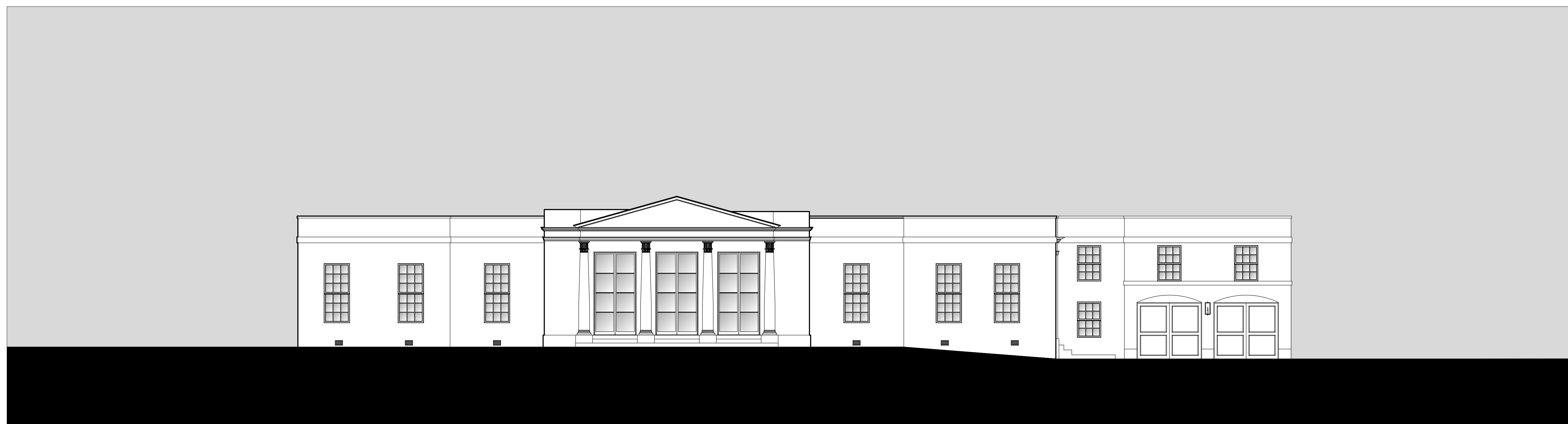
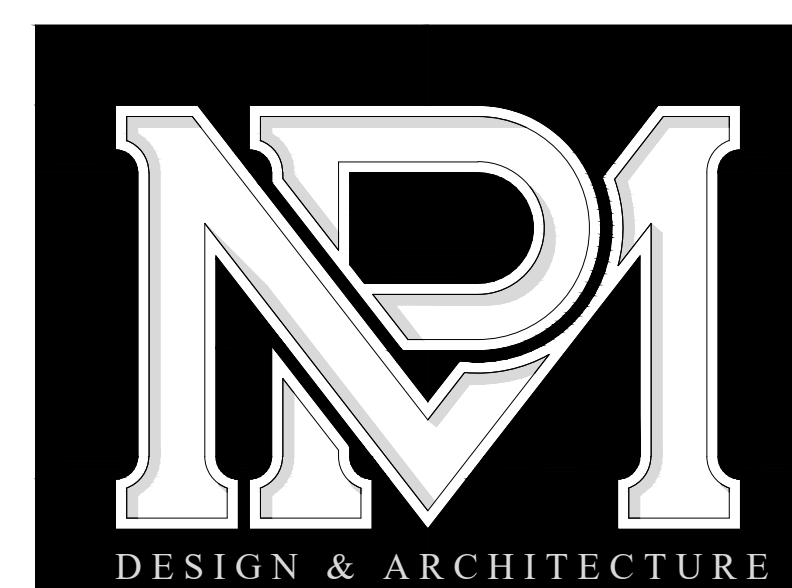




200 Regents Park Road TIC-I LLC  
200 Regents Park Road Palm Beach, FL 33480



ARCHITECTURE  
MP DESIGN & ARCHITECTURE  
+  
BARNES COY ARCHITECTS  
LANDSCAPE ARCHITECTURE  
NIEVERA + WILLIAMS DESIGN

Scope of Work

1. Raising existing structure from 4.81/6.27 NAVD to 8.5 NAVD.

COA-22-050  
ZON-22-136

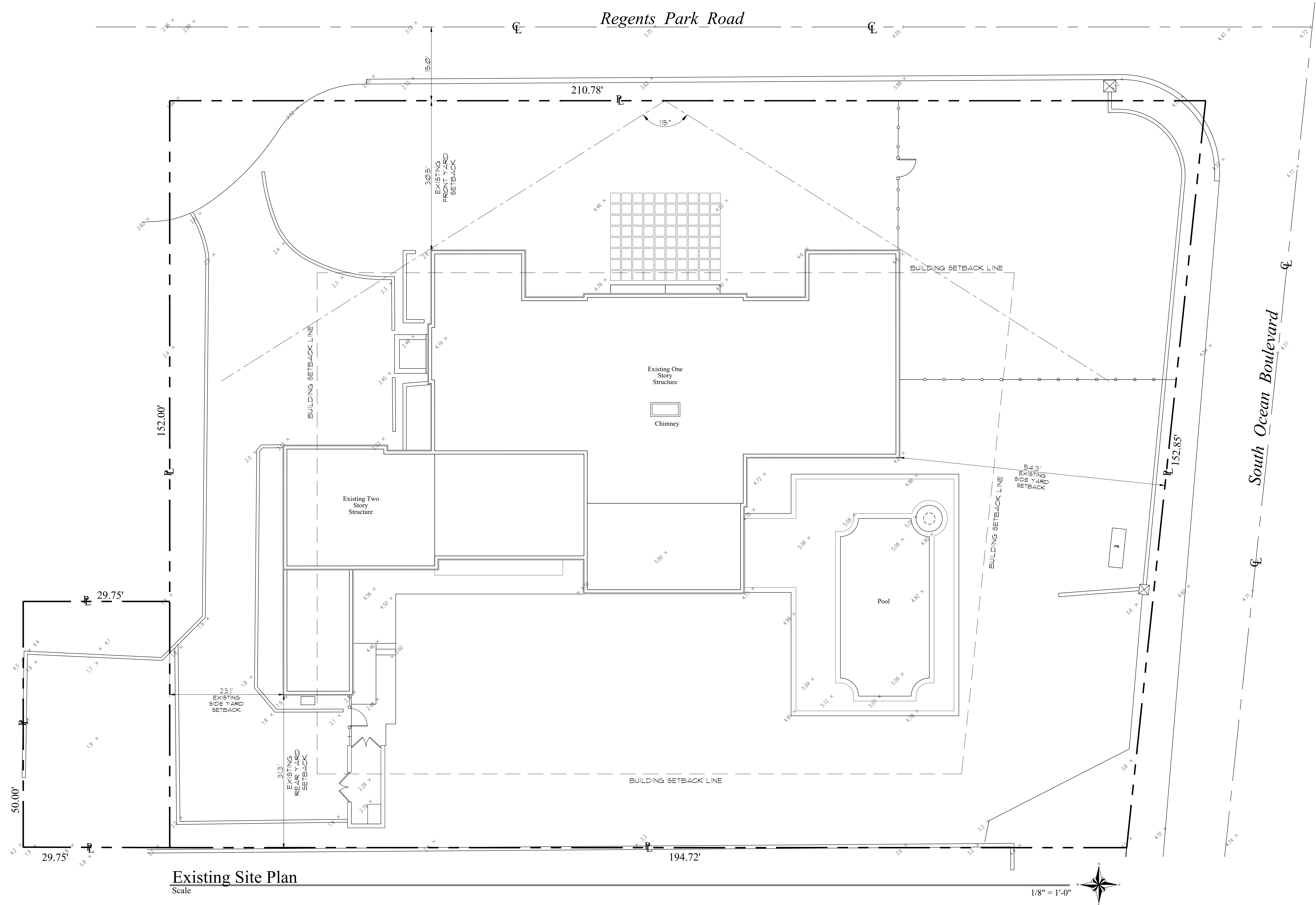
11-16-2022 LPC Meeting  
12-14-2022 TC Meeting  
First Submittal 09/06/2022  
Final Submittal 09/26/2022



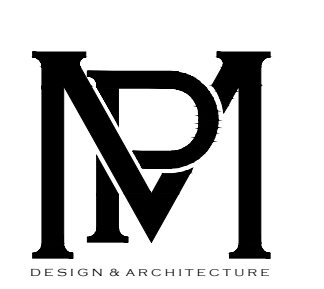
INDEX OF DRAWINGS

|        |                                                                  |                                                        |                                                                                                                                                |
|--------|------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| COVER  | SCOPE OF WORK AND MEETING DATES<br>DRAWING INDEX                 | PHOTO-1<br>PHOTO-2<br>PHOTOS-3<br>PHOTOS-4<br>PHOTOS-5 | SURROUNDING PROPERTY PHOTOS<br>SURROUNDING PROPERTY PHOTOS<br>EXTERIOR PROPERTY PHOTOS<br>EXTERIOR PROPERTY PHOTOS<br>EXTERIOR PROPERTY PHOTOS |
| A000   | EXISTING SITE PLAN                                               |                                                        |                                                                                                                                                |
| A001   | PROPOSED SITE PLAN                                               |                                                        |                                                                                                                                                |
| A001.1 | YARD SECTION DIAGRAMS<br>ZONING LEGEND                           |                                                        | ORIGINAL FOUNDATION PLAN                                                                                                                       |
| A001.2 | YARD SECTION DIAGRAMS                                            | O-1                                                    | ORIGINAL FLOOR PLAN                                                                                                                            |
| A001.3 | YARD SECTION DIAGRAMS                                            | O-2                                                    | ORIGINAL ELEAVTIONS                                                                                                                            |
|        |                                                                  | O-3                                                    | ORIGINAL MECHANICAL PLAN                                                                                                                       |
| A002   | PROPOSED SITESCAPE                                               | O-4                                                    | ORIGINAL FOUNDATION PLAN                                                                                                                       |
| A003   | EXISTING & PROPOSED STREETSCAPE,<br>PROPOSED REAR HEIGHT DIAGRAM | O-5                                                    | ORIGINAL FOUNDATION PLAN                                                                                                                       |
| A004   | VARIANCE DIAGRAM                                                 | O-6                                                    | ORIGINAL FOUNDATION PLAN                                                                                                                       |
| A005   | CUT & FILL DIAGRAM                                               | O-7                                                    | ORIGINAL FOUNDATION PLAN                                                                                                                       |
|        |                                                                  | O-8                                                    |                                                                                                                                                |
| A100   | EXISTING FIRST FLOOR PLAN                                        | EX                                                     | EXISTING CONDITIONS/DEMOLITION PLAN                                                                                                            |
| D100   | FIRST FLOOR DEMOLITION PLAN                                      | EX2                                                    | EXISTING SITE PHOTOS                                                                                                                           |
| A101   | PROPOSED FIRST FLOOR PLAN                                        | EX3                                                    | EXISTING SITE PHOTOS                                                                                                                           |
| D101   | EXISTING SECOND FLOOR PLAN                                       | DM                                                     | DEMOLITION PLAN                                                                                                                                |
| A102   | SECOND FLOOR DEMOLITION PLAN                                     | CSP                                                    | CONSTRUCTION SCREENING PLAN                                                                                                                    |
| A103   | PROPOSED SECOND FLOOR PLAN                                       | OS1                                                    | OPEN SPACE DIAGRAM - OVERALL                                                                                                                   |
| A104   | EXISTING ROOF PLAN                                               | OS2                                                    | OPEN SPACE DIAGRAM - FRONT SETBACK                                                                                                             |
| A105   | PROPOSED ROOF PLAN                                               | OS3                                                    | OPEN SPACE DIAGRAM - NATIVE PLANTING                                                                                                           |
|        |                                                                  | L1                                                     | HARDSCAPE PLAN - COLORED RENDER                                                                                                                |
| A200   | EXISTING & PROPOSED WEST ELEVATION                               | EL1                                                    | NORTH & SOUTH ELEVATIONS                                                                                                                       |
| A201   | EXISTING & PROPOSED NORTH ELEVATION                              | EL2                                                    | EAST & WEST ELEVATIONS                                                                                                                         |
| A202   | EXISTING & PROPOSED SOUTH ELEVATION                              | SITE                                                   | PLANTING PLAN                                                                                                                                  |
| A203   | EXISTING & PROPOSED EAST ELEVATION                               | L1                                                     | HARDSCAPE PLAN                                                                                                                                 |
|        |                                                                  | LP1                                                    | PLANTING PLAN                                                                                                                                  |
|        |                                                                  | LP2                                                    | PLANT LIST AND DETAILS                                                                                                                         |
|        |                                                                  |                                                        |                                                                                                                                                |
|        |                                                                  | C-1                                                    | SITE CIVIL/DRAINAGE<br>SURVEY                                                                                                                  |





