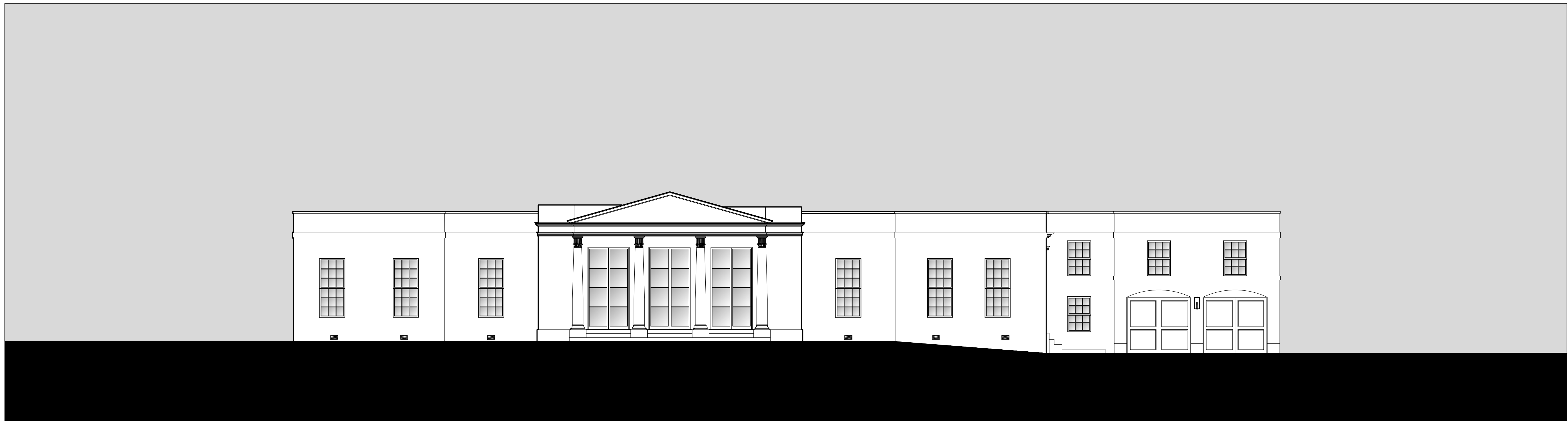


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200 Regents Park Road TIC-I LLC  
200 Regents Park Road Palm Beach, FL 33480



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

Scope of Work

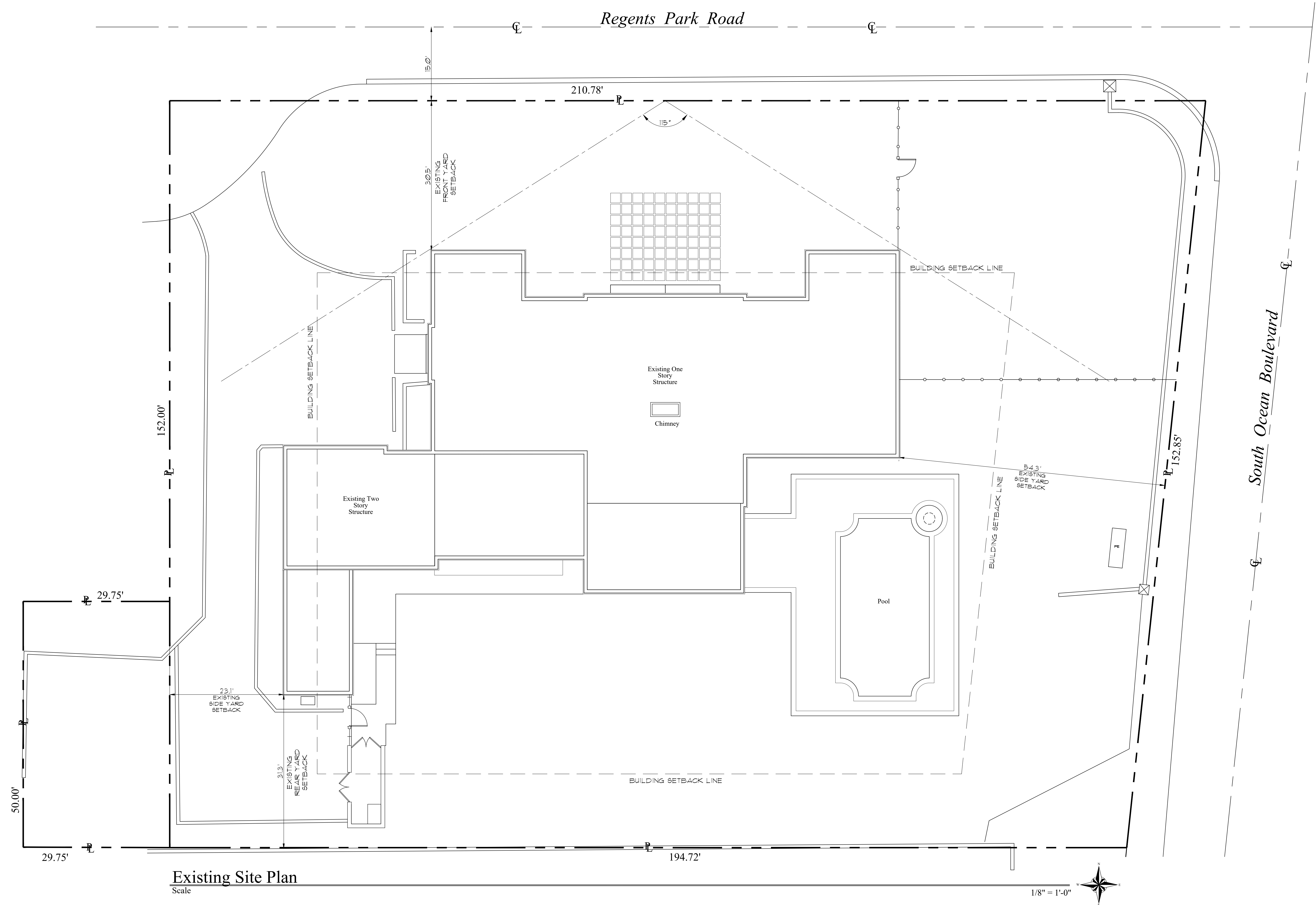
1. Raising existing structure from 4.81/6.27 NAVD to 7.0 NAVD.

