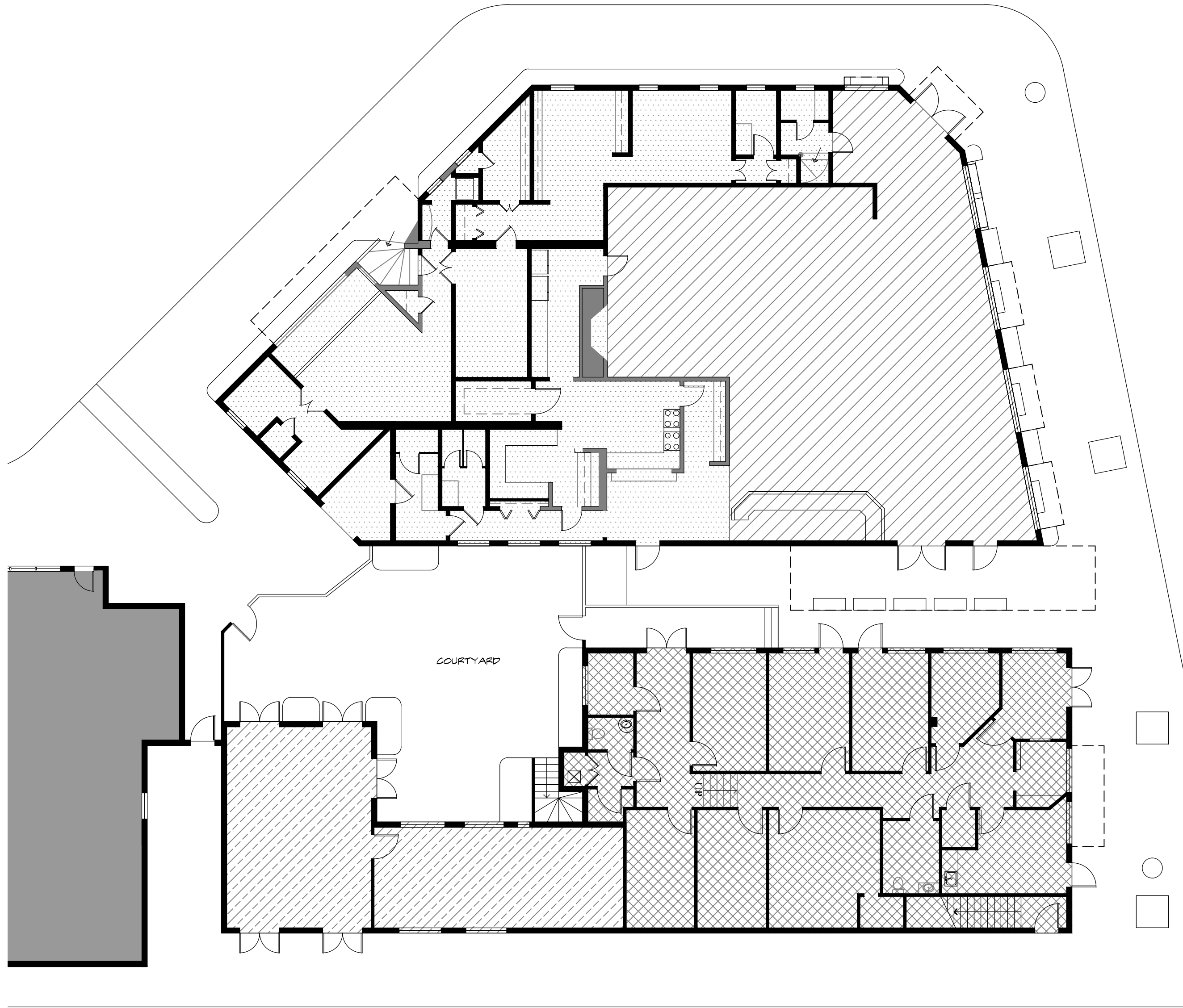
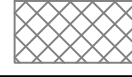
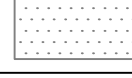
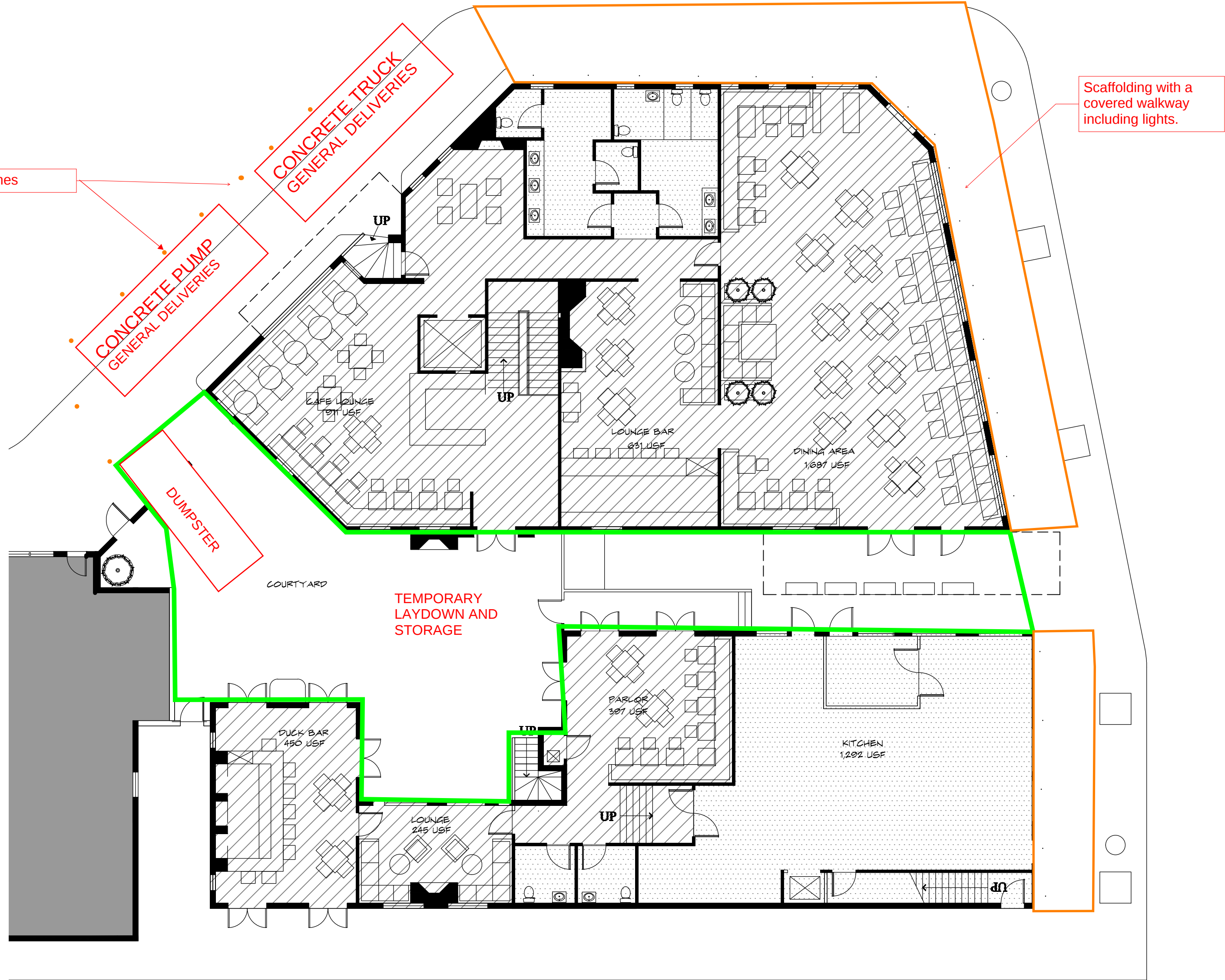