Existing Site Plan  
Scale



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at  
**200 Regents Park Road LLC**  
200 Regents Park Road  
Palm Beach, FL 33480

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1936 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556

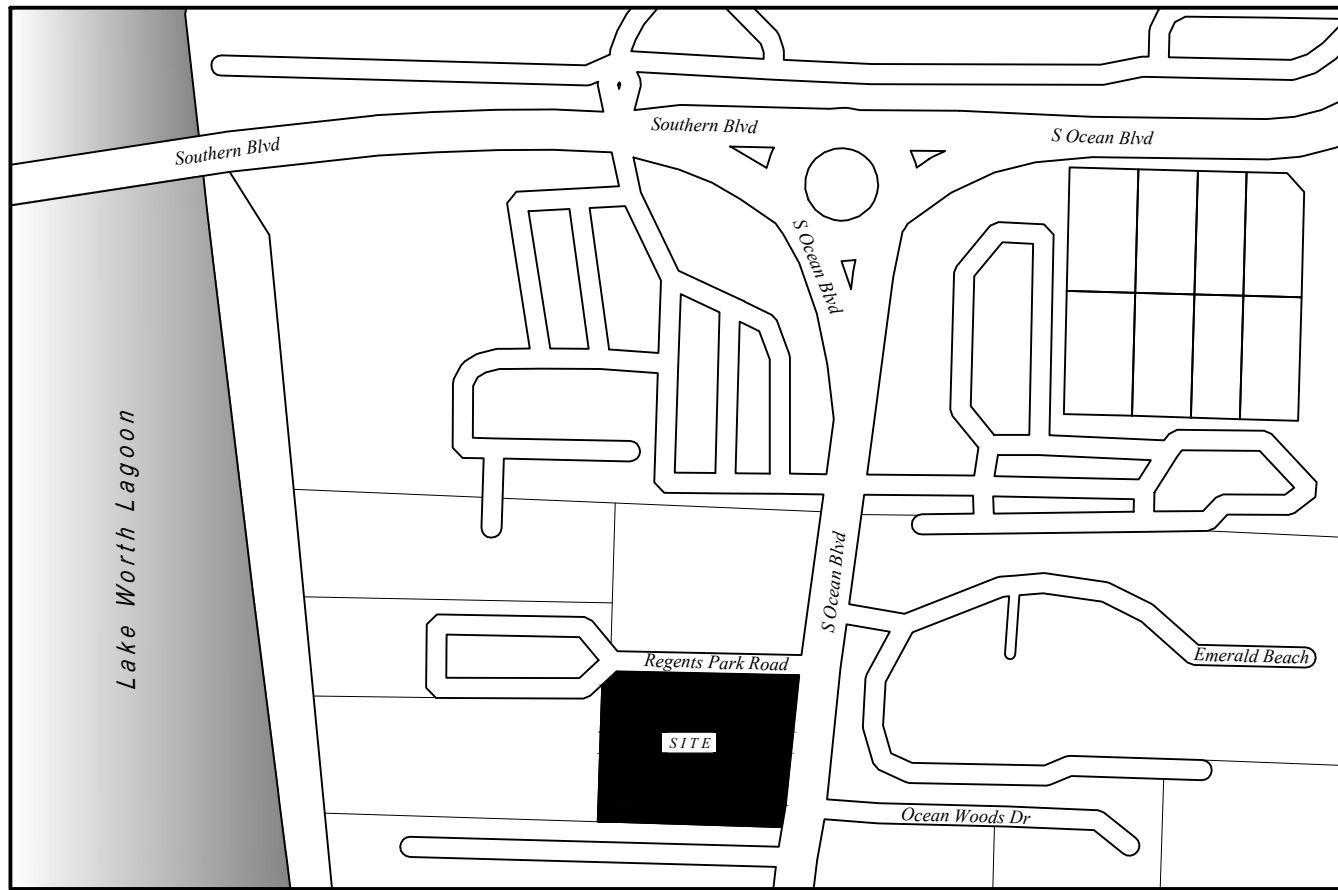
NEW YORK CITY:  
124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.  
**A000**





Location Map

Scale

n.t.s.

Regents Park Road

ZONING & SITE CALCULATIONS

| Zoning Item                    | Required/Allowed | Proposed          |
|--------------------------------|------------------|-------------------|
| Zoning District                | R-AA             | R-AA              |
| Lot Area                       | 60,000 SF        | 32,288 SF         |
| Lot Width                      | 150'             | 210'-9"           |
| Lot Depth                      | 150'             | 152'-10"          |
| Front Yard Setback             | 35'              | * 29'-11"         |
| Side Yard Setback (1st Story)  | 35'              | 54'-6"            |
| Side Yard Set Back (2nd Story) | 30'              | * 22'-9"          |
| Rear Yard Setback              | 15'              | 33'-5"            |
| Maximum Building Height        | 30' 2-Story      | 12'-0"            |
| Maximum Overall Height         | 35'              | 18'-0"            |
| Lot Coverage                   | 25% (8,072 SF)   | 19.6% (6,333 SF)  |
| Landscape Open Space           | 55% (17,758 SF)  | 73.4% (23,722 SF) |
| Required Front Yard            | 45% (3,316 SF)   | 81.7% (1,343 SF)  |
| Angle of Vision                | 100 °            | *115 °            |

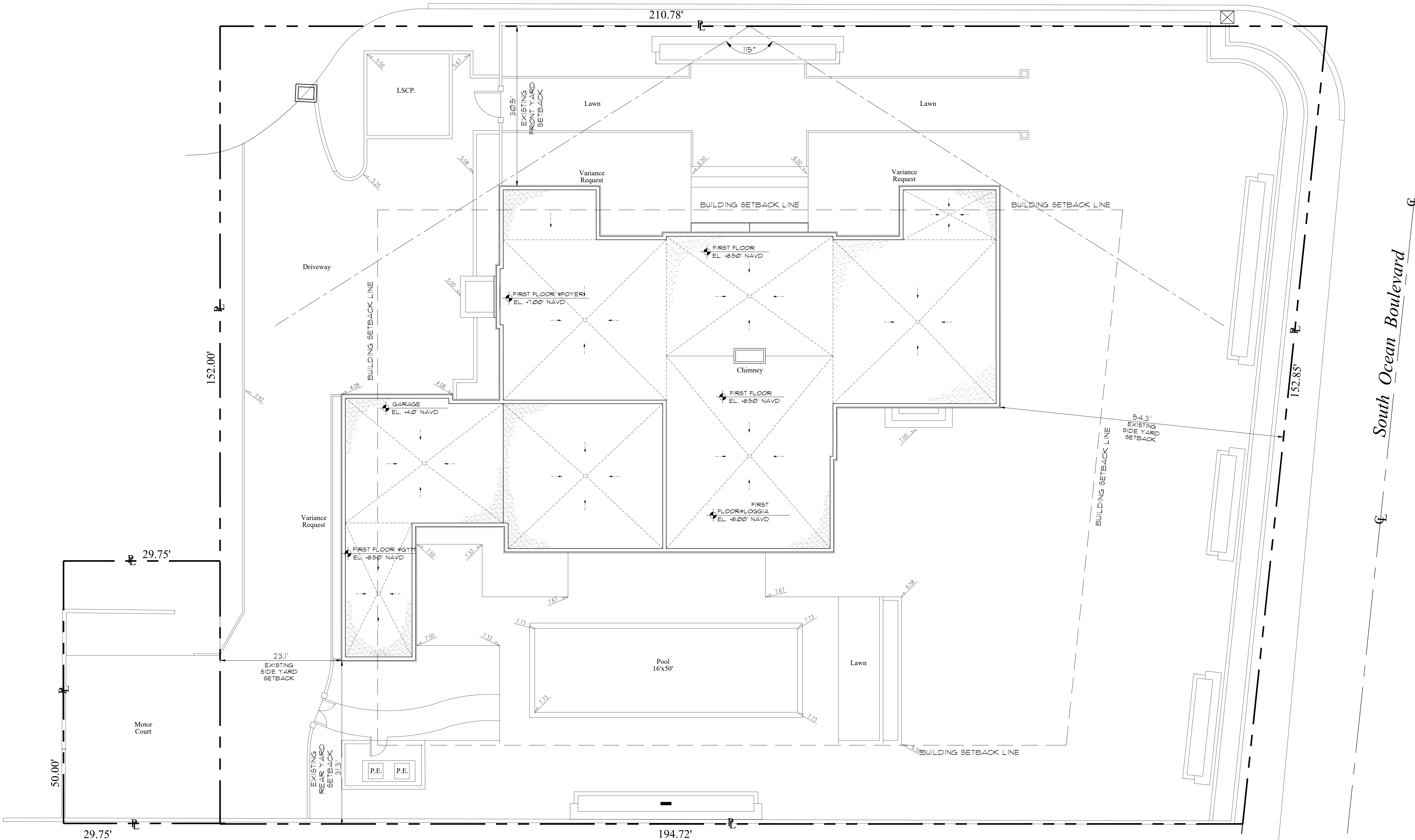
\*Indicates Existing Non-Conformity to Remain

AREAS SF CALCULATIONS

|                 |          |
|-----------------|----------|
| First Floor AC  | 4,770 SF |
| Second Floor AC | 703 SF   |
| Total AC        | 5,473 SF |
| Garage          | 468 SF   |

LEGAL DESCRIPTION

Lot 5, of REGENTS PARK, a subdivision, according to the plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 25, Page 215.  
AND  
PARCEL 5-A, Being a parcel of land in Government Lot 1, Section 2, Township 44, South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:  
COMMENCE at the Southeast corner of Lot 5, as shown on the plat of REGENTS PARK, a subdivision in the county of Palm Beach, Florida in Plat Book 25, Page 215, said point also being the POINT OF BEGINNING;  
thence South 06 degrees 02'00" West along the West right-of-way line of South Ocean Boulevard, a distance of 90.28 feet;  
thence South 90 degrees 00'00" West, a distance of 194.72 feet;  
thence North 06 degrees 00'00" West, a distance of 50.00 feet;  
thence North 90 degrees 00'00" East a distance of 200.00 feet to the POINT OF BEGINNING.