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

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Existing Site Plan

Scale



MP  
DESIGN & ARCHITECTURE

COMM NO.  
2210

DATE  
09-26-2022

REVISIONS

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

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COY  
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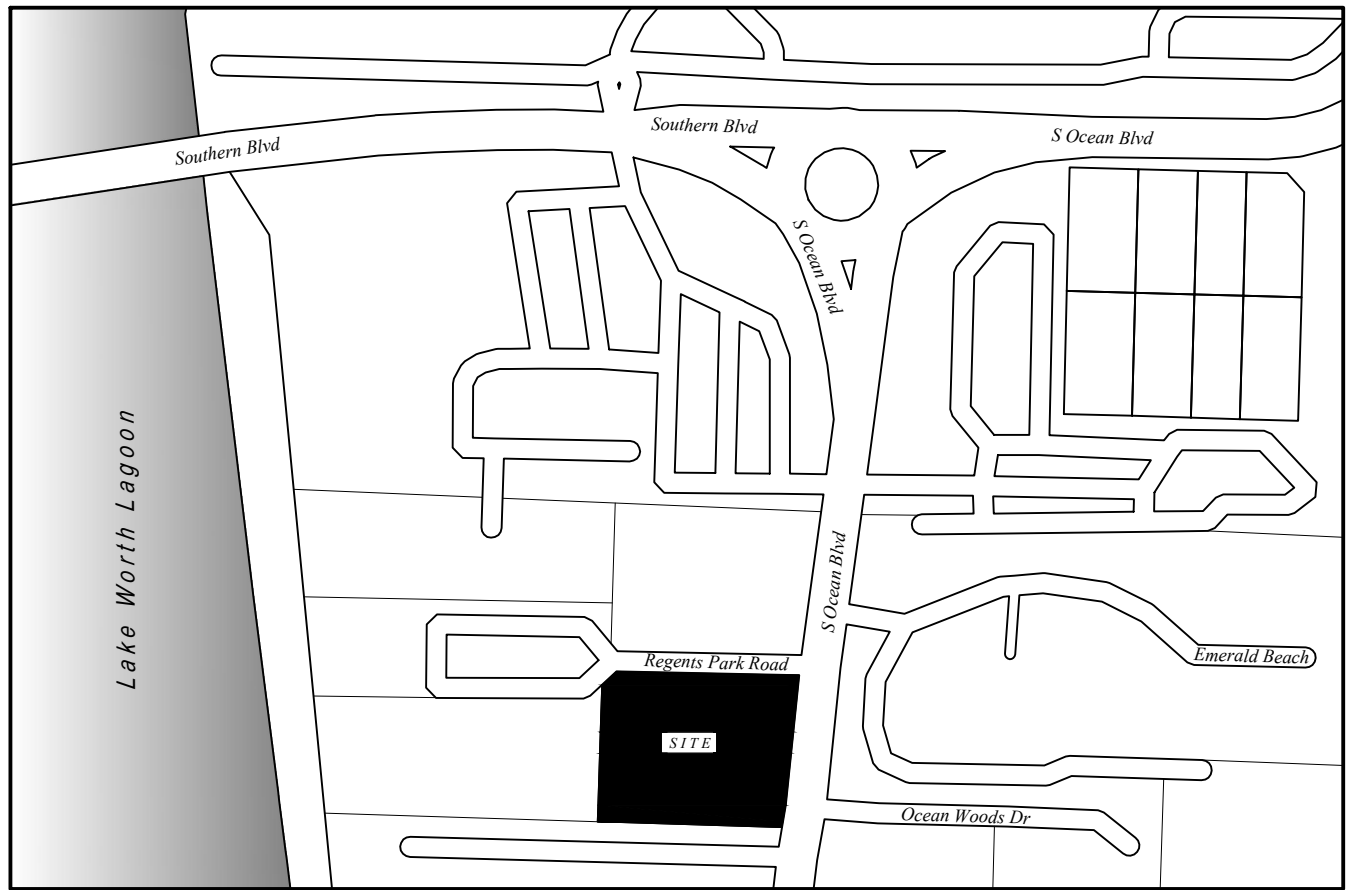
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1836 MONTALK  
HIGHWAY PO BOX 783  
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AA26001667

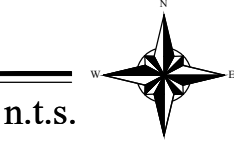
ANGELO DAVILA R.A.  
FLORIDA REG. ARCH.  
#AR0016639

SHEET NO.  
**A000**



Location Map

Scale



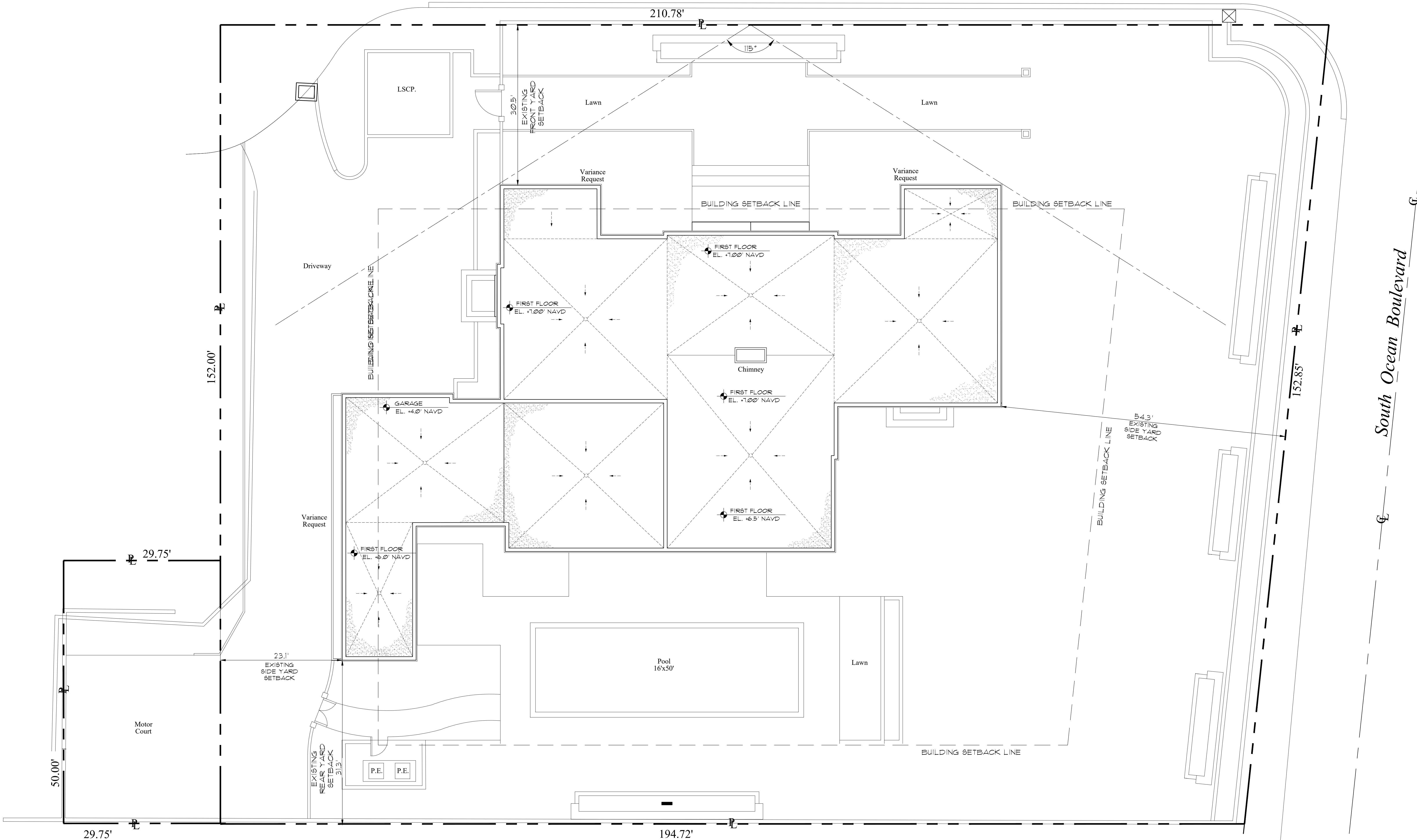
| ZONING & SITE CALCULATIONS                   |                  |                   |
|----------------------------------------------|------------------|-------------------|
| Zoning Item                                  | Required/Allowed | Proposed          |
| Zoning District                              | 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

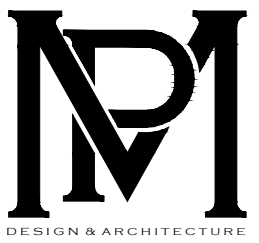
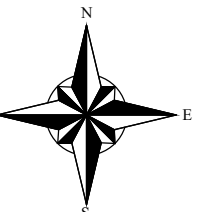
Lot 5, of REGENTS PARK, a subdivision, according to the plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 25, Page 215.  
AND  
PARCEL 5-A, Being a parcel of land in Government Lot 1, Section 2, Township 44, South, Range 43 East, 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"



COMM NO.

