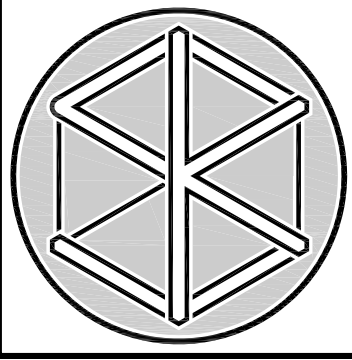


ADDITIONS AND ALTERATIONS TO:

• 170 MARINE WAY •

DELRAY BEACH, FLORIDA



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

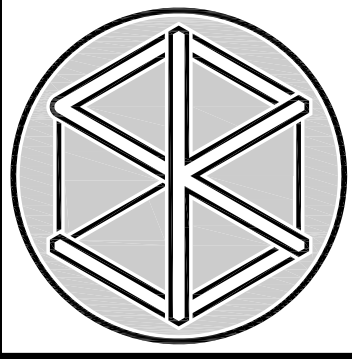
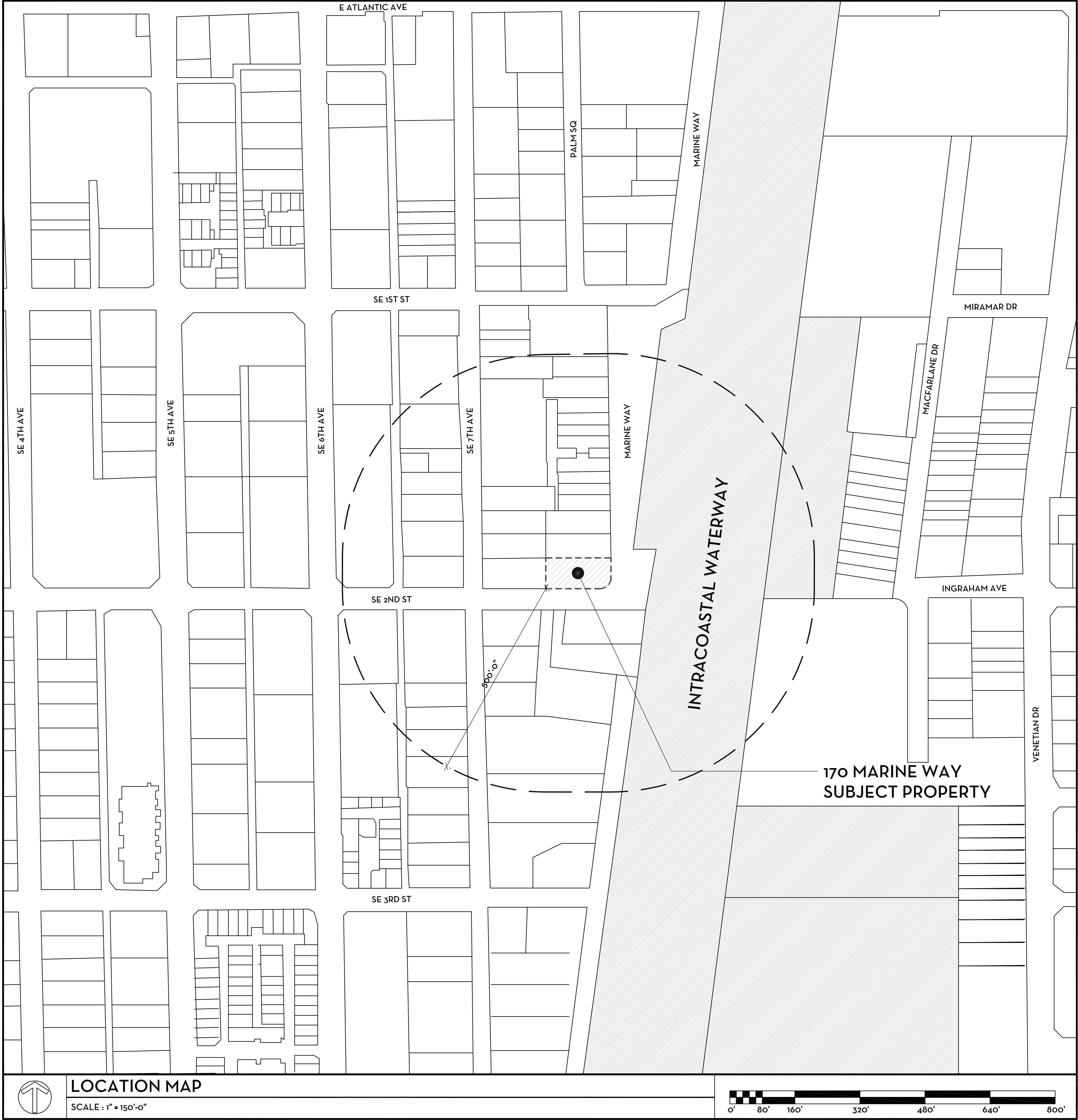
NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