Proposed Site Plan

Scale

1/8" = 1'-0"



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2210

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Additions and Renovations at

200 Regents Park Road LLC

Palm Beach FL 33480

200 Regents Park Road

BARNES  
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ARCHITECTS

BRIDGEHAMPTON:

1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY

PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:

124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY

PHONE: 212.207.9204  
FAX: 212.207.9247

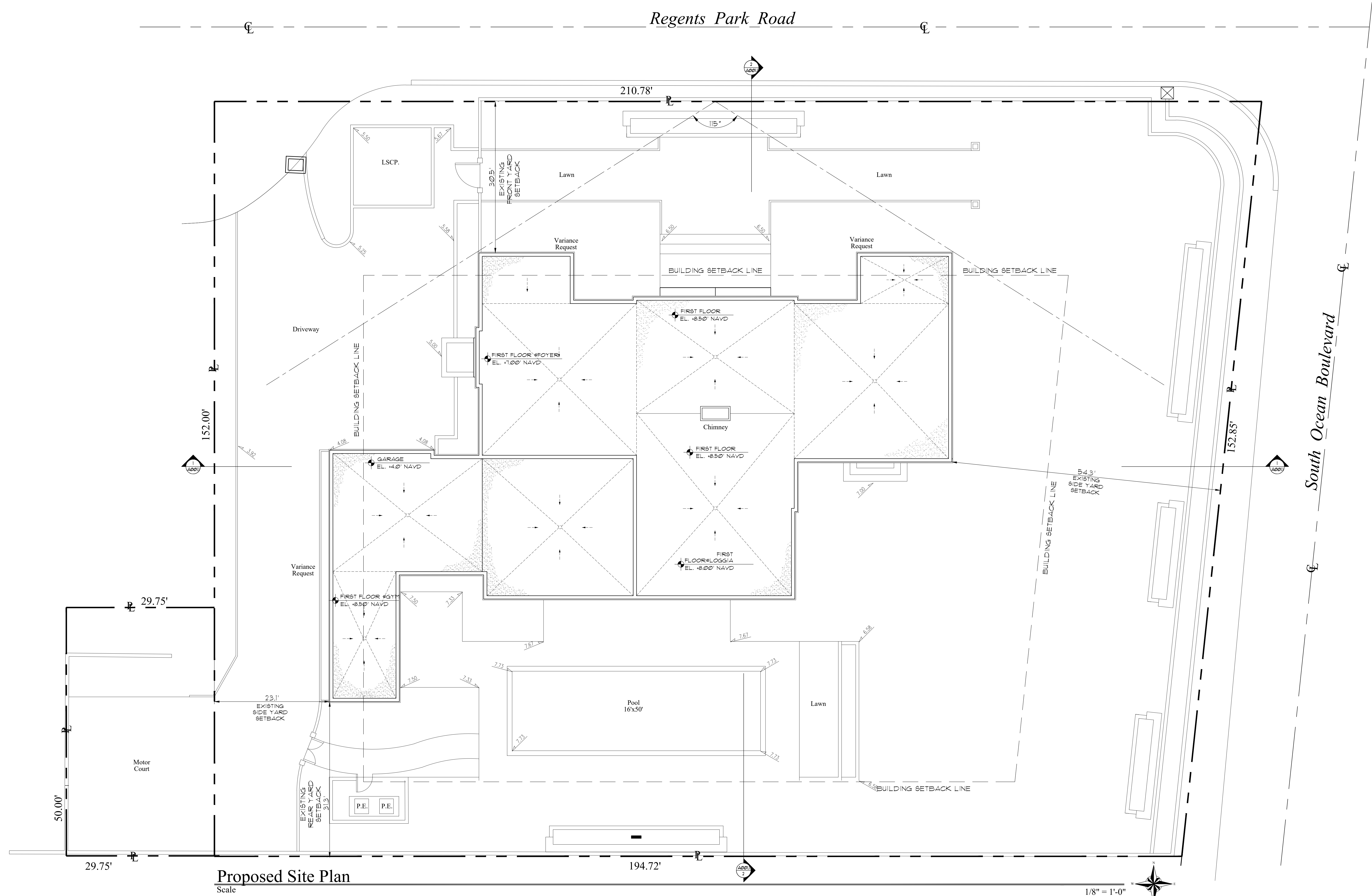
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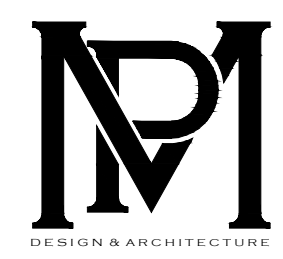
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A001





Proposed Site Plan  
Scale



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**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1836 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:  
124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

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SHEET NO.  
**A001.1**





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200 Regents Park Road  
Palm Beach FL 33480

200 Regents Park Road

Additions and Renovations at  
200 Regents Park Road LLC

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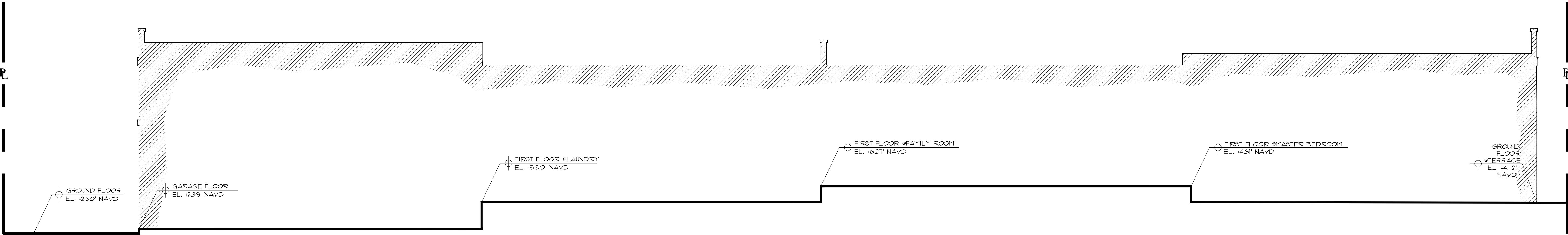
BRIDGEHAMPTON:  
1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
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NEW YORK CITY:  
124 EAST 48th STREET  
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217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
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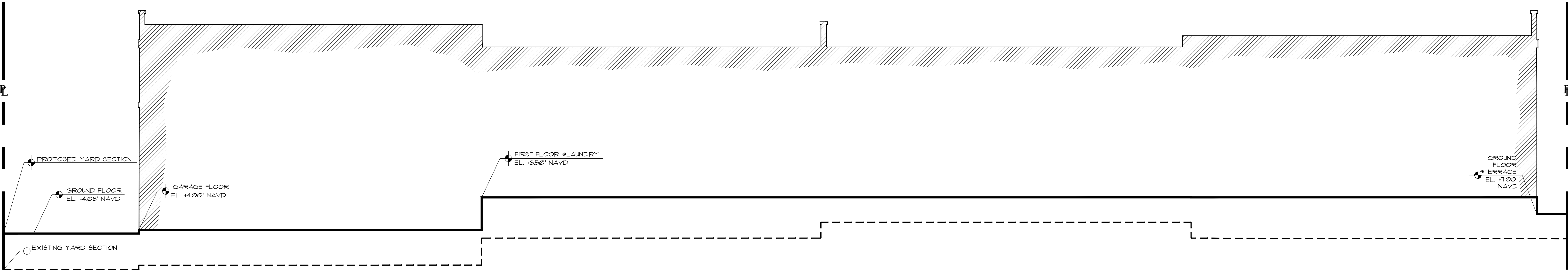
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A001.2



Existing Yard Section Diagram - North

Scale

1/4" = 1'-0"

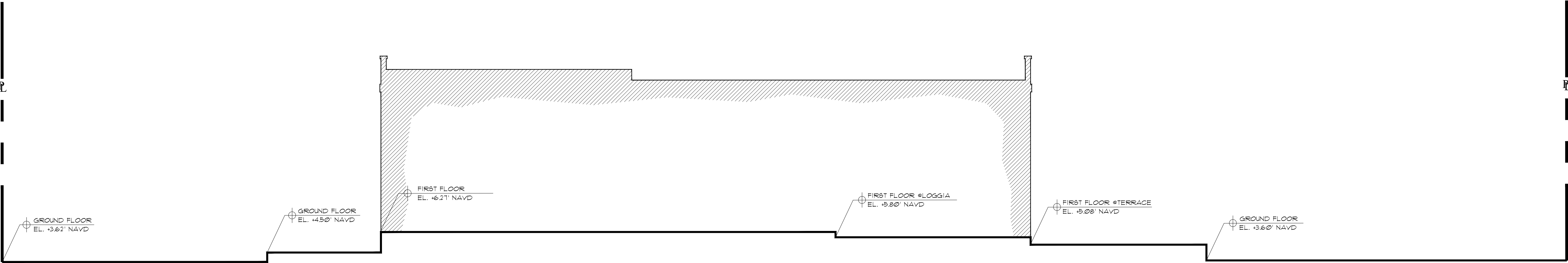


Proposed Yard Section Diagram - North

Scale

1/4" = 1'-0"

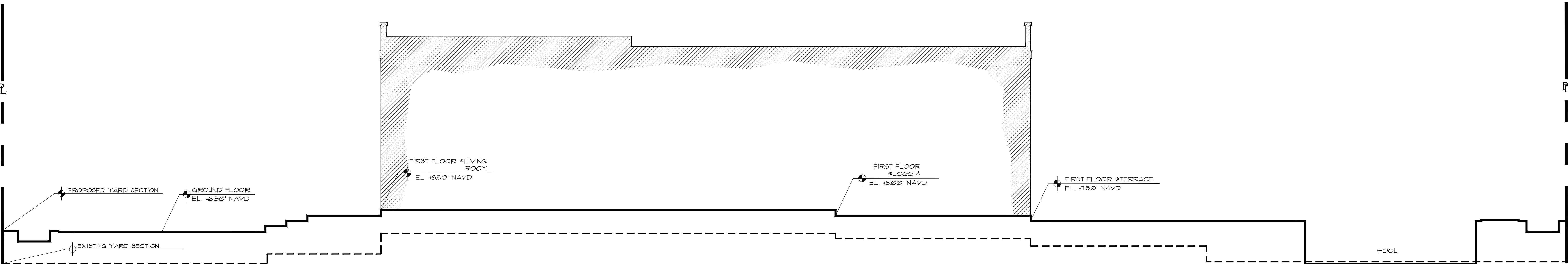




Yard Section Diagram - East

Scale

1/4" = 1'-0"



Yard Section Diagram - East

Scale

1/4" = 1'-0"



COMM NO.  
2210  
DATE  
10-03-2022

REVISIONS

200 Regents Park Road LLC  
200 Regents Park Road  
Palm Beach FL 33480

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ARCHITECTS**  
BRIDGEHAMPTON:  
1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556  
NEW YORK CITY:  
124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

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FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.  
A001.3





# Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

| Line # | Zoning Legend                      |                  |          |          |
|--------|------------------------------------|------------------|----------|----------|
| 1      | Property Address:                  |                  |          |          |
| 2      | Zoning District:                   |                  |          |          |
| 3      | Structure Type:                    |                  |          |          |
| 4      |                                    | Required/Allowed | Existing | Proposed |
| 5      | Lot Size (sq ft)                   |                  |          |          |
| 6      | Lot Depth                          |                  |          |          |
| 7      | Lot Width                          |                  |          |          |
| 8      | Lot Coverage                       |                  |          |          |
| 9      | Front Yard Setback                 |                  |          |          |
| 10     | * Side Yard Setback (1st Story)    |                  |          |          |
| 11     | * Side Yard Setback (2nd Story)    |                  |          |          |
| 12     | Rear Yard Setback                  |                  |          |          |
| 13     | Angle of Vision                    |                  |          |          |
| 14     | Building Height                    |                  |          |          |
| 15     | Overall Building Height            |                  |          |          |
| 16     | Finished Floor Elev. (FFE)(NAVD)   |                  |          |          |
| 17     | Zero Datum for pt. of Meas. (NAVD) |                  |          |          |
| 18     | Base Flood Elevation (BFE)(NAVD)   |                  |          |          |
| 19     | Landscape Open Space (LOS)         |                  |          |          |
| 20     | Perimeter LOS                      |                  |          |          |
| 21     | Front Yard LOS                     |                  |          |          |
| 22     | Native Plant Species %             |                  |          |          |

\* Indicate each side yard with direction  
(N,S,E,W)

If value is not applicable, enter N/A

If value is not changing, enter N/C





Proposed Sitescape

Scale

1/32" = 1'-0"



COMM NO.