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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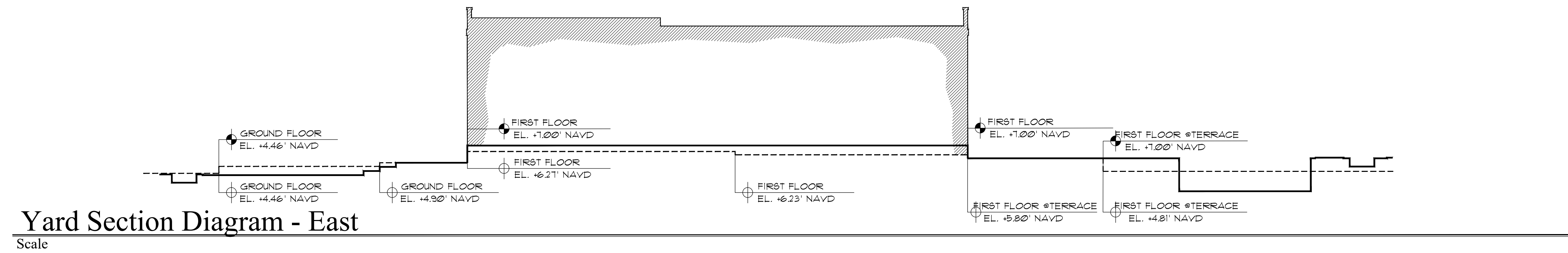
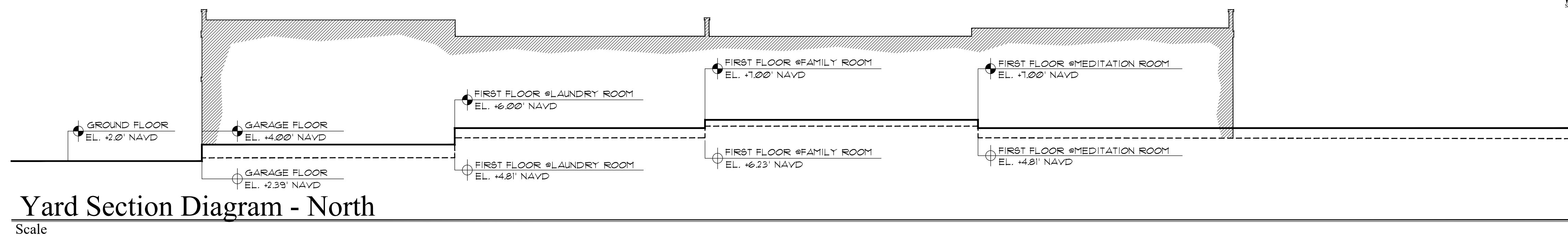
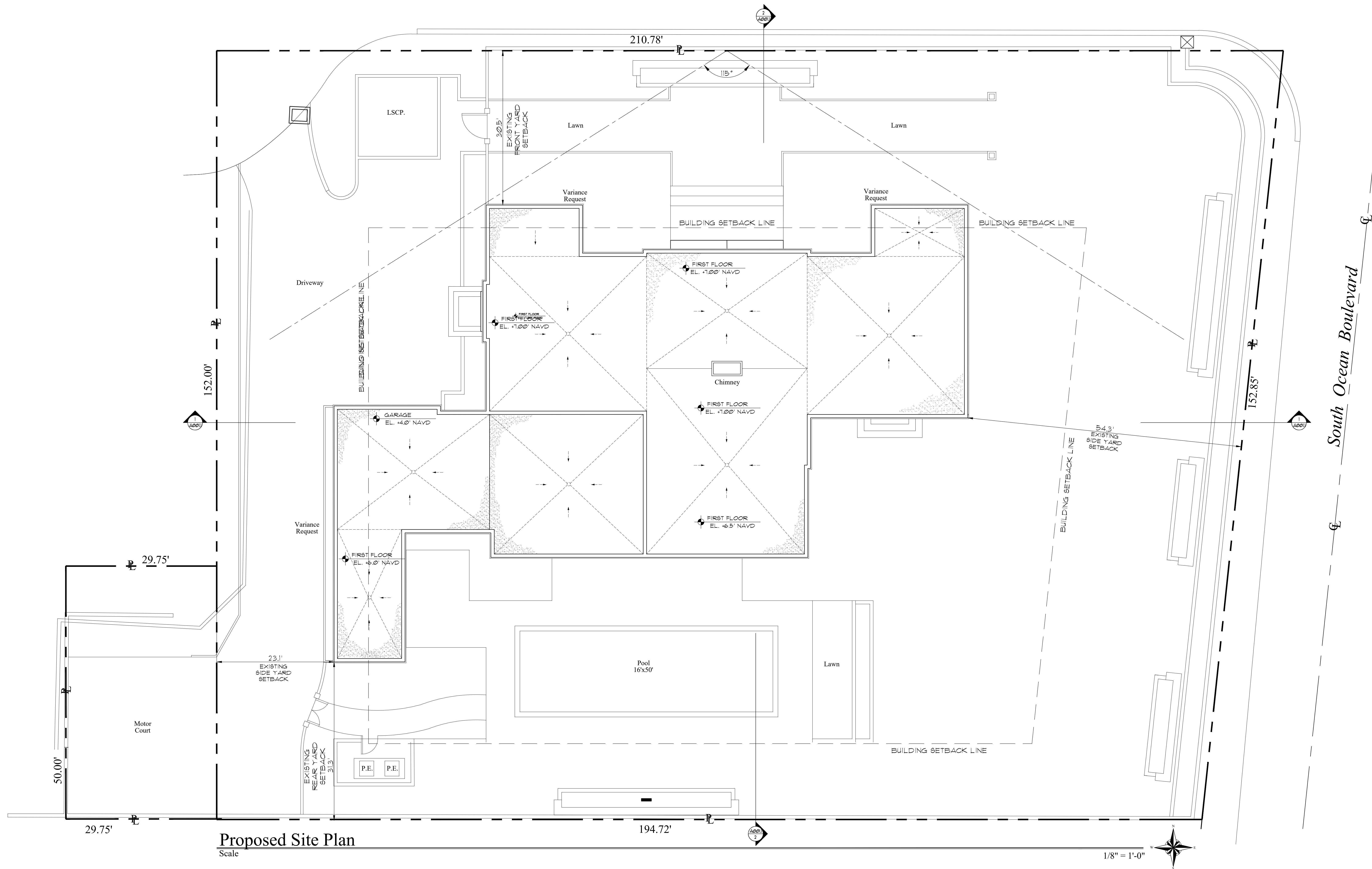
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COA-22-050  
ZON-22-136



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SHEET NO.