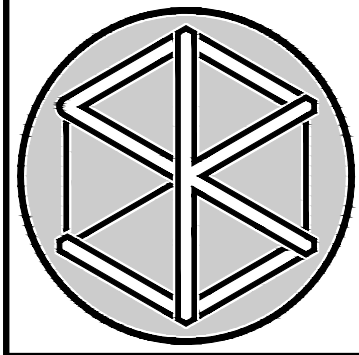
MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA

12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

SV-101



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

NO. 26003858

TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

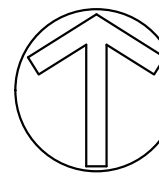
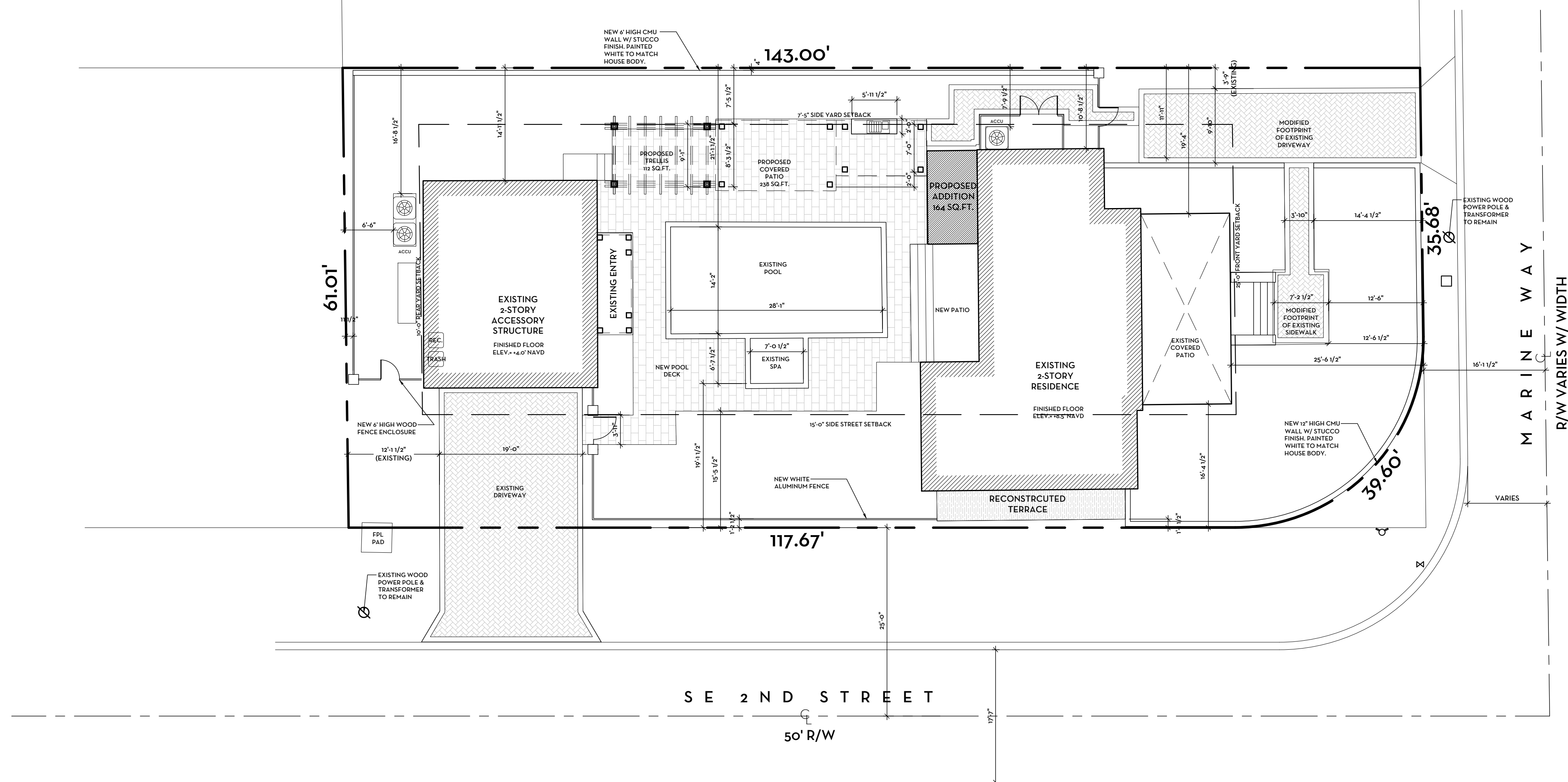
HPB COA 12-03-2021
HPB COA REV 01 04-05-2022
PERMIT SET 08-10-2022
HOA COA 11-03-2022

