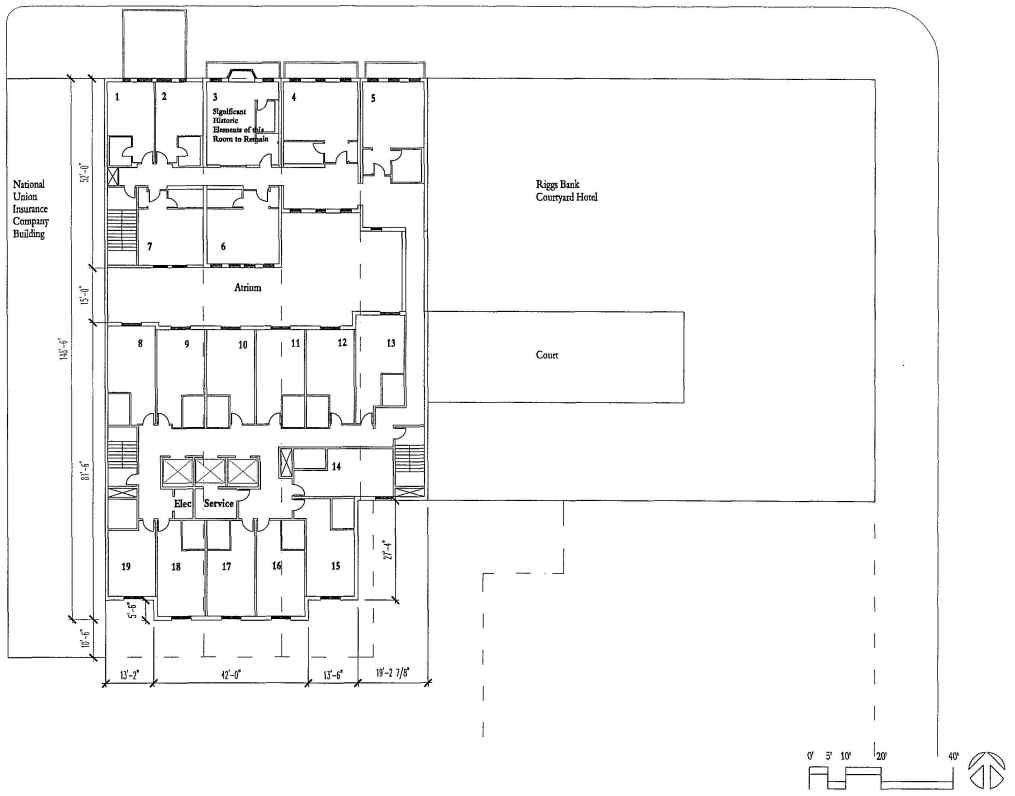
BBGM

- **912 HOTEL**
  912 F Street NW, Washington DC
- **912 F St Assoc, LP**
  Peebles Atlantic Development Corporation
  100 SE Second Street, Miami Florida
- **GROUND FLOOR PLAN (Revised)**
- BZA
  3 March 2000
  9204.00
- **A.1**

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

'00 MAR -3 P2:36

OFFICE OF ZONING
DISTRICT OF COLUMBIA



BBGM
WASHINGTON, DC · NEW YORK · HONG KONG

■ **912 HOTEL**
912 F Street NW, Washington DC

■ **912 F St Assoc, LP**
Peebles Atlantic Development Corporation
100 SE Second Street, Miami Florida