A001.1



# Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

[www.townofpalmbeach.com](http://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"



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200 Regents Park Road

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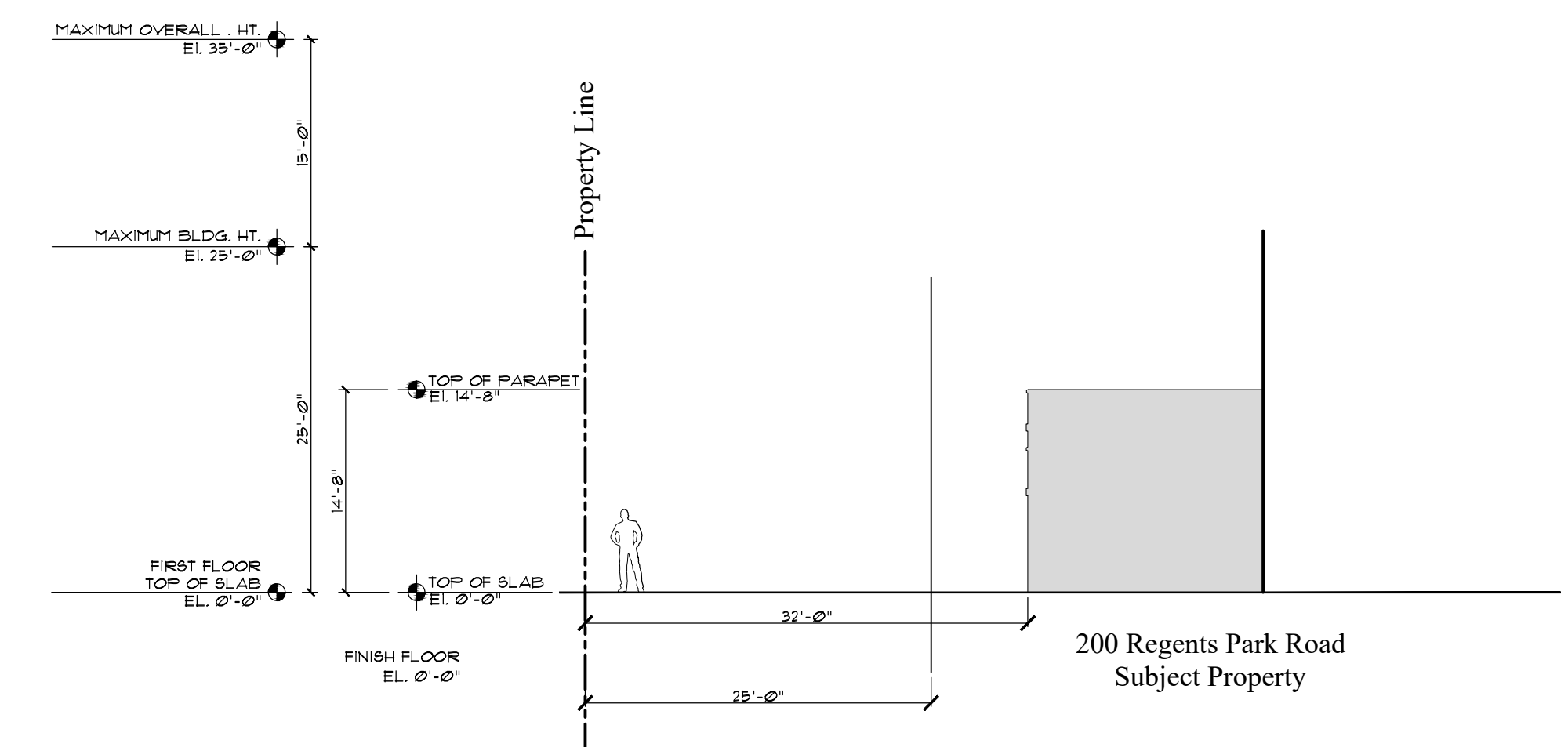
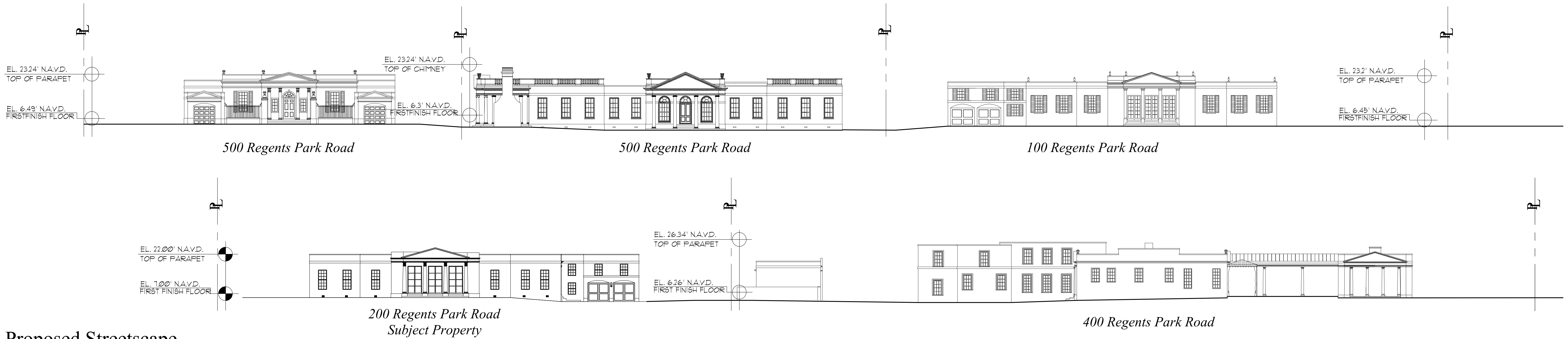
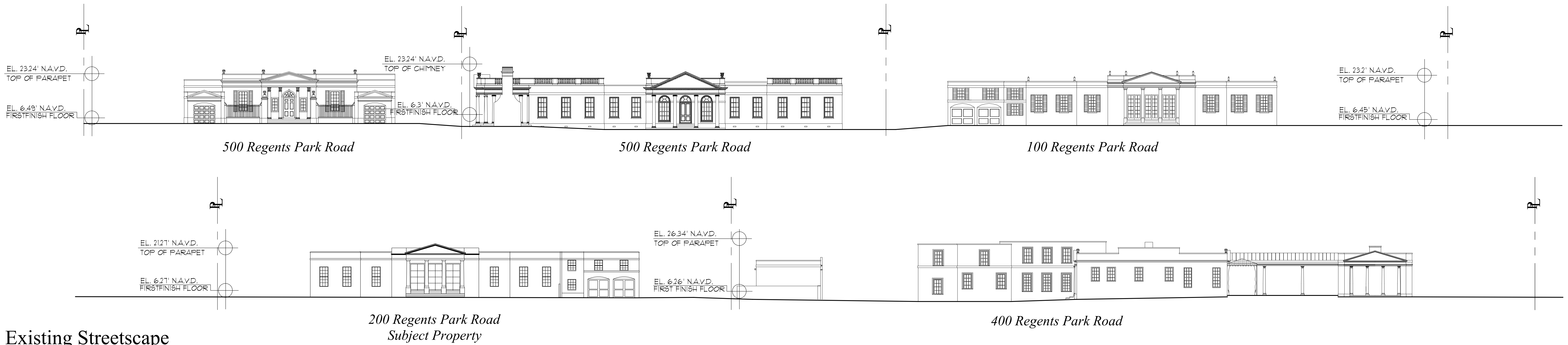
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FLORIDA ARCH.  
#AR0016639