NO: 210512
DWG. BY: KK
SHEET:

SP-101

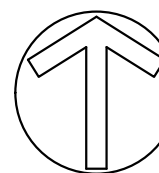
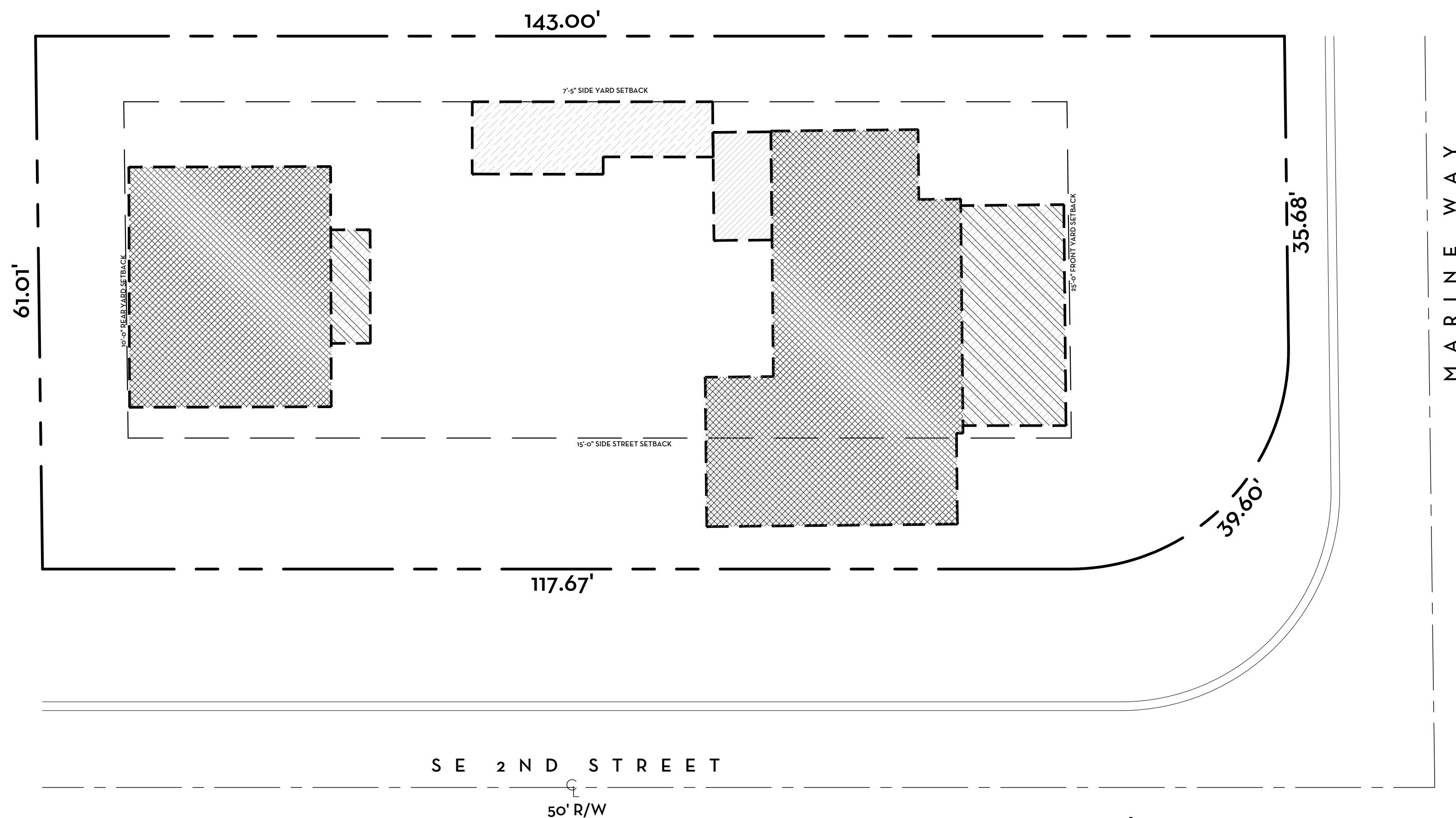
SITE DEVELOPMENT CHART/ SITE DATA:

