

GROUND LEVEL
38,475 SF
100% LOT COVERAGE

110 KEYS - 108 DQ 2 KING	
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FAR	
GROSS FLOOR AREA 32,243 SF FAR INCLUDES ALL ENCLOSED SPACE, RAMP & PORTE COCHERE	

AREA SUMMARY	
GARAGE	38,475 SF
GROUND FLOOR	32,243 SF
2ND FLOOR	36,691 SF
3RD FLOOR	20,845 SF
4TH FLOOR	20,587 SF
TOTAL	148,841 SF
LOT AREA	38,475 SF
FAR: 3.87	

LOT COVERAGE	
GROSS FLOOR AREA 38,475	
100% GROSS LOT COVERAGE	

RETAIL	13,902 SF	
HOTEL	15,168 SF	
LOBBY	4,142 SF	
CIRCULATION	1,487 SF	
SERVICE	3,395 SF	
RESTAURANT	3700 SF	
REST. SERVICE	2,444 SF	

RAMP & PORTE COCHERE 3,173 SF	
OWNER/DEVELOPER	JOHN PAPAJOHN
ARCHITECT	FILLAT + ARCHITECTURE

BELHAVEN HOTEL PROPERTIES
18027

GROUND LEVEL

EXHIBIT 4 08.14.2020

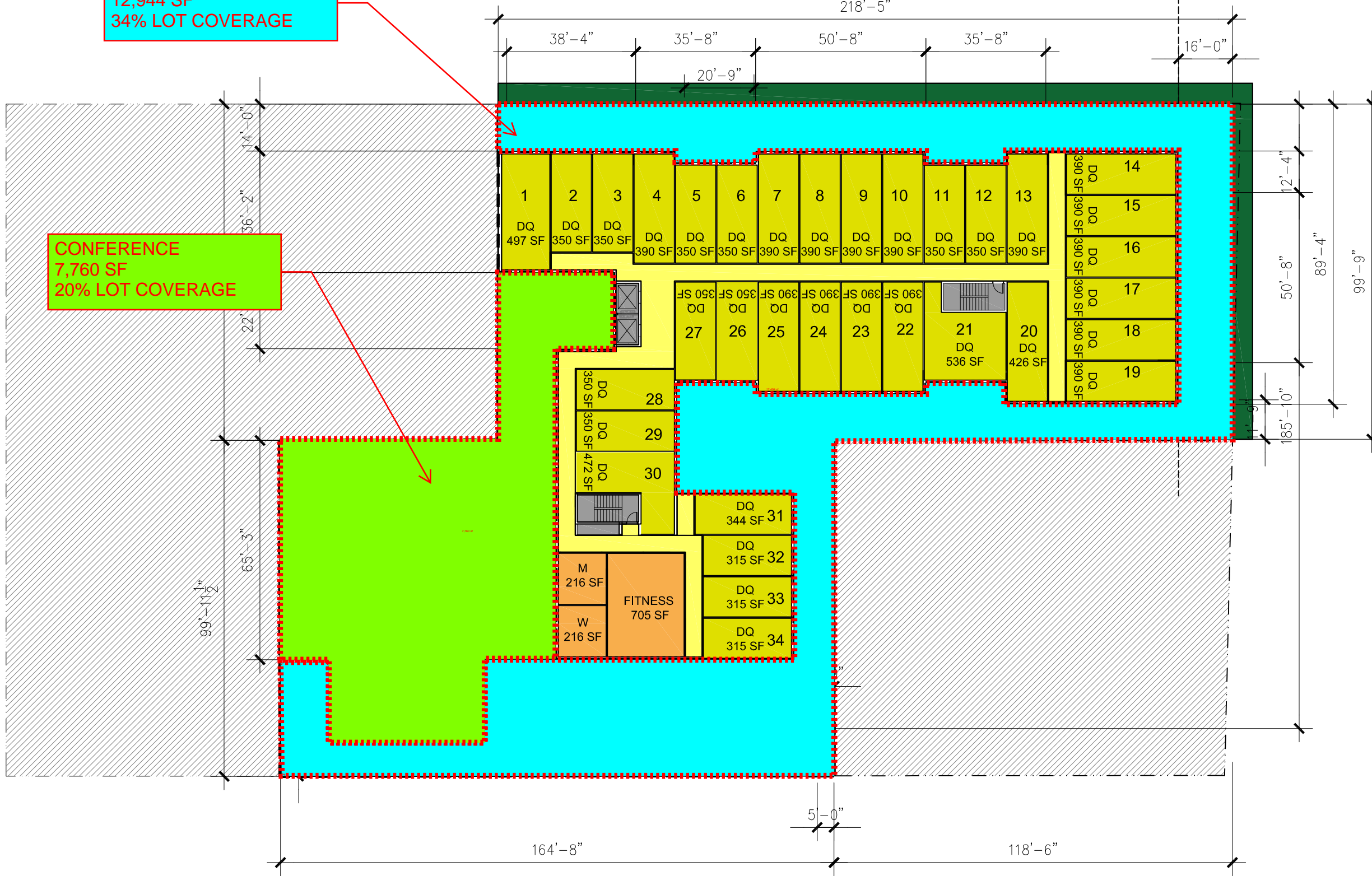
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DATE: 08.09.2019