DATE  
09-26-2022

REVISIONS

200 Regents Park Road LLC  
Additions and Renovations at  
200 Regents Park Road  
Palm Beach FL 33480

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1908 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON NY  
PHONE: 631.537.3555  
FAX: 631.537.0558

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

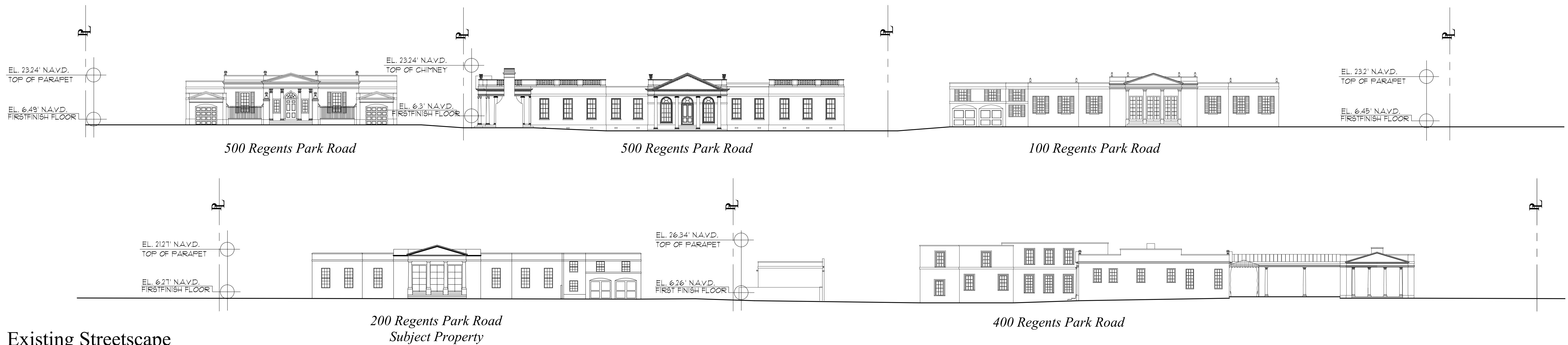


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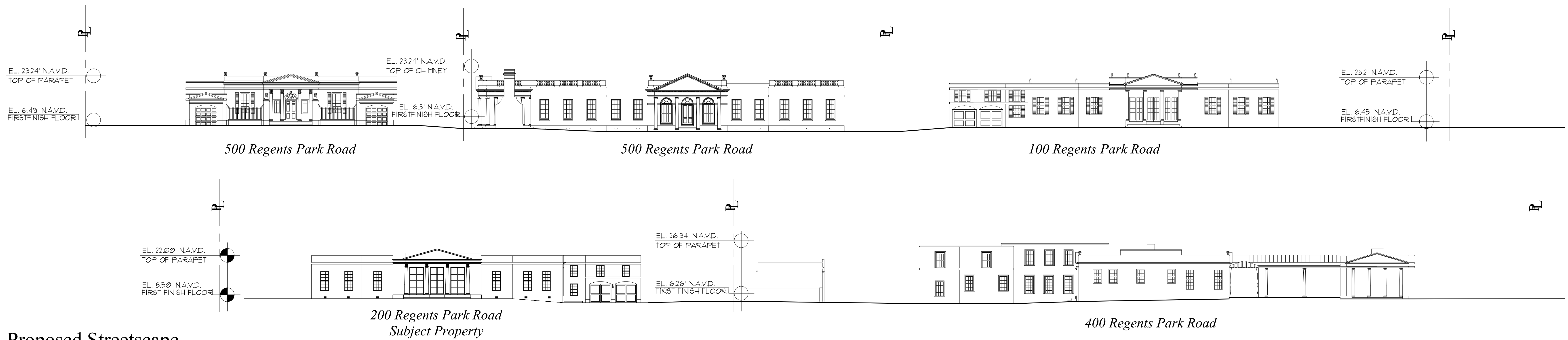
**A002**

COA-22-050  
ZON-22-156





Scale 1/16" = 1'-0"



Scale 1/16" = 1'-0"



Proposed Rear Height Plane Diagram  
Scale 3/32" = 1'-0"



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1005 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON NY  
PHONE: 631.537.3555  
FAX: 631.537.0558

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

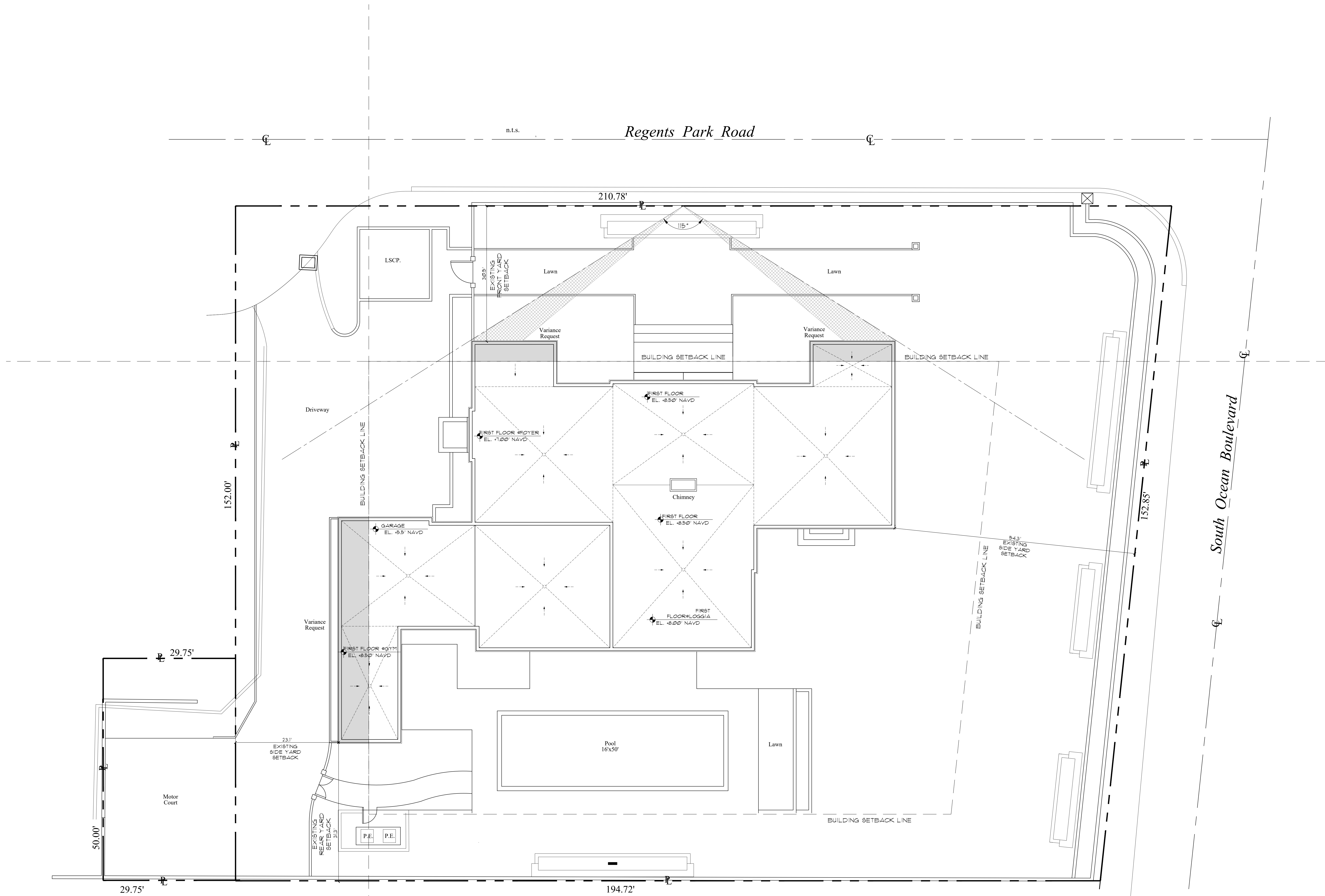
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PALM BEACH, FLORIDA 33480  
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AA26001667

STATE OF FLORIDA  
ANGEL DAVILARA  
FLORIDA ARCH.  
#AR0016639

SHEET NO.

A003



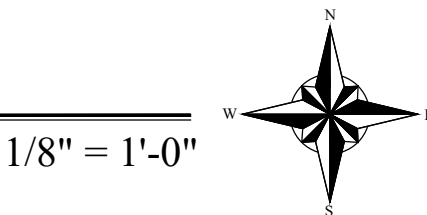


Proposed Variance Diagram

Scale

LEGEND

Area of Requested Variance





DESIGN & ARCHITECTURE

COMM NO.

DATE  
09-26-2022

REVISIONS

200 Regents Park Road LLC  
Additions and Renovations at  
200 Regents Park Road  
Palm Beach FL 33480

**BARNES  
COY  
ARCHITECTS**  
  
BRIDGEHAMPTON:  
1005 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON NY  
PHONE: 631.537.3555  
FAX: 631.537.0558  
  
NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
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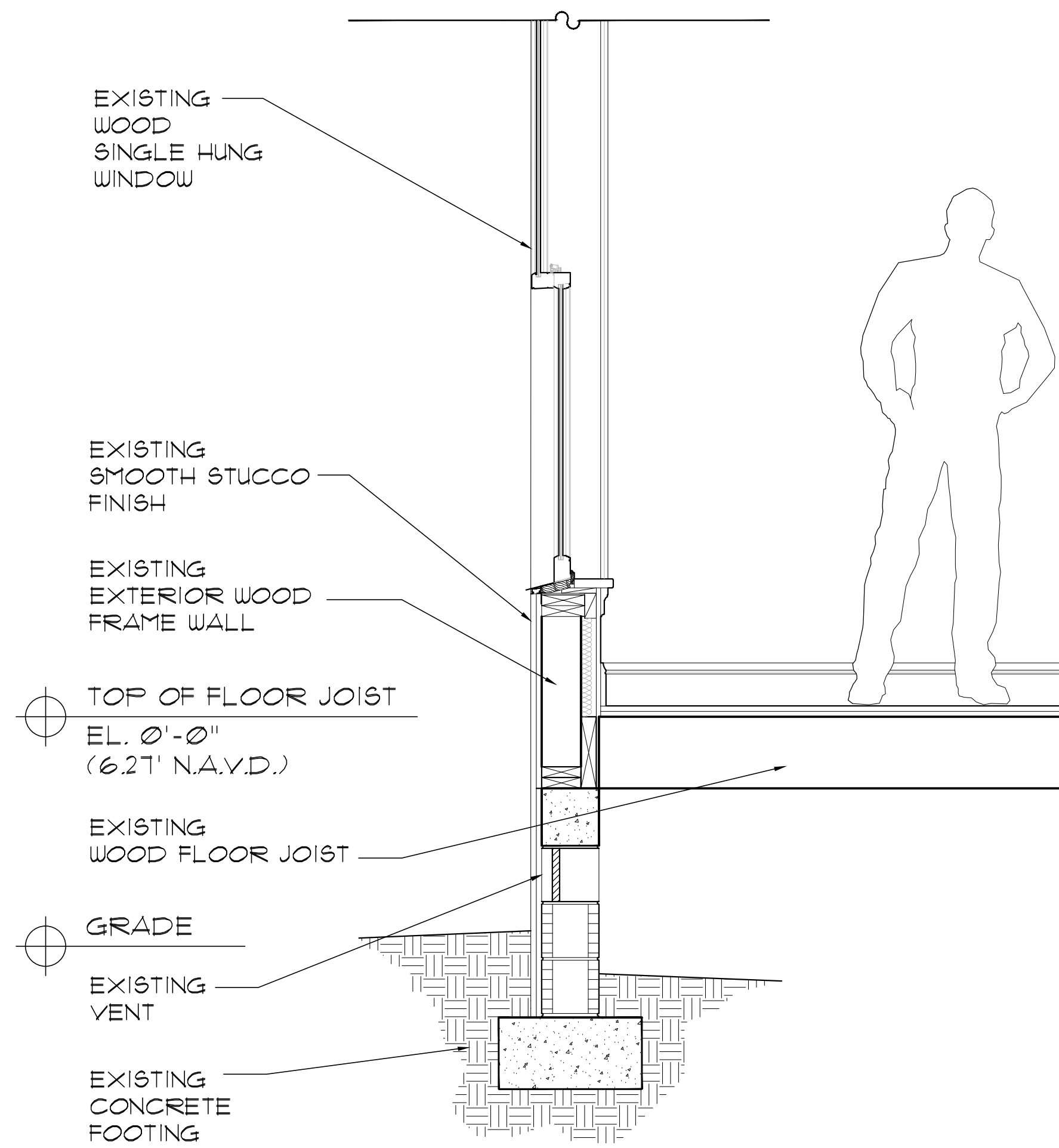


ANGLO DAVILA  
FLORIDA REG. ARCH.  
#A00016639

SHEET NO.  
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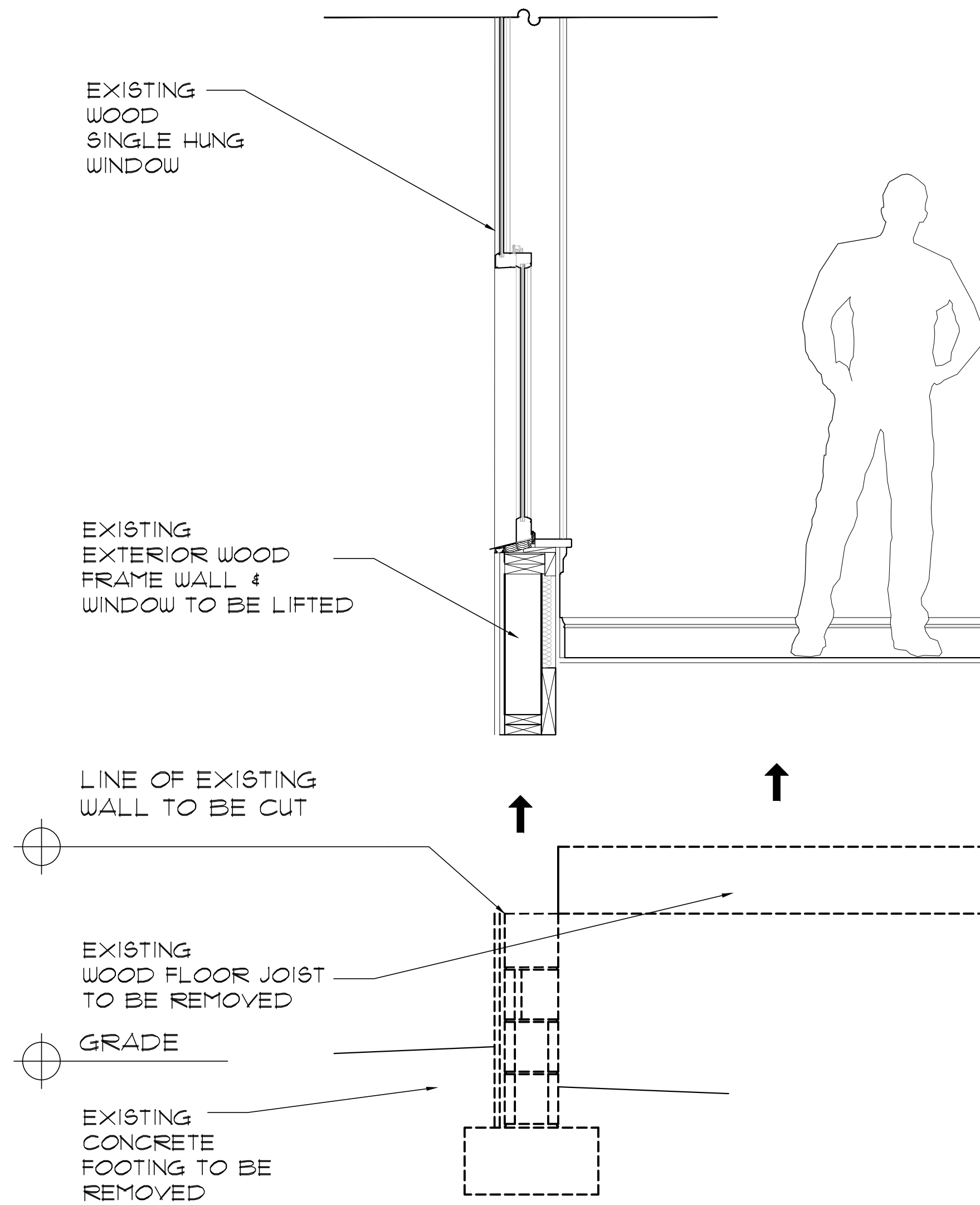
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ZON-22-156





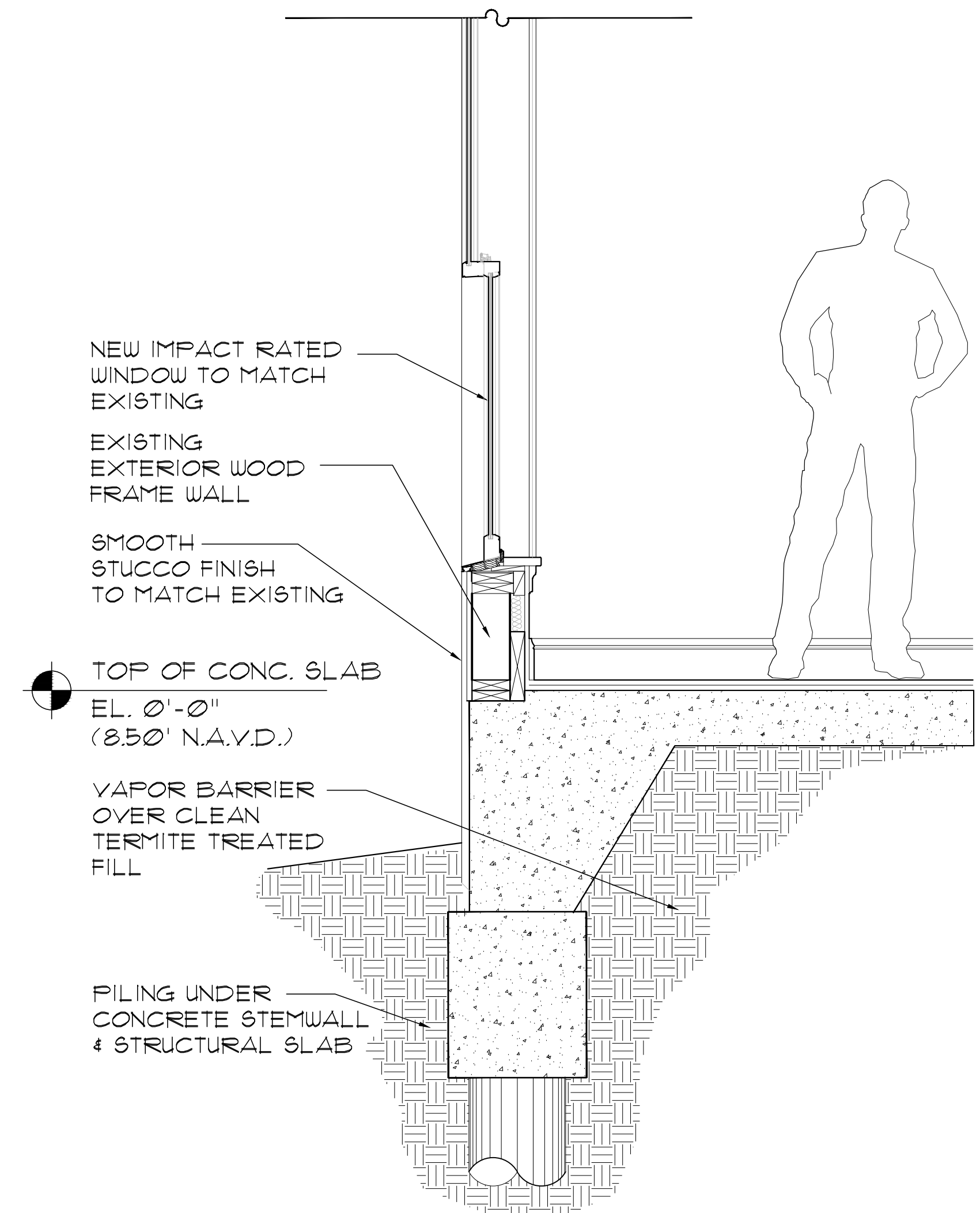
Existing Typical Wall Section

Scale 3/4" = 1'-0"



Existing Typical Wall Section To Lift

Scale 3/4" = 1'-0"



Typical Wall Section w/ Piles & New Concrete Slab

Scale 3/4" = 1'-0"



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at  
200 Regents Park Road LLC