ZONING DISTRICT: HISTORIC DISTRICT: INDIVIDUALLY DESIGNATED (LOCAL REGISTER):	RM (R-1-A FOR SINGLE FAMILY) (HISTORIC DISTRICT) MARINA HISTORIC DISTRICT "THE MARINA HOUSE"
LOT AREA: LOT WIDTH:	8,585 SQ. FT. 61.01 FT.
OPEN SPACE REQUIRED: PROPOSED:	25% + 2,146 SQ.FT. 53% + 4,585 SQ.FT.
SETBACKS (MAIN HOUSE):	
FRONT: ALLOWABLE: EXISTING & PROPOSED:	25.0 FT. 26.75 FT. (NO CHANGE)
SIDE: ALLOWABLE: EXISTING & PROPOSED:	7.5' 10.9 FT. (NO CHANGE)
SIDE STREET: ALLOWABLE: EXISTING & PROPOSED:	15.0 FT. 5.0 (APPROVED BY VARIANCE - NO CHANGE)
REAR: ALLOWABLE: EXISTING& PROPOSED:	10.0 FT. (10% OF LOT DEPTH) 84.1 FT. (NO CHANGE)
SETBACKS (ACCESSORY STRUCTURE):	
FRONT: ALLOWABLE: EXISTING & PROPOSED:	25.0 FT. 105.35' (NO CHANGE)
SIDE: ALLOWABLE: EXISTING & PROPOSED:	7.5 FT. 14.9 FT. (NO CHANGE)
SIDE STREET: ALLOWABLE: EXISTING & PROPOSED:	15.0 FT. 18.8 FT. (NO CHANGE)
REAR: ALLOWABLE: EXISTING & PROPOSED:	10.0 FT. 10.3 FT. (NO CHANGE)
GRADE TO PEAK HEIGHT (OVERALL BUILDING HEIGHT):	
MAXIMUM ALLOWABLE: PROPOSED:	35.00 FT. 24.71 FT.
FLOOR AREA/ BUILDING SQUARE FOOTAGE CALCULATIONS:	
MAIN HOUSE:	
EXISTING GROUND FLOOR A/C: EXISTING SECOND FLOOR A/C: EXISTING COVERED FRONT PORCH: (299 X 50%)	1,066 SQ. FT. 535 SQ. FT. 150 SQ. FT.
TOTAL EXISTING MAIN HOUSE FLOOR AREA:	1,751 SQ. FT.
PROPOSED A/C GROUND FLOOR AREA TO BE ADDED: PROPOSED A/C SECOND FLOOR AREA TO BE ADDED: PROPOSED COVERED PATIO: (238 X 50%)	82 SQ. FT. 177 SQ. FT. 119 SQ. FT.
TOTAL PROPOSED MAIN HOUSE FLOOR AREA:	2,121 SQ. FT.
ACCESSORY STRUCTURE:	
EXISTING GROUND FLOOR: EXISTING 2ND FLOOR A/C FLOOR AREA: EXISTING COVERED PORCH: (63 X 50%)	635 SQ. FT. 635 SQ. FT. 32 SQ. FT.
TOTAL EXISTING ACCESSORY STRUCTURE FLOOR AREA:	1,302 SQ. FT.
TOTAL EXISTING FLOOR AREA: TOTAL PROPOSED FLOOR AREA:	3,053 SQ. FT. 3,423 SQ. FT.
LOT COVERAGE BY BUILDING:	
EXISTING: (1,066+ 299 + 635 + 63) PROPOSED: (2,081 + 82 + 238 + 112)	2,081 SQ. FT. + 24.2% 1,853 SQ. FT. + 29.3%
FLOOR TO AREA RATIO (FAR):	
EXISTING: ((1,066 + 535+635+633)/ 8,585) PROPOSED: ((1,066 + 535+635+635+82+117) / 8,585)	.33 .36
PARKING AND DENSITY TO REMAIN AS IS.	
DEMOLITION CALCULATIONS:	
EXISTING MAIN STRUCTURE: (1,066+ 299 FRONT PORCH + 100 SOUTH TERRACE) PROPOSED DEMOLITION SQ.FT: (134 LATER ADDITION + 100 SOUTH TERRACE)	+ 1,465 SQ. FT. + 236 SQ. FT.