A.01 R-3
FILLAT +
ARCHITECTURE

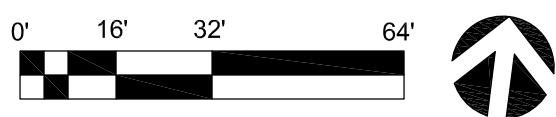
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BALCONY/TERRACE
12,944 SF
34% LOT COVERAGE

CONFERENCE
7,760 SF
20% LOT COVERAGE



34 KEYS	
FAR	
GROSS FLOOR AREA 36,691 SF FAR INCLUDES ALL ENCLOSED SPACE, TERRACES/BALCONIES & POOL/POOL DECK	
LOT COVERAGE	
GROSS FLOOR AREA 36,691 SF 95% GROSS LOT COVERAGE	
HOTEL 19,237 SF	
GUESTROOM	12,960 SF
CIRCULATION	2,215 SF
FITNESS / M&W	1,137 SF
SERVICE	1,747 SF
POOL AND POOL DECK 2,969 SF	
POOL	1,214 SF
POOL DECK	1,755 SF
TERRACES/BALCONIES 6,503 SF	
GUESTROOM	3,451 SF
AMENITY	3,052 SF
MEETING & SUPPORT 9,160 SF	
MEETING	3,061 SF
PRE-FUNCTION	2,148 SF
MEETING TERRACE	1,462 SF
SERVICE	2,489 SF
OWNER/DEVELOPER JOHN PAPAJOHN	
ARCHITECT FILLAT + ARCHITECTURE	