Palm Beach FL 33480

200 Regents Park Road

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1636 MONTALK  
HIGHWAY PO BOX 763  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
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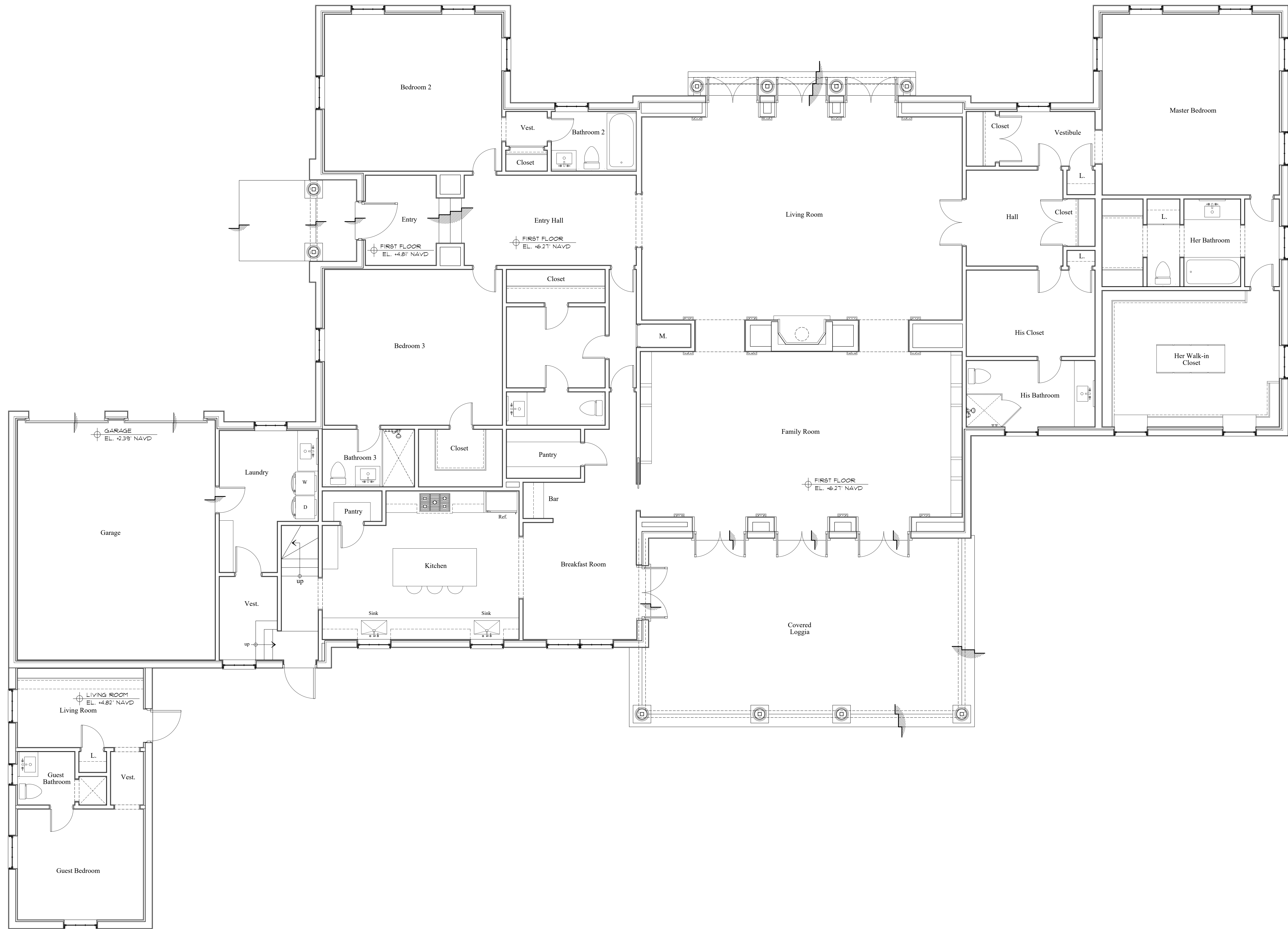
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ARCHITECTURE, INC**  
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PALM BEACH, FLORIDA 33480  
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ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
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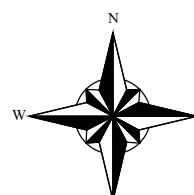
A005





Existing First Floor Plan

1/4" = 1'-0"



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2210

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Additions and Renovations at

200 Regents Park Road LLC

Palm Beach FL 33480

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ARCHITECTS**

BRIDGEHAMPTON:

1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY

PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:

124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY

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217 PERUVIAN AVENUE, SUITE 4  
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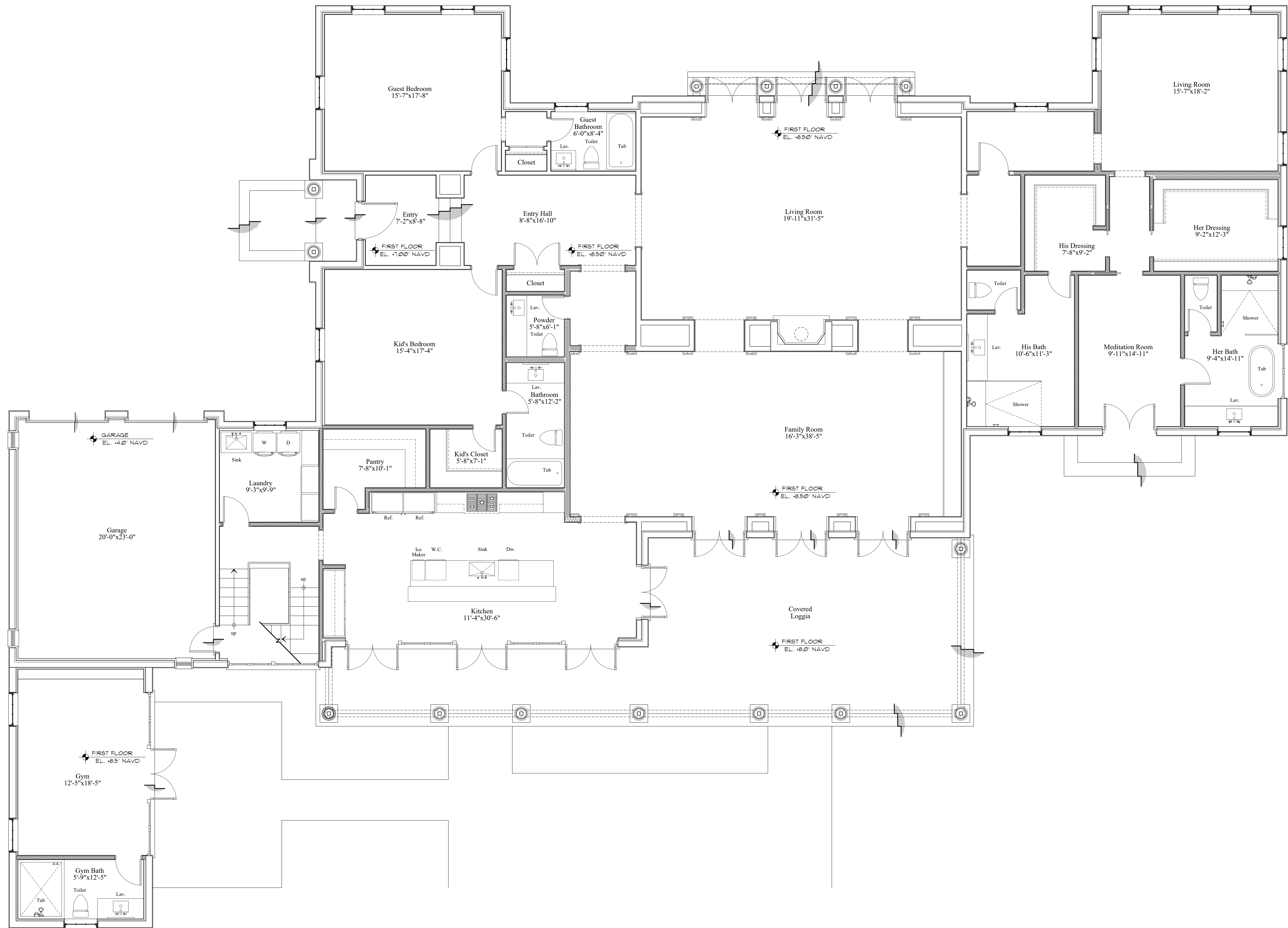
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A100

COA-22-050  
ZON-22-136

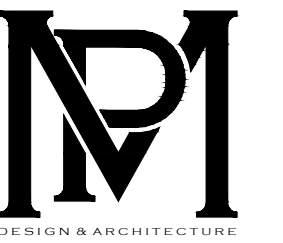
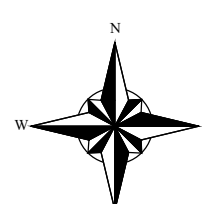




Proposed First Floor Plan

Scale

1/4" = 1'-0"



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BRIDGEHAMPTON:

1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY

PHONE: 631.537.3555  
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NEW YORK CITY:

124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY

PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

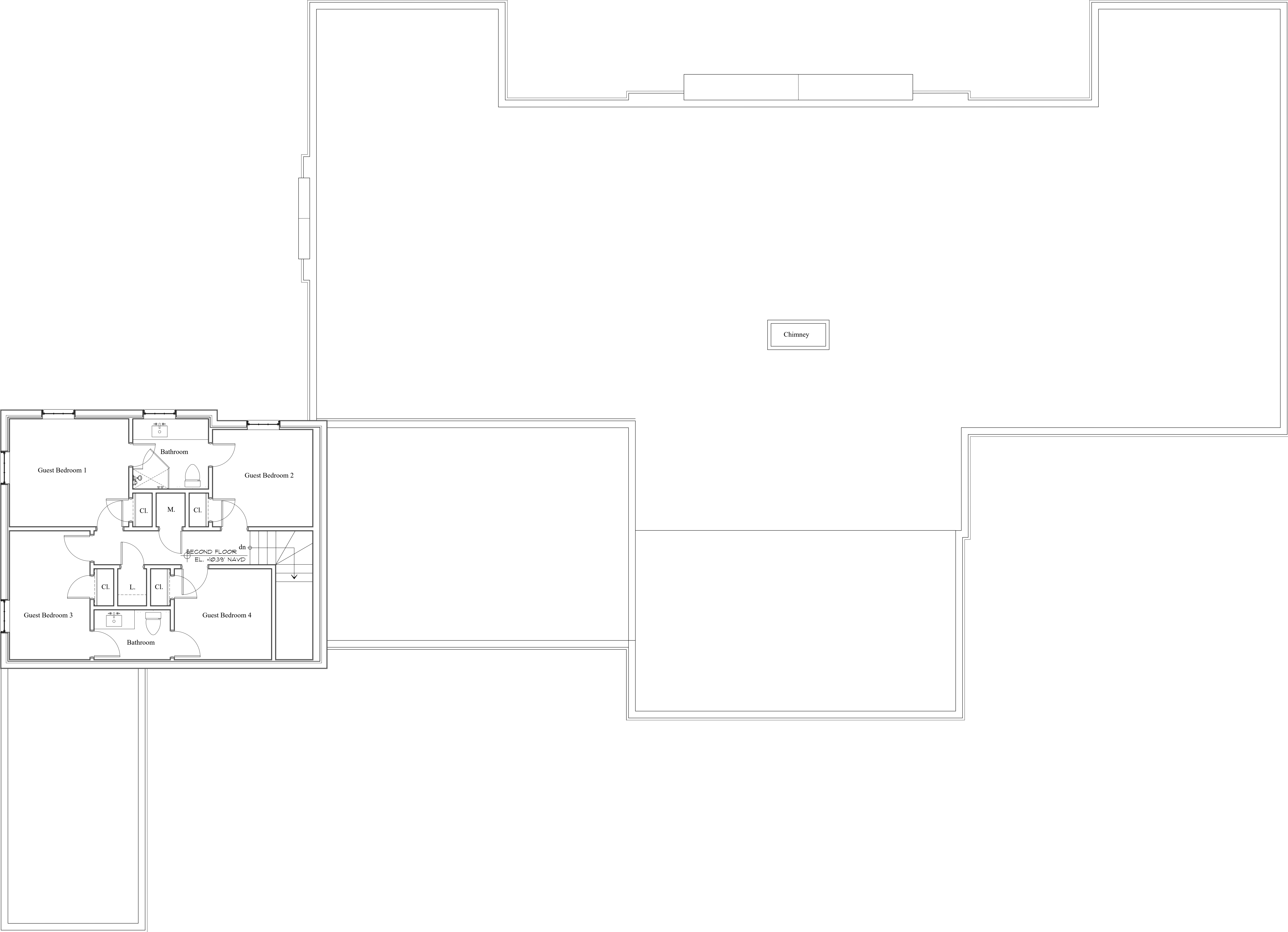
ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A101