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

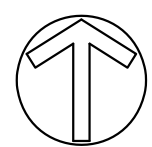
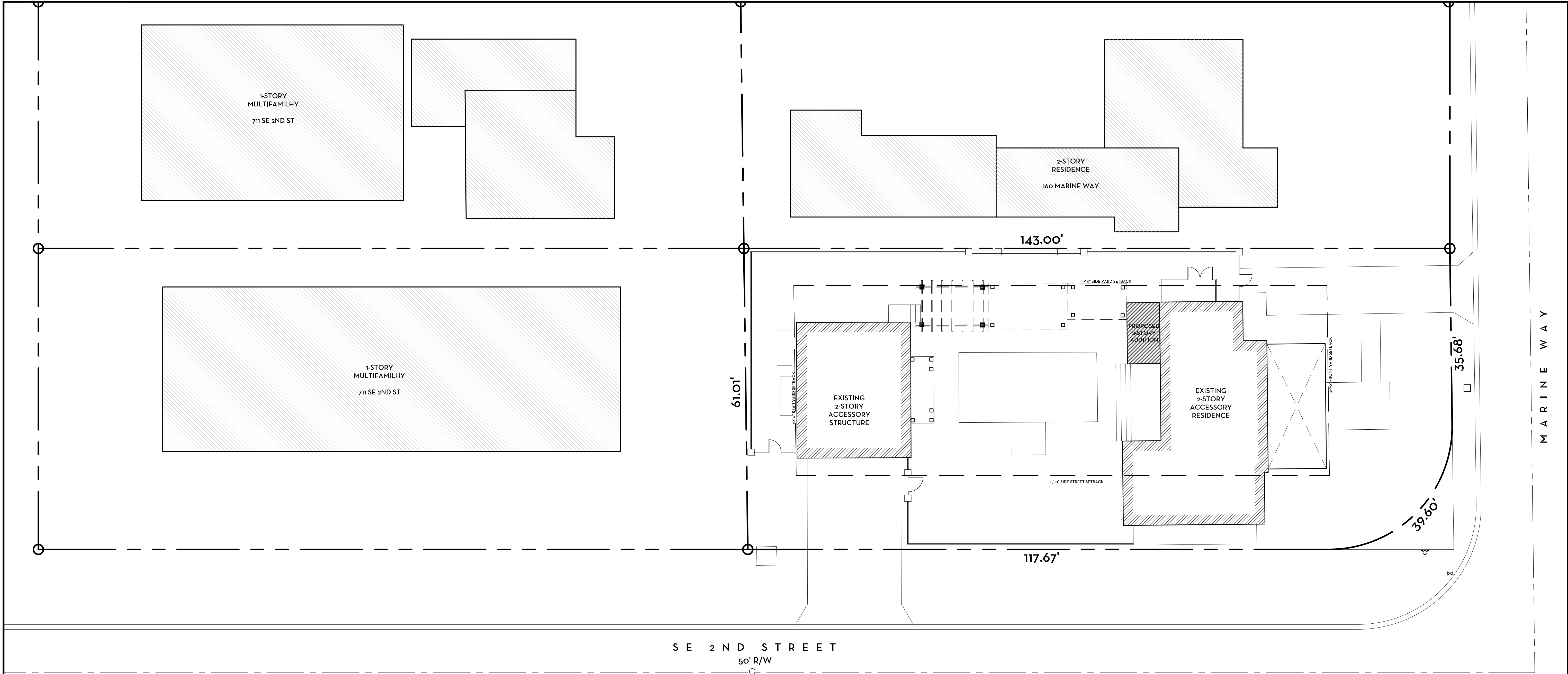