1 EXISTING FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"

CARRIAGE HOUSE - ANALYSIS OF EXISTING FOR REQUIRED PARKING				
SPACE	AREA	PARKING RATIO	PARKING COUNT	
 1ST FLOOR - DINING AREA	2,091 SF. (118 SEATS)	1:3	39.3 SPACES	
 1ST FLOOR - RETAIL AREA	2,101 SF.	1:1,200 GROSS	10.5 SPACES	
 1ST FLOOR - BACK OF HOUSE	2,490 SF.	1:1,300 GROSS	8.3 SPACES	
 2ND FLOOR - BACK OF HOUSE	369 SF.	1:1,300 GROSS	1.2 SPACES	
 1ST FLOOR - RESIDENTIAL UNITS EACH UNIT	938 SF.	2 SPACES/UNIT	2.0 SPACES	
 TOTAL 1 UNITS	-	-	2.0 SPACES	
 2ND FLOOR - RESIDENTIAL UNITS EACH UNIT	3,185 SF.	2 SPACES/UNIT	4.0 SPACES	
 TOTAL 2 UNITS	-	-	4.0 SPACES	
 TOTAL	-	-	66 SPACES	

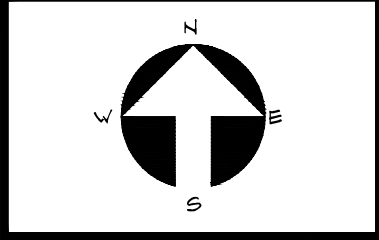


2 PROPOSED FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"

CARRIAGE HOUSE - ANALYSIS PARKING TO SEATING	
PARKING/SEATING COUNT CALCULATION	
66 SPACES X 4 PERSONS PER SPACE = 264 PERSONS	

ZONING CASE # Z-17-00020

EXISTING AND PROPOSED FIRST FLOOR PLANS



A-1.0

Town Council Submittal for:

264 +270 South County Road

Palm Beach, Florida

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Revisions:	

Project no:	17007
Date:	06.23.17
Drawn by:	PD
Project Architect:	JAG



Architecture • Interior Design
Keith M. Spina # A013419

207 SIXTH STREET
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • gliddenspina.com
FL Lic. # AA26002999



Seaview Ave

Seaview Ave

TEMPORARY PARKING

B. PETERSON

Onblonde Pet Spa
+ Boutique ~ Dog...

Phipps Plaza

Phipps Plaza

Phipps Plaza

CONCRETE PUMP
AND TRUCK
GENERAL
DELIVERIES

Covered pedestrian
walkway including
lights.

264 South County Road

Phipps Plaza

Phipps Plaza

Historic Landmark

Key To Life Med Spa

LAYDOWN
AND
STORAGE

PNC Wealth Management

First Republic Bank

J.P. Morgan Private Bank

Google

Map

Flagman to direct deliveries into jobsite