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**A002**



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REVISIONS

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

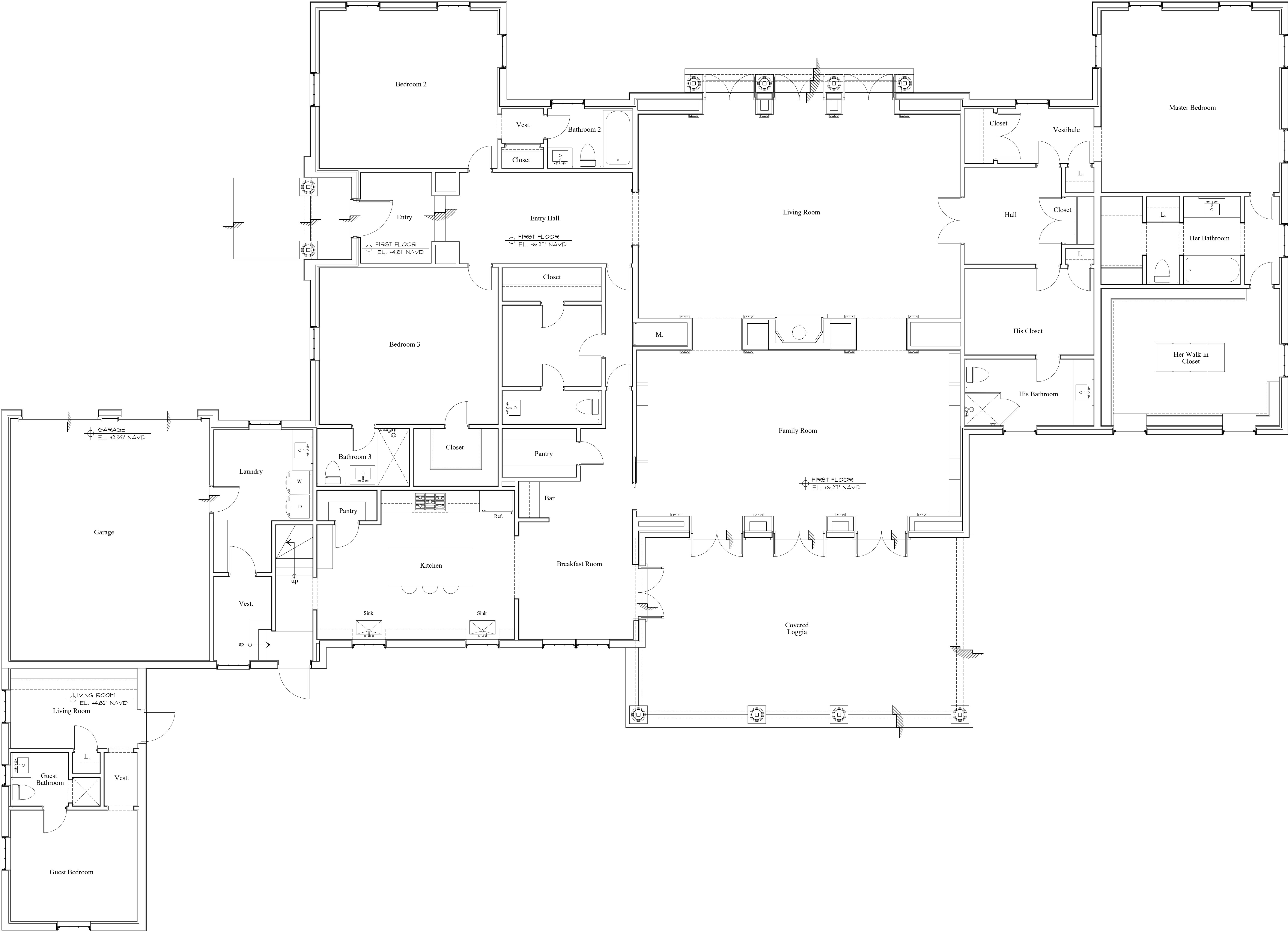
**BARNES COY ARCHITECTS**  
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 1005 MONTAUK  
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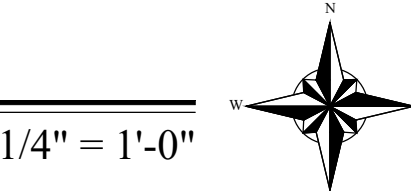
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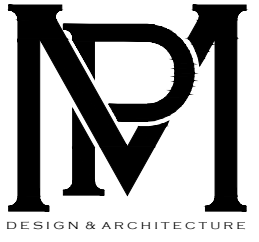




Existing First Floor Plan



COA-22-050  
ZON-22-136



COMM NO.  
2210

DATE  
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REVISIONS

200 Regents Park Road LLC

200 Regents Park Road

Palm Beach FL 33480

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FLORIDA REG. ARCH.  
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SHEET NO.

**A100**



DATE  
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## REVISIONS

### Additions and Renovations at

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Palm Beach FL 33480

200 Regents Park Road

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BRIDGEHAMPTON

1938 MONTAUK  
HIGHWAY PO BOX 71  
BRIDGEHAMPTON, N  
PHONE: 631.537.355  
FAX: 631.537.055

NEW YORK CITY:  
124 EAST 40th STREET  
SUITE 1102  
NEW YORK, NY

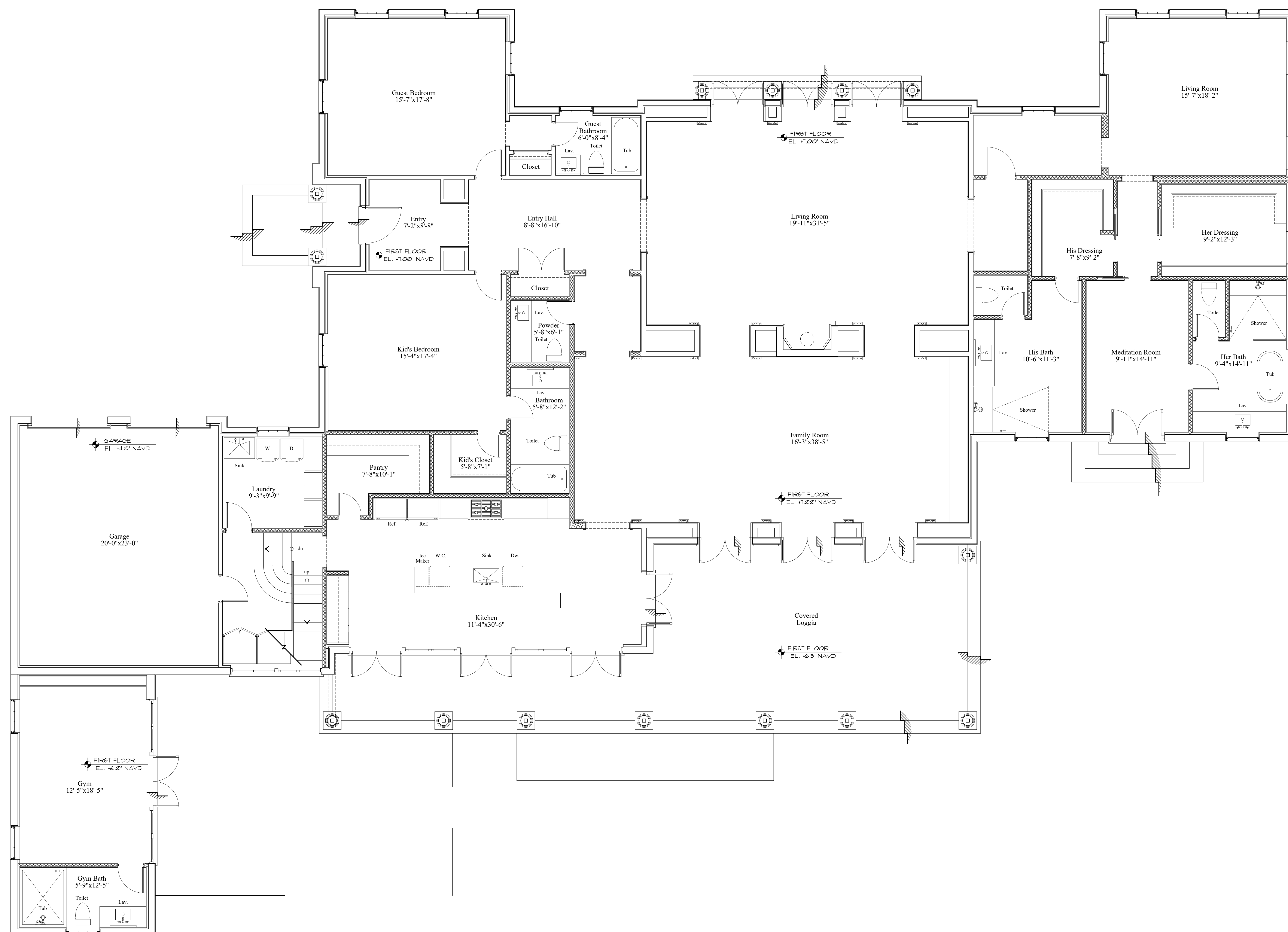
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SHEET NO.