EXISTING/ PROPOSED SITE OVERLAY DIAGRAM

SCALE: 1"=10'-0"

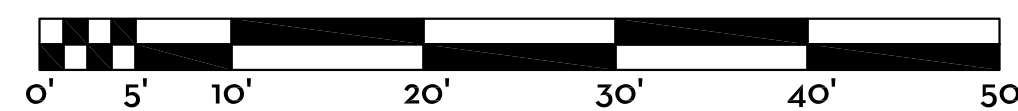
LEGEND:

- INDICATES THE EXTENTS OF THE EXISTING BUILDING FOOTPRINT
- INDICATES THE EXTENTS OF THE EXISTING EXTERIOR COVERED AREA
- INDICATES THE EXTENTS OF THE PROPOSED BUILDING FOOTPRINT
- INDICATES THE EXTENTS OF THE PROPOSED EXTERIOR COVERED AREA

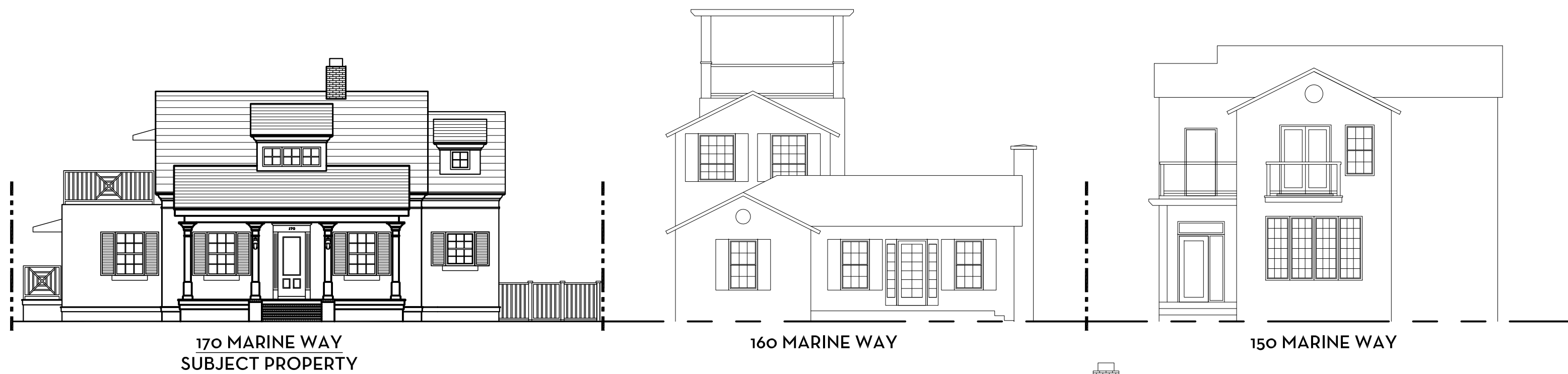


ADJACENT PROPERTIES SITE PLAN

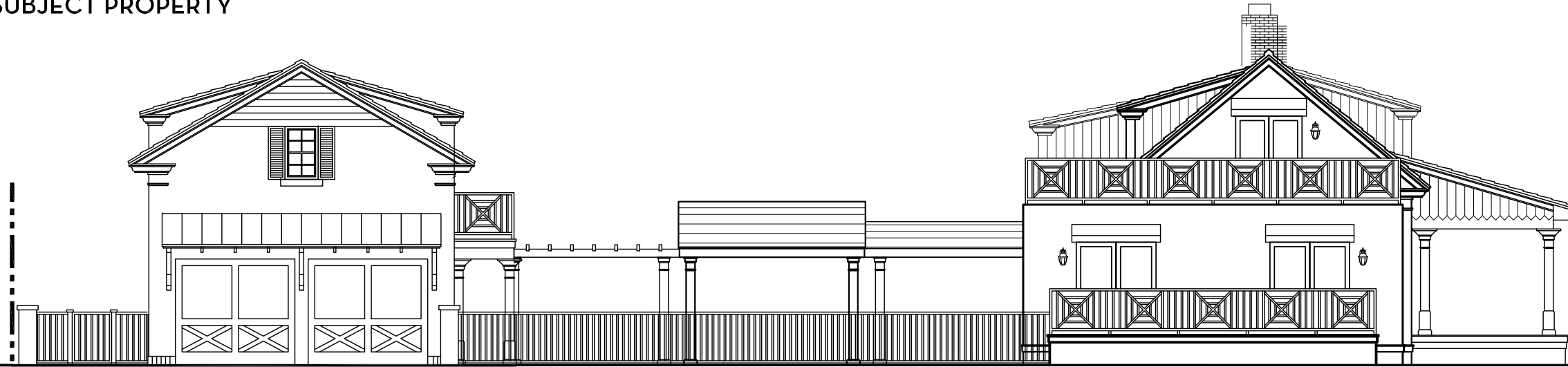
SCALE : 1" = 10'-0"