■ **2nd & 3rd FLOOR PLAN (revised)**

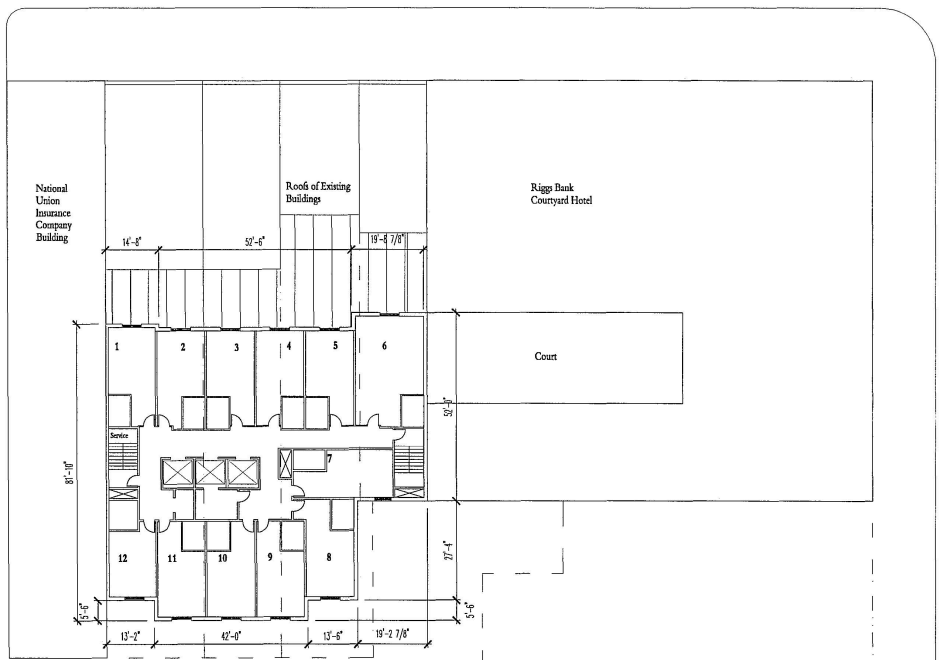
■ BZA
3 March 2000
9204.00

■ **A.2**

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

'00 MAR -3 P2:36

OFFICE OF ZONING
DISTRICT OF COLUMBIA



BBGM
WASHINGTON, DC · NEW YORK · HONG KONG
1020 19TH ST., NW · STE. 700
WASHINGTON, DC 20036
TEL: 202.331.7700
FAX: 202.331.7733

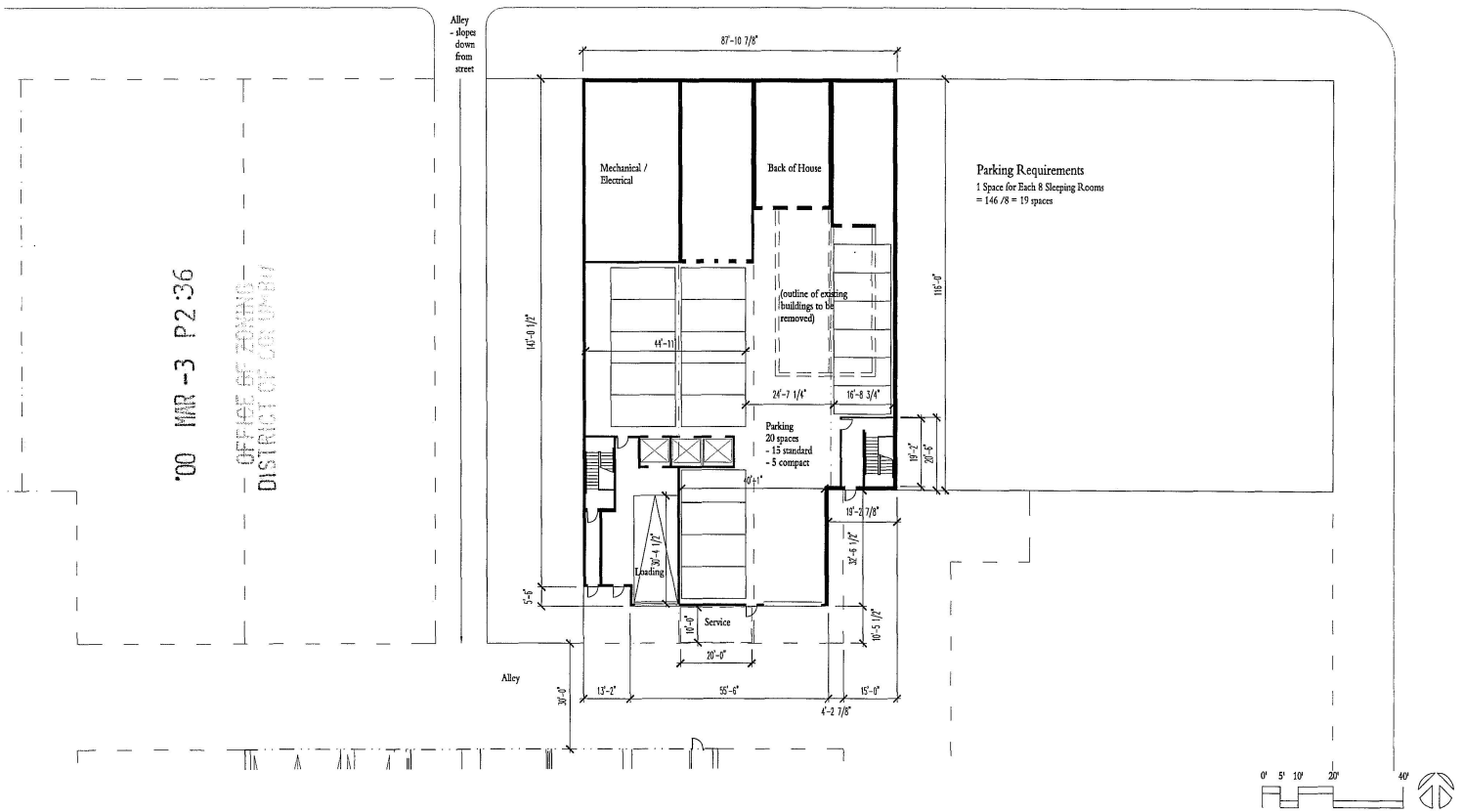
■ **912 HOTEL**
912 F Street NW, Washington DC