BELHAVEN HOTEL PROPERTIES
18027

2ND LEVEL

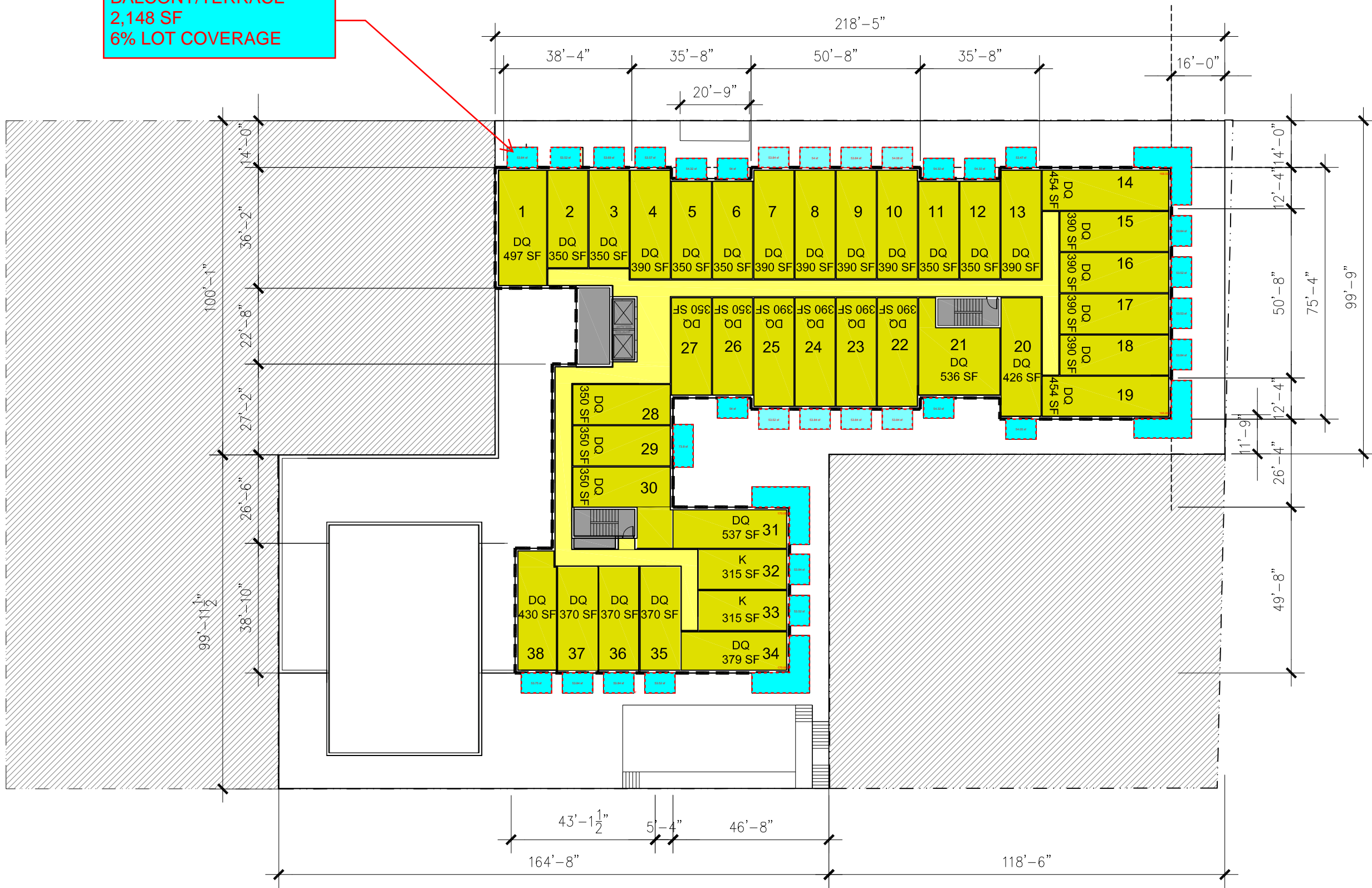
EXHIBIT 4 08.14.2020

SCALE: 1/32"=1'-0"
DATE: 08.09.2019

A.02 R-3
FILLAT+
ARCHITECTURE

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BALCONY/TERRACE
2,148 SF
6% LOT COVERAGE



38 KEYS	
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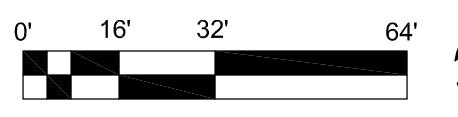
FAR	
GROSS FLOOR AREA	21,385 SF
FAR INCLUDES ALL ENCLOSED SPACE & BALCONIES	