SE 2ND STREET



711 SE 2ND STREET

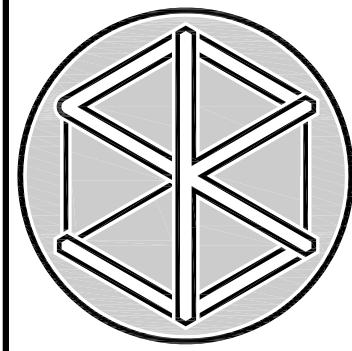


170 MARINE WAY
SUBJECT PROPERTY

MARINE WAY

STREETSCAPE ELEVATIONS

SCALE : 1" = 10'-0"



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.

• 1950 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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FLORIDA AAC

NO. 26003858

KRISTIN H. KELLOGG

REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN

REGISTERED ARCHITECT 97902

HPB COA

12-03-2021

NO: 210512

DWG. BY: MB

SHEET:

SP-102



EAST FACADE - STREET VIEW



EAST FACADE - DRIVEWAY

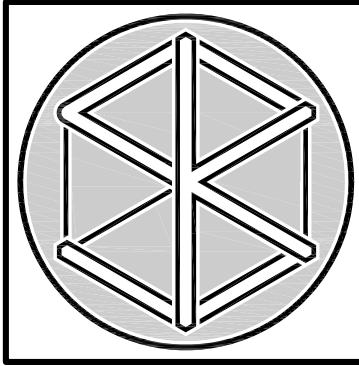


EAST FACADE



EAST FACADE - SECONDARY ENTRANCE

170 MARINE WAY - EXISTING CONDITIONS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
 170 MARINE WAY DELRAY BEACH, FLORIDA
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 REGISTERED ARCHITECT 98094
 MELISSA A. BIERMAN
 REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
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 SHEET:

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SOUTH FACADE - STREET VIEW



SOUTH FACADE - COVERED PATIO

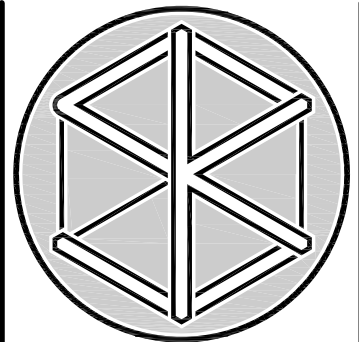


SOUTH FACADE - BUILDING DISPOSITION



SOUTH FACADE - SECOND FLOOR PATIO

170 MARINE WAY - EXISTING CONDITIONS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
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NO: 210512
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WEST FACADE - POOL



WEST FACADE - FENESTRATION

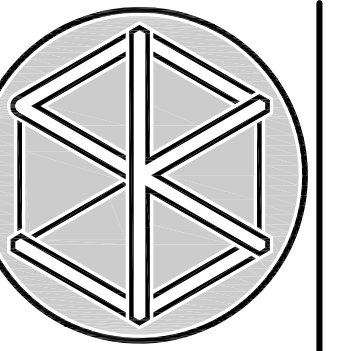


WEST FACADE - SIDE YARD



WEST FACADE - PREVIOUS ADDITION

170 MARINE WAY - EXISTING CONDITIONS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
 170 MARINE WAY DELRAY BEACH, FLORIDA
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HPB COA 12-03-2021