■ **912 F St Assoc, LP**
Peebles Atlantic Development Corporation
100 SE Second Street, Miami Florida

■ **TYPICAL GUEST LEVEL FLOOR PLAN** ■ BZA 3 March 2000 9204.00 ■

A.3

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

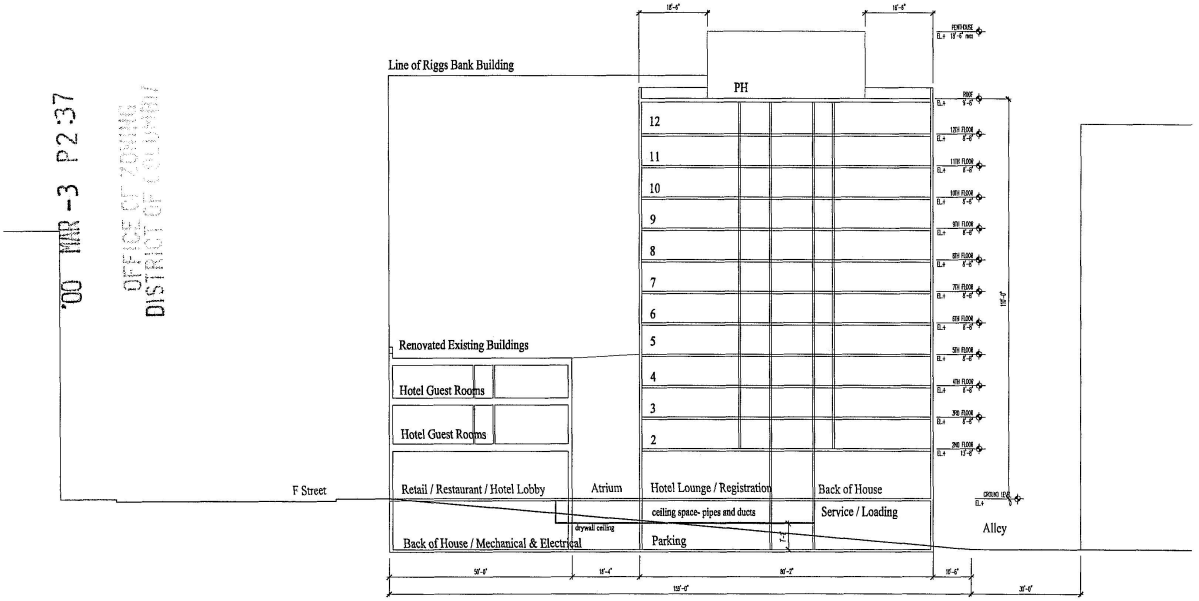


BBGM

- **912 HOTEL**
  912 F Street NW, Washington DC
- **912 F St Assoc, LP**
  Peebles Atlantic Development Corporation
  100 SE Second Street, Miami Florida
- **PARKING LEVEL FLOOR PLAN**
- BZA
  3 March 2000
  9204.00
- **A.4**

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

'00 MAR -3 P2:37
OFFICE OF ZONING
DISTRICT OF COLUMBIA



BBGM
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■ **912 HOTEL**
912 F Street NW, Washington DC

■ **912 F St Assoc, LP**
Peebles Atlantic Development Corporation
100 SE Second Street, Miami Florida

■ **SECTION**

■ **BZA**
3 March 2000
9204.00

■ **A.5**

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS

'00 MAR -3 P2:37



BBGM

■ **912 HOTEL**
912 F Street NW, Washington DC

■ **912 F St Assoc, LP**
Peebles Atlantic Development Corporation
100 SE Second Street, Miami Florida

■ **F STREET ELEVATION** (North Elevation)
Alternative A - Hotel Entrance Taller

■ BZA
3 March 2000
9204.00

■ **A.6**

BRENNAN BEER GORMAN MONK / ARCHITECTS & INTERIORS