A101



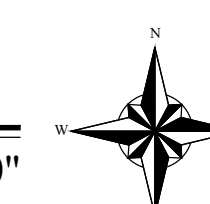
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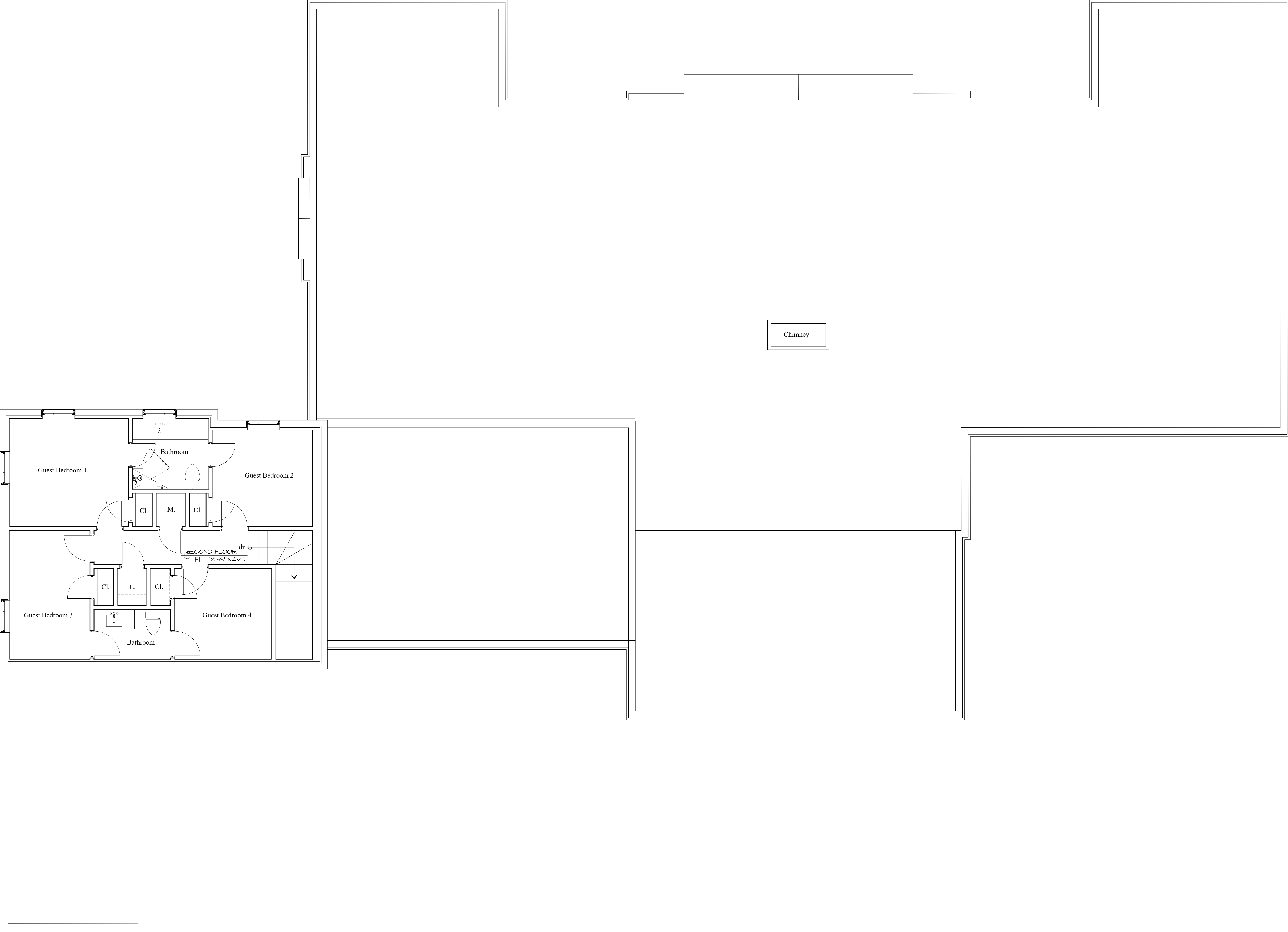
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1/4" = 1'-0"



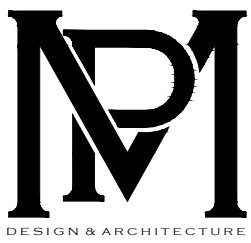
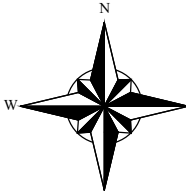
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ZON-22-136



Existing Second Floor Plan

Scale

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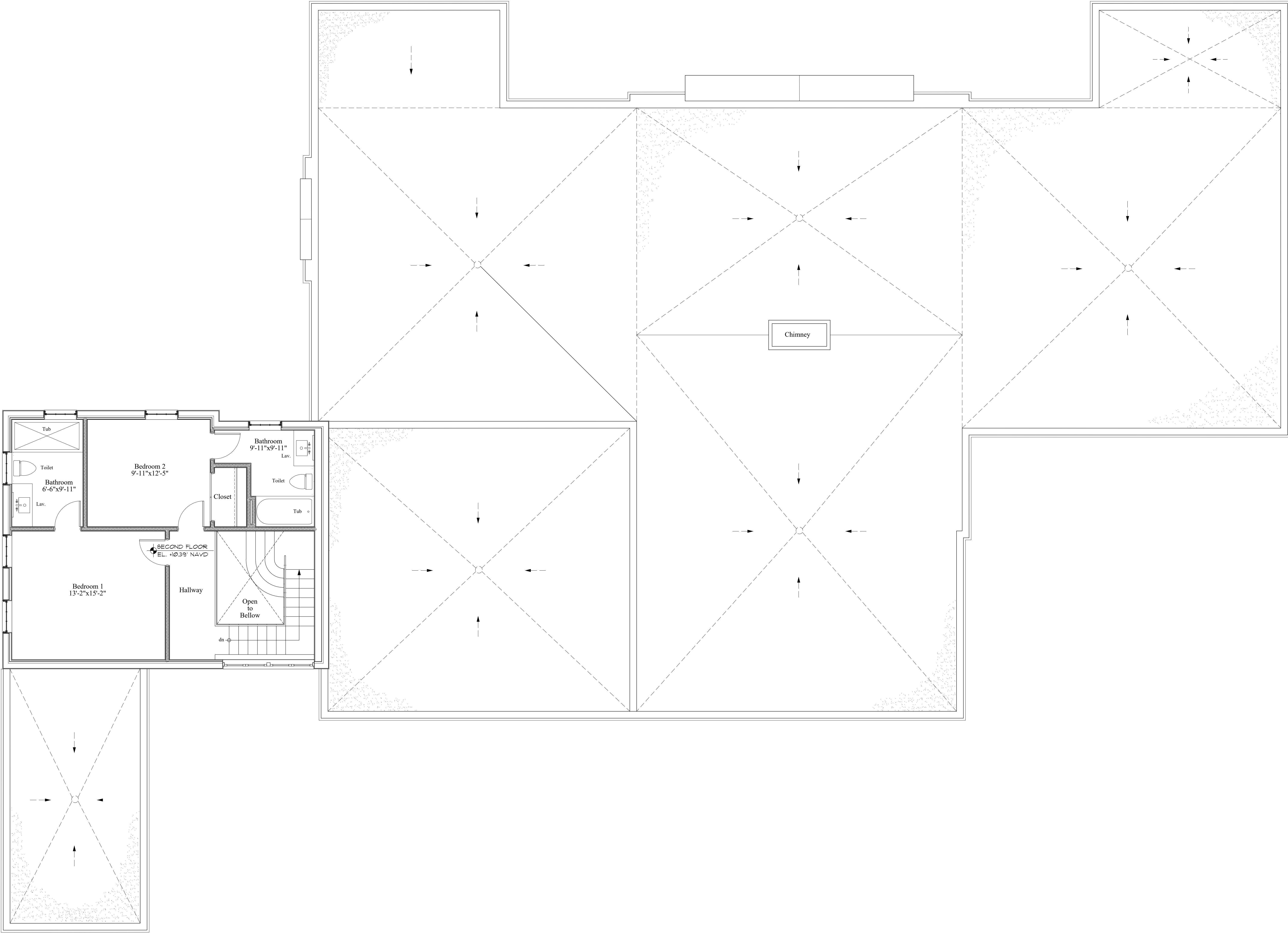
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A102