COA-22-050  
ZON-22-136

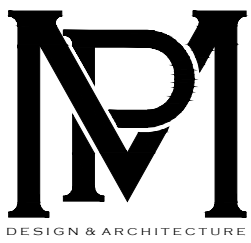
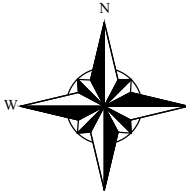




Existing Second Floor Plan

Scale

1/4" = 1'-0"



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at  
200 Regents Park Road LLC

Palm Beach FL 33480

200 Regents Park Road

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:

1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY

PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:

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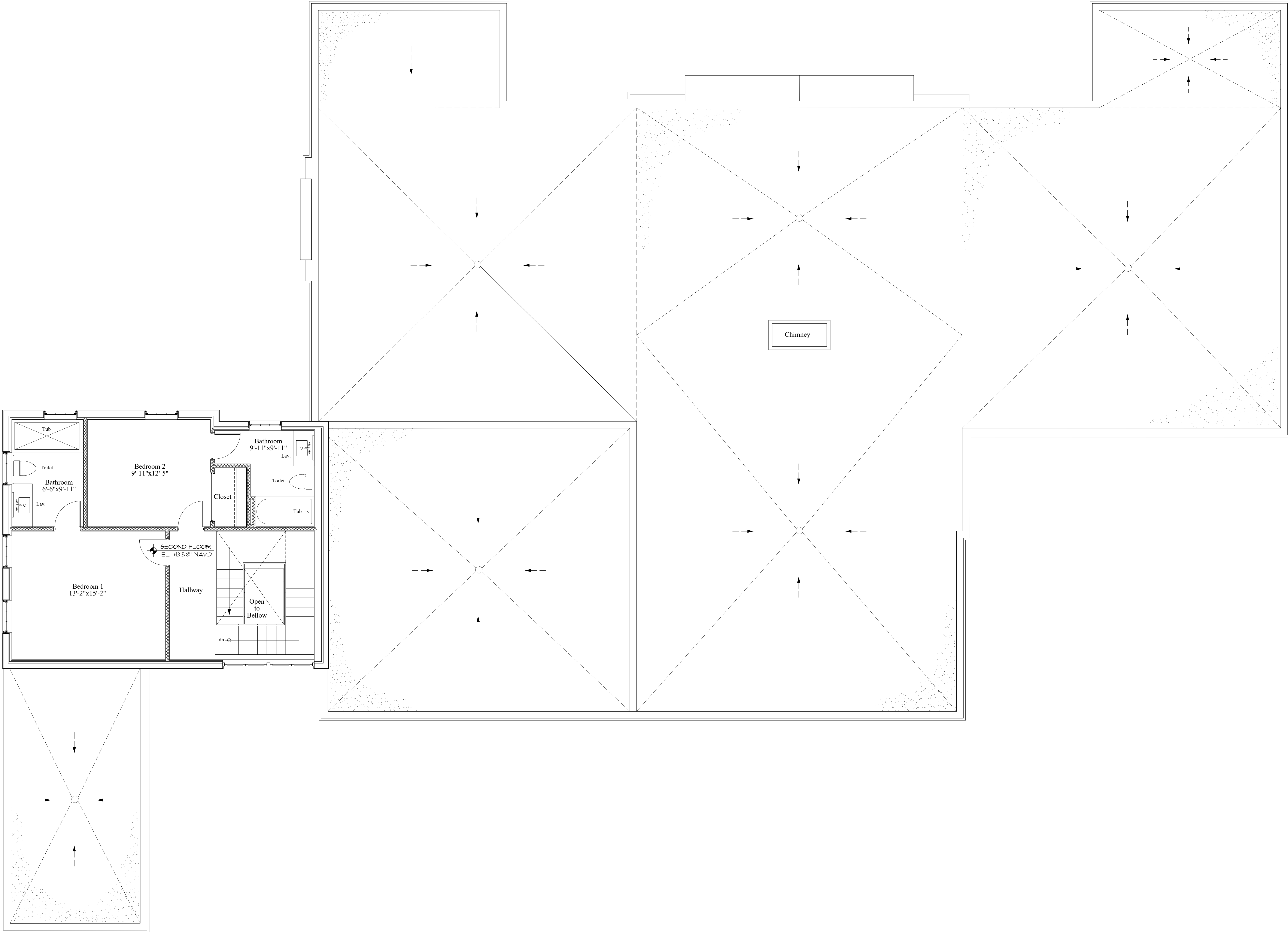
ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A102

COA-22-050  
ZON-22-136

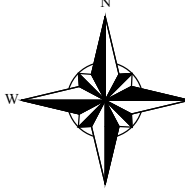




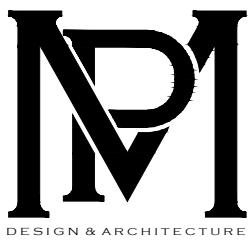
Proposed Second Floor Plan

Scale

1/4" = 1'-0"



COA-22-050  
ZON-22-136



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at

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Palm Beach FL 33480

200 Regents Park Road

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ARCHITECTS

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BRIDGEHAMPTON, NY

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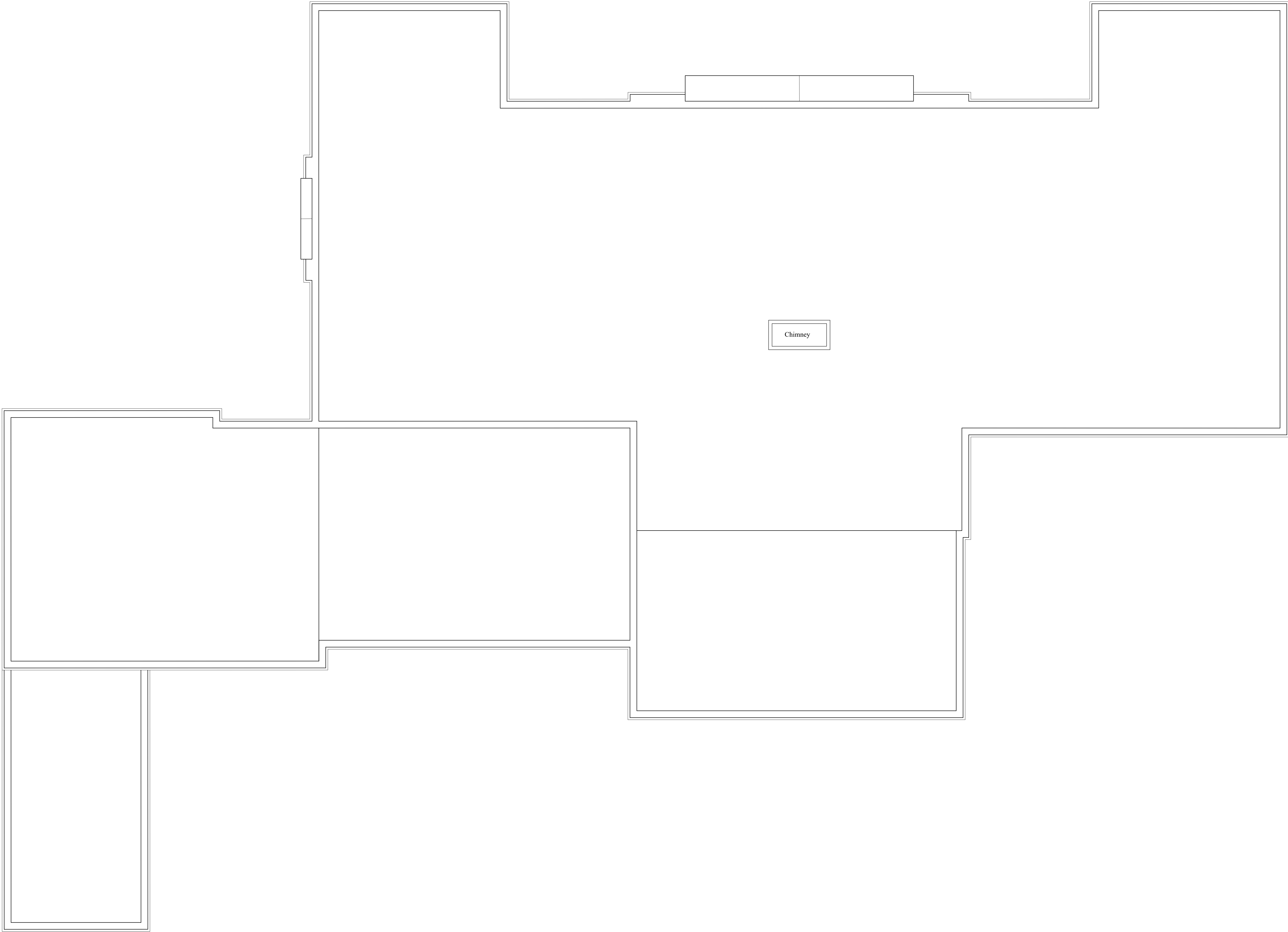
MP DESIGN &  
ARCHITECTURE, INC  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

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FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A103

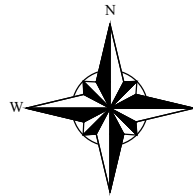




Existing Roof Plan

Scale

1/4" = 1'-0"





DESIGN ARCHITECTURE

COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at  
**200 Regents Park Road LLC**  
200 Regents Park Road  
Palm Beach FL 33480

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1836 MONTALK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556