LOT COVERAGE	
GROSS FLOOR AREA	19,237 SF
50% LOT COVERAGE	

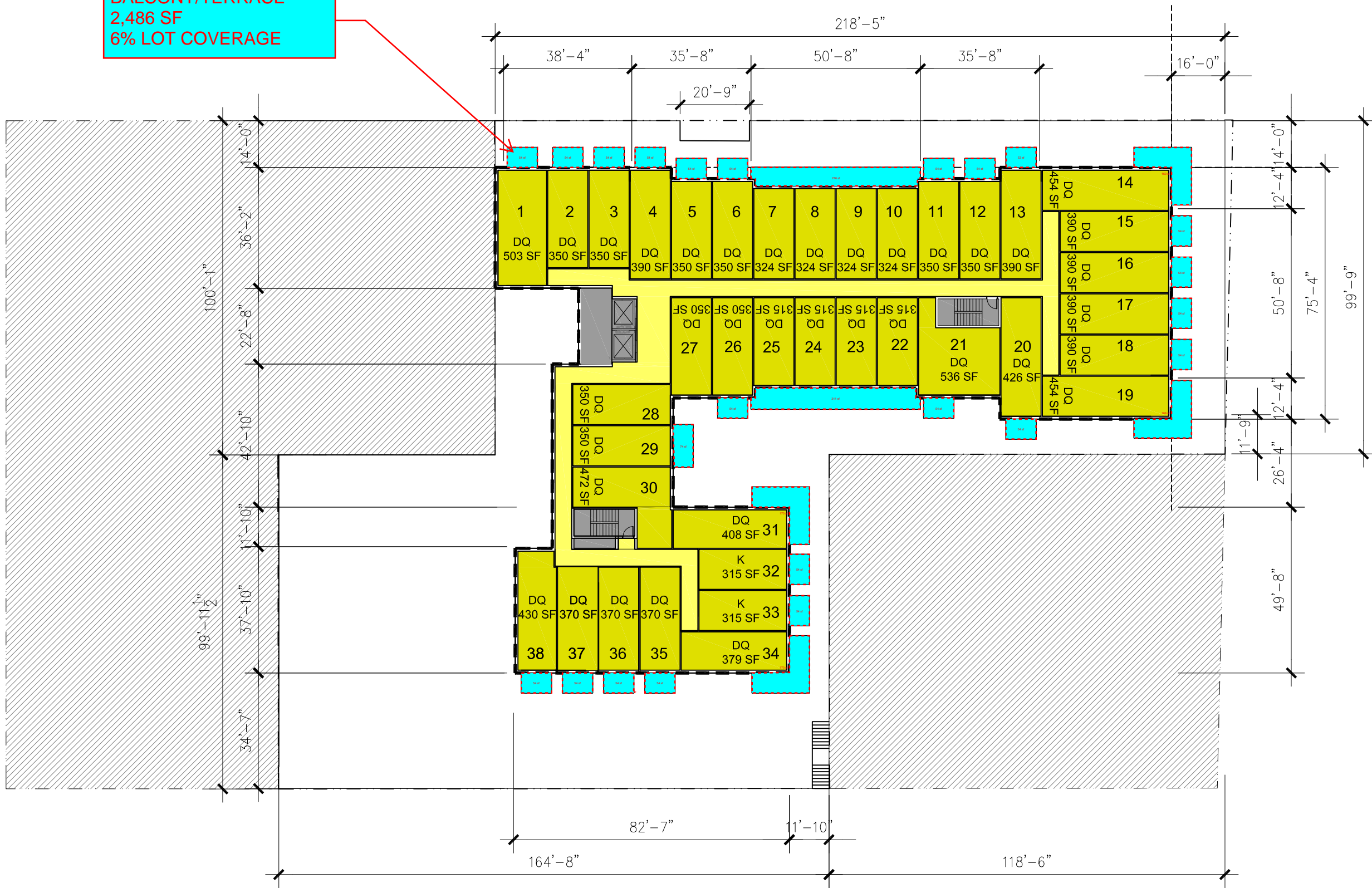
HOTEL		
19,237 SF		
	GUESTROOM	14,763 SF
	CIRCULATION	1,968 SF
	SERVICE	1,966 SF
	TERRACES/BALCONIES	2,148 SF

OWNER/DEVELOPER	JOHN PAPAJOHN
ARCHITECT	FILLAT + ARCHITECTURE

A.03 R-3



BALCONY/TERRACE
2,486 SF
6% LOT COVERAGE



38 KEYS	
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FAR	
GROSS FLOOR AREA 21,723 SF FAR INCLUDES ALL ENCLOSED SPACE & BALCONIES	

LOT COVERAGE	
GROSS FLOOR AREA 18,637 SF 49% LOT COVERAGE	:

HOTEL 18,637 SF	
GUESTROOM	14,198 SF
CIRCULATION	1,968 SF
SERVICE	1,935 SF
TERRACES/BALCONIES	2,486 SF

OWNER/DEVELOPER	JOHN PAPAJOHN
ARCHITECT	FILLAT + ARCHITECTURE

A.04 R-3