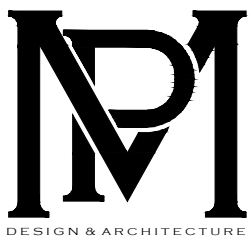
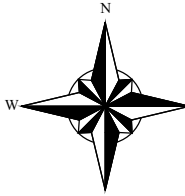
COA-22-050  
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Proposed Second Floor Plan

Scale

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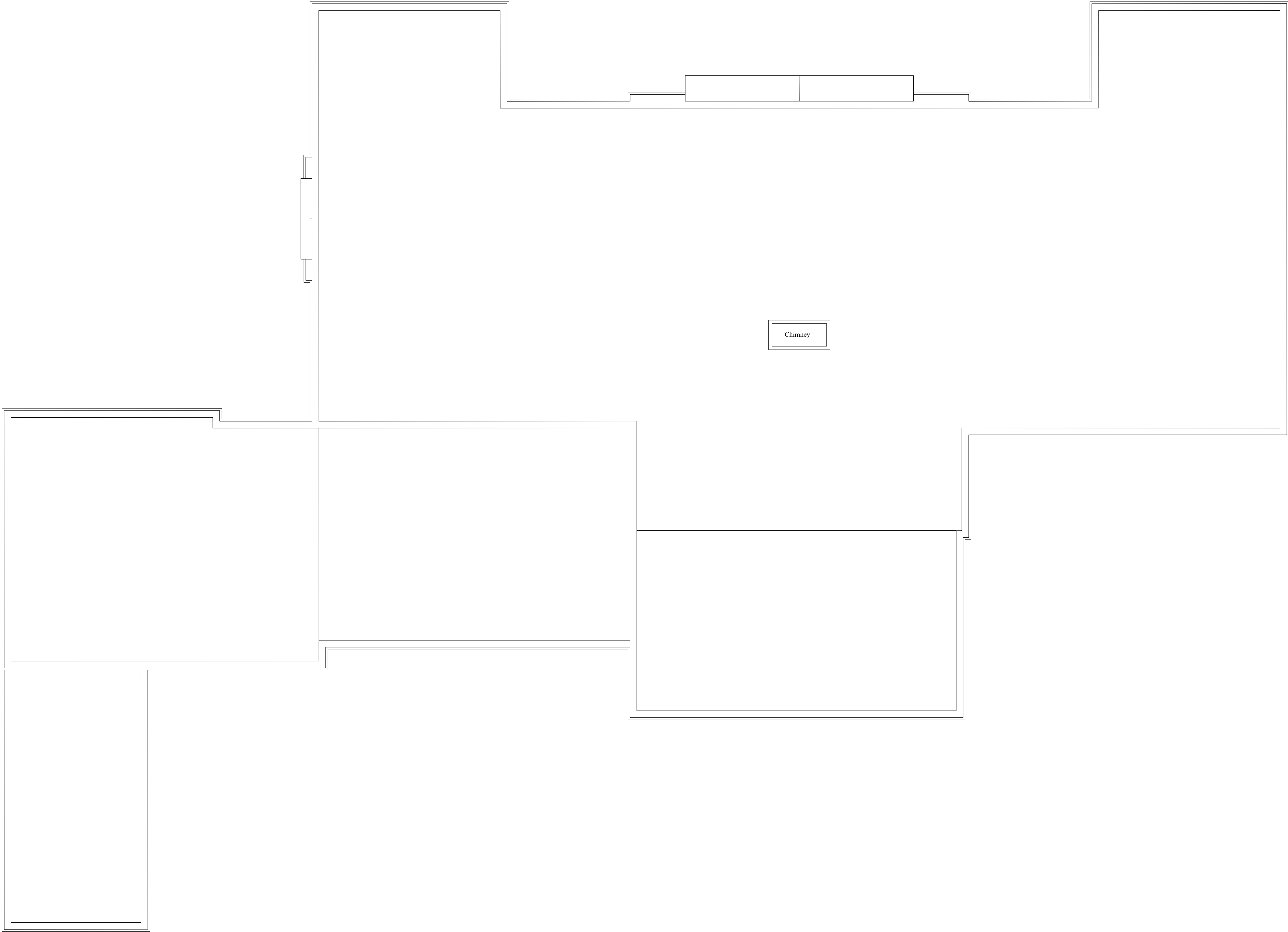
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SHEET NO.

A103

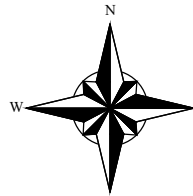
COA-22-050  
ZON-22-136



Existing Roof Plan

Scale

1/4" = 1'-0"