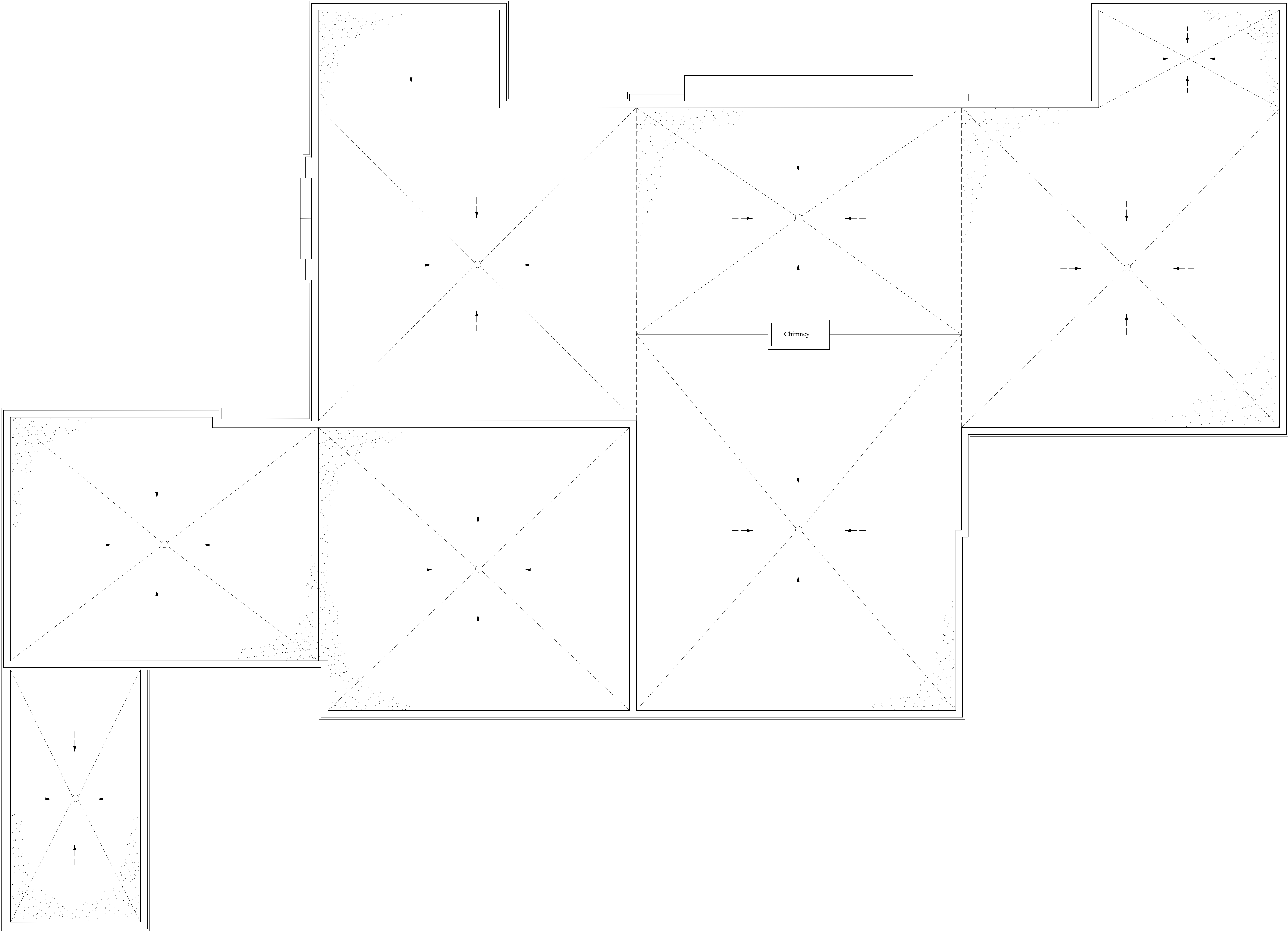
NEW YORK CITY:  
124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

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FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.  
**A104**

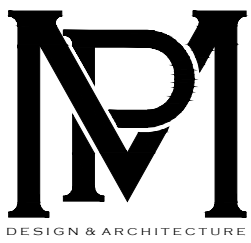
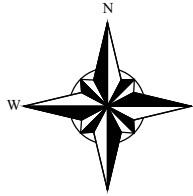




Proposed Roof Plan

Scale

1/4" = 1'-0"



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

Additions and Renovations at

200 Regents Park Road LLC

Palm Beach FL 33480

200 Regents Park Road

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:

1836 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY

PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:

124 EAST 48th STREET  
SUITE 1102  
NEW YORK, NY

PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A105

COA-22-050  
ZON-22-136

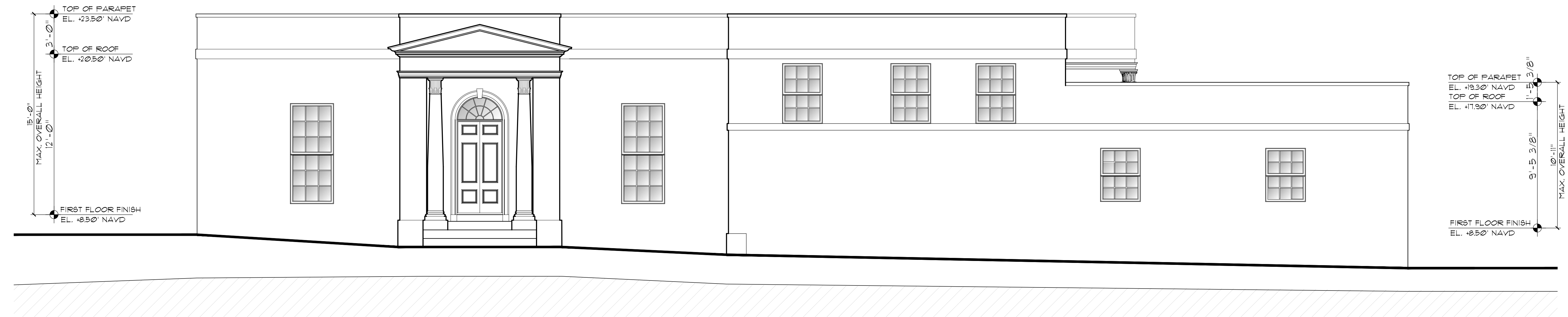




Existing West Elevation - Arcom Approved

Scale

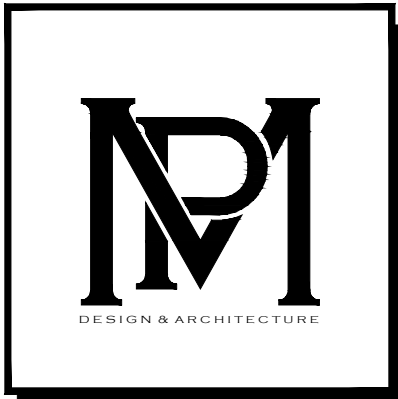
1/4" = 1'-0"



Proposed West Elevation

Scale

1/4" = 1'-0"



MP  
DESIGN & ARCHITECTURE

COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

MP DESIGN & ARCHITECTURE, INC.  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.  
A200

200 Regents Park Road LLC

200 Regents Park Road

Palm Beach FL 33480

BRIDGEHAMPTON:  
1936 MONTAUK  
HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0558

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.5247

COA-22-050  
ZON-22-136

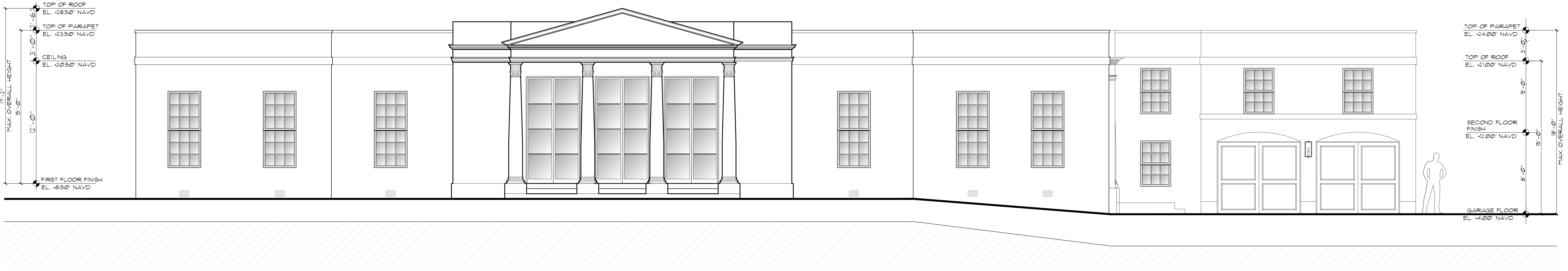




Existing North Elevation - Arcom Approved

Scale

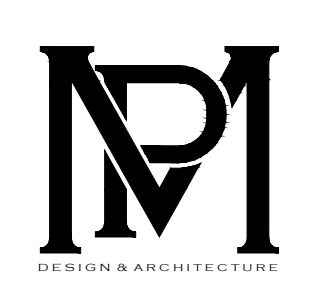
1/4" = 1'-0"



Proposed North Elevation

Scale

1/4" = 1'-0"



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

200 Regents Park Road LLC

200 Regents Park Road

Palm Beach FL 33480

**BARNES  
COY  
ARCHITECTS**

BRIDGEHAMPTON:  
1936 MONTAUK  
HIGHWAY PO BOX 763  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

**MP DESIGN &  
ARCHITECTURE, INC**  
217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A201

COA-22-050  
ZON-22-136

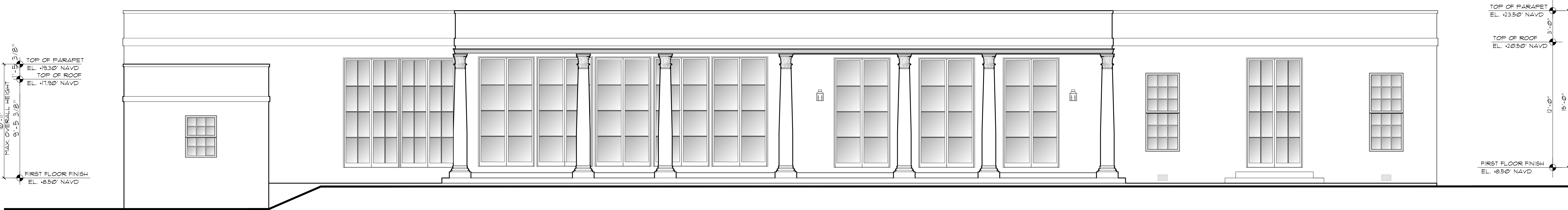




Existing South Elevation - Arcom Approved

Scale

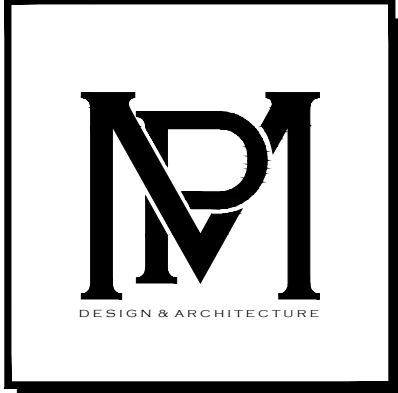
1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



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2210

DATE  
10-03-2022

REVISIONS

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217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA P.A.  
FLORIDA REG. ARCH.  
#AR0016639

ADDITIONS AND RENOVATIONS AT  
200 REGENTS PARK ROAD LLC  
200 REGENTS PARK ROAD  
PALM BEACH, FL 33480

BARNES COY ARCHITECTS

BRIDGEHAMPTON:  
1936 MONTAUK HIGHWAY PO BOX 783  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0558  
NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.9247

COA-22-050  
ZON-22-136





Existing East Elevation - Arcom Approved

Scale

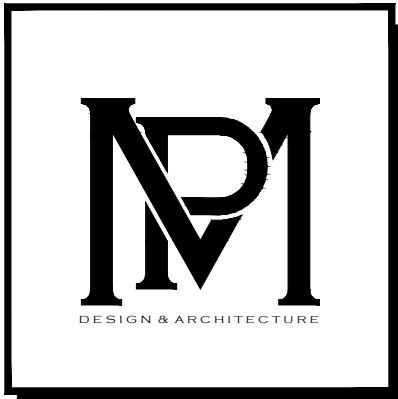
1/4" = 1'-0"



Proposed East Elevation

Scale

1/4" = 1'-0"



COMM NO.  
2210

DATE  
10-03-2022

REVISIONS

200 Regents Park Road

200 Regents Park Road LLC

200 Regents Park Road

Palm Beach, FL 33480

BARNES  
COY  
ARCHITECTS

BRIDGEHAMPTON:  
1936 MONTAUK  
HIGHWAY PO BOX 763  
BRIDGEHAMPTON, NY  
PHONE: 631.537.3555  
FAX: 631.537.0556  
NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY  
PHONE: 212.207.9204  
FAX: 212.207.5247

MP DESIGN &  
ARCHITECTURE, INC

217 PERUVIAN AVENUE, SUITE 4  
PALM BEACH, FLORIDA 33480  
561.833.7575  
AA26001667

ANGELO DAVILA P.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.

A203