COA-22-050  
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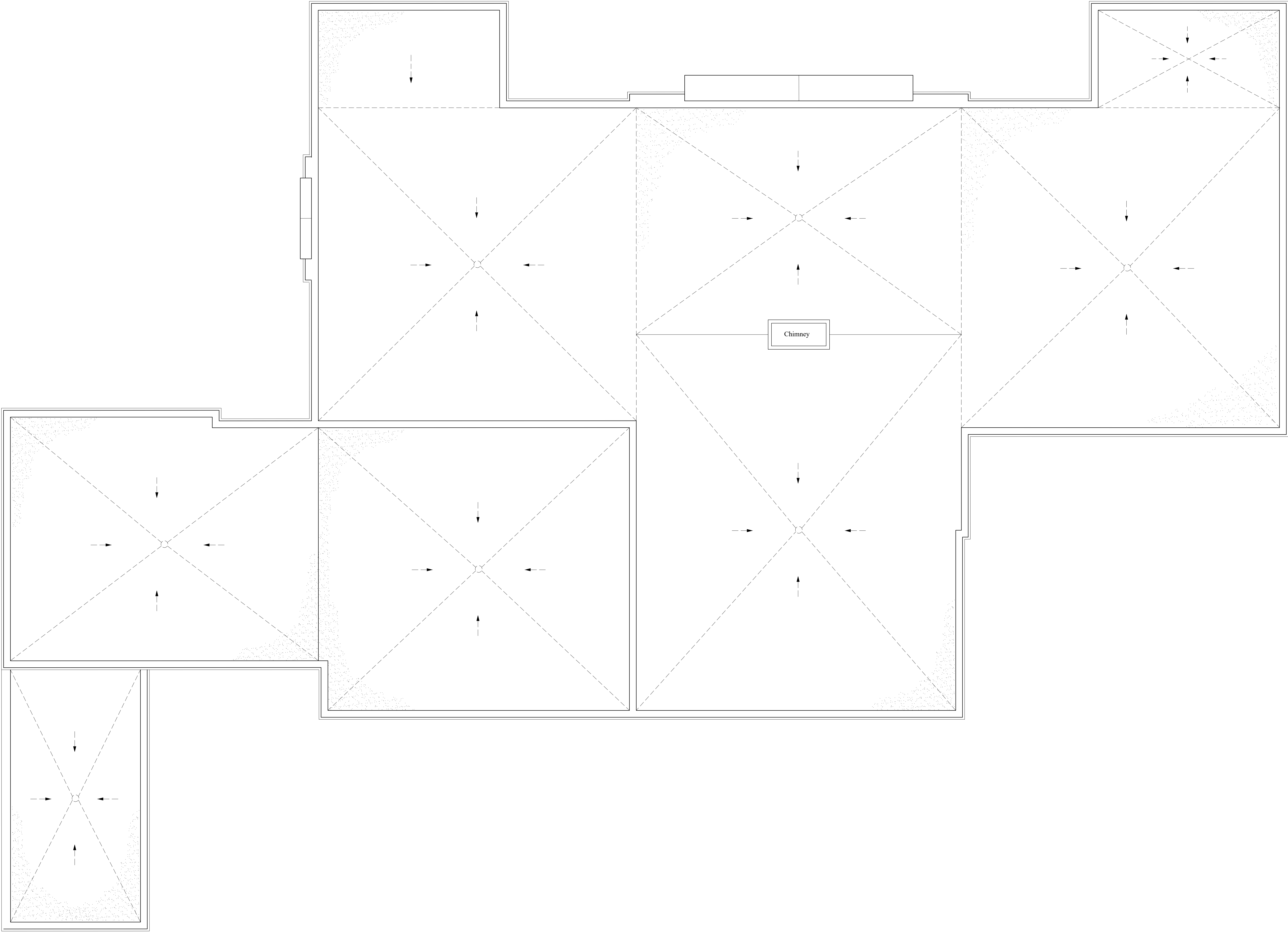
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561.833.7575  
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ANGELO DAVILA R.A.  
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#AR0016639

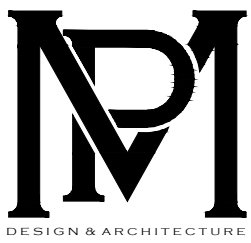
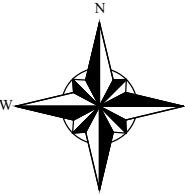
SHEET NO.  
**A104**



Proposed Roof Plan

Scale

1/4" = 1'-0"



COMM NO.  
2210

DATE  
09-26-2022

REVISIONS

Additions and Renovations at  
200 Regents Park Road LLC

Palm Beach FL 33480

200 Regents Park Road

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SHEET NO.

A105

COA-22-050  
ZON-22-136



Existing West Elevation

Scale

1/4" = 1'-0"



Arcom Approved West Elevation

Scale

1/4" = 1'-0"



Proposed West Elevation

Scale

1/4" = 1'-0"



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Additions and Renovations at

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SHEET NO.

A200

COA-22-050  
ZON-22-136



Existing North Elevation

Scale

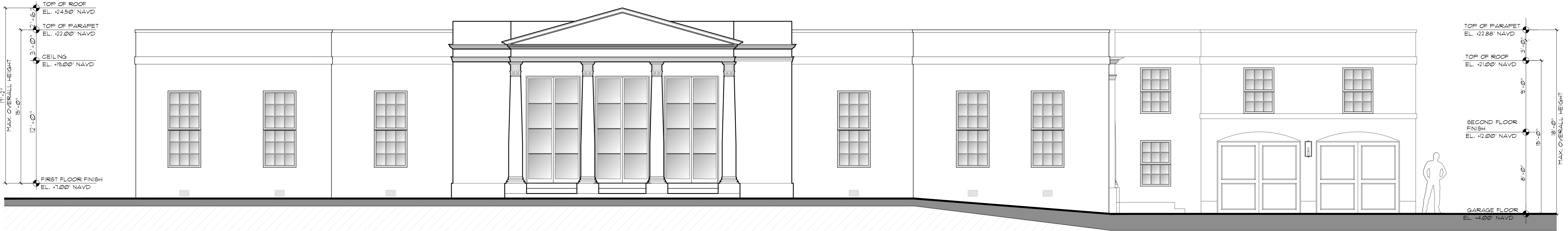
1/4" = 1'-0"



Arcom Approved North Elevation

Scale

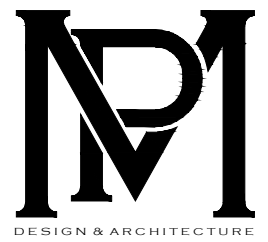
1/4" = 1'-0"



Proposed North Elevation

Scale

1/4" = 1'-0"



COMM NO.  
**2210**

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REVISIONS

200 Regents Park Road

200 Regents Park Road LLC

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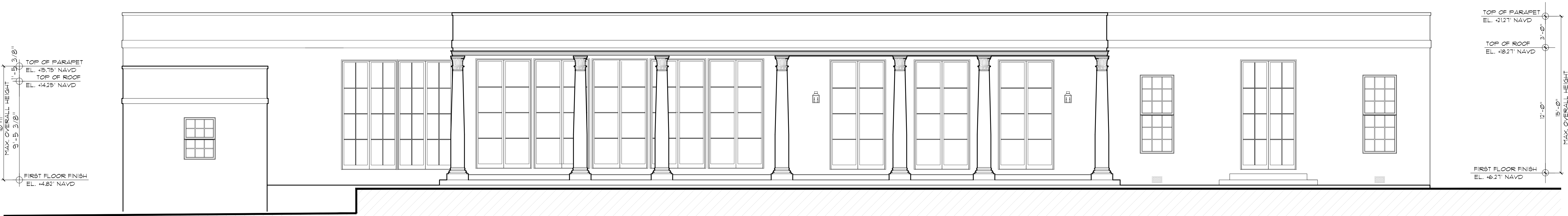
**A201**



Existing South Elevation

Scale

1/4" = 1'-0"



Arcom Approved South Elevation

Scale

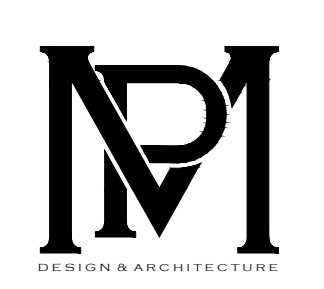
1/4" = 1'-0"



Proposed South Elevation

Scale

1/4" = 1'-0"



COMM NO.  
**2210**

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09-26-2022

REVISIONS

200 Regents Park Road

200 Regents Park Road LLC

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SHEET NO.

**A202**

COA-22-050  
ZON-22-136



**Existing East Elevation**

Scale

1/4" = 1'-0"



**Arcom Approved East Elevation**

Scale

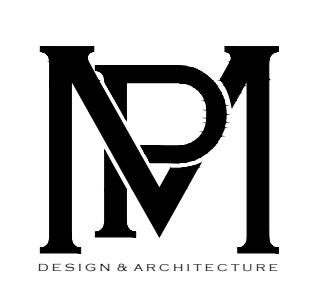
1/4" = 1'-0"



**Proposed East Elevation**

Scale

1/4" = 1'-0"



COMM NO.  
**2210**

DATE  
09-26-2022

REVISIONS

200 Regents Park Road

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SHEET NO.

**A203**