NO: 210512
 DWG. BY: MB
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NORTH FACADE - PREVIOUS ADDITION



NORTH FACADE - REAR STEPS

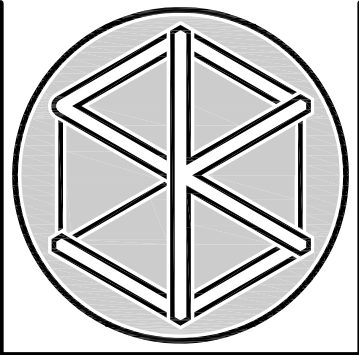


NORTH FACADE- POOL



NORTH FACADE- SIDE YARD

170 MARINE WAY - EXISTING CONDITIONS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
 170 MARINE WAY DELRAY BEACH, FLORIDA
SMITH KELLOGG ARCHITECTURE, INC.
 • 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC
 NO. 26003858
 KRISTIN H. KELLOGG
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 MELISSA A. BIERMAN
 REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
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ACCESSORY STRUCTURE - EAST FACADE



ACCESSORY STRUCTURE - SOUTH FACADE

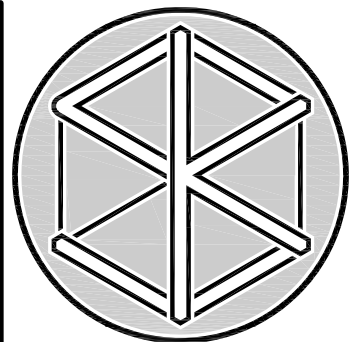


ACCESSORY STRUCTURE - WEST FACADE



ACCESSORY STRUCTURE - NORTH FACADE

170 MARINE WAY - EXISTING CONDITIONS (ACCESSORY STRUCTURE)



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
 170 MARINE WAY DELRAY BEACH, FLORIDA
SMITH KELLOGG ARCHITECTURE, INC.
 • 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC
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KRISTIN H. KELLOGG
 REGISTERED ARCHITECT #8094
 MELISSA A. BIERMAN
 REGISTERED ARCHITECT #7902

HPB COA 12-03-2021

NO: 210512
 DWG. BY: MB
 SHEET:

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PREVIOUSLY APPROVED ADDITION - INTERIOR



SECONDARY FRONT ENTRY - EAST FACADE

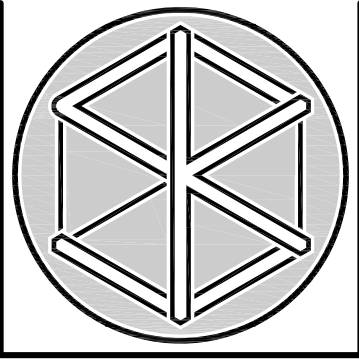


PREVIOUSLY APPROVED ADDITION - INTERIOR



PREVIOUS ADDITION - SECOND FLOOR

170 MARINE WAY - EXISTING CONDITIONS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
 170 MARINE WAY DELRAY BEACH, FLORIDA

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 MELISSA A. BIERMAN
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HPB COA
 12-03-2021

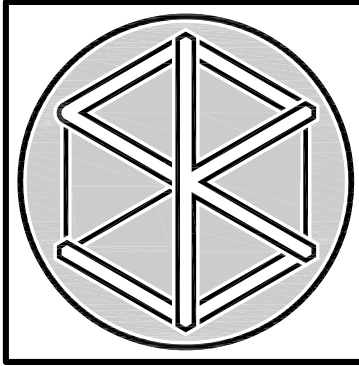
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NO: 210512
 DWG. BY: MB
 SHEET:

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170 MARINE WAY -RENDERINGS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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MELISSA A. BIERMAN
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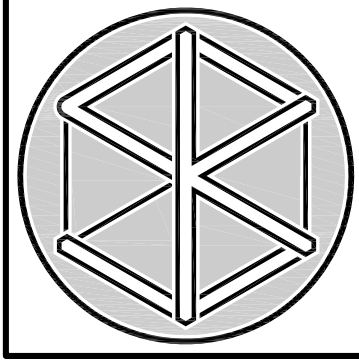
HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

R-101



170 MARINE WAY -RENDERINGS



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

R-102

DEMOLITION NOTES FOR REMODELING:

REQUIREMENTS:

- WORK INCLUDED:
 - REMOVE DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
 - REMOVE DESIGNATED PARTITIONS AND COMPONENTS.
 - CAP AND IDENTIFY EXPOSED UTILITIES.

PROTECTION:

- DO NOT INTERFERE WITH USE OF ADJACENT BUILDINGS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
- PREVENT MOVEMENT AND SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
- CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
- PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

EXISTING SERVICES:

- ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

PRODUCTS:

- EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- CAREFULLY REMOVE, STORE, AND PROTECT REINSTALLATION MATERIALS TO BE REUSED.

EXECUTION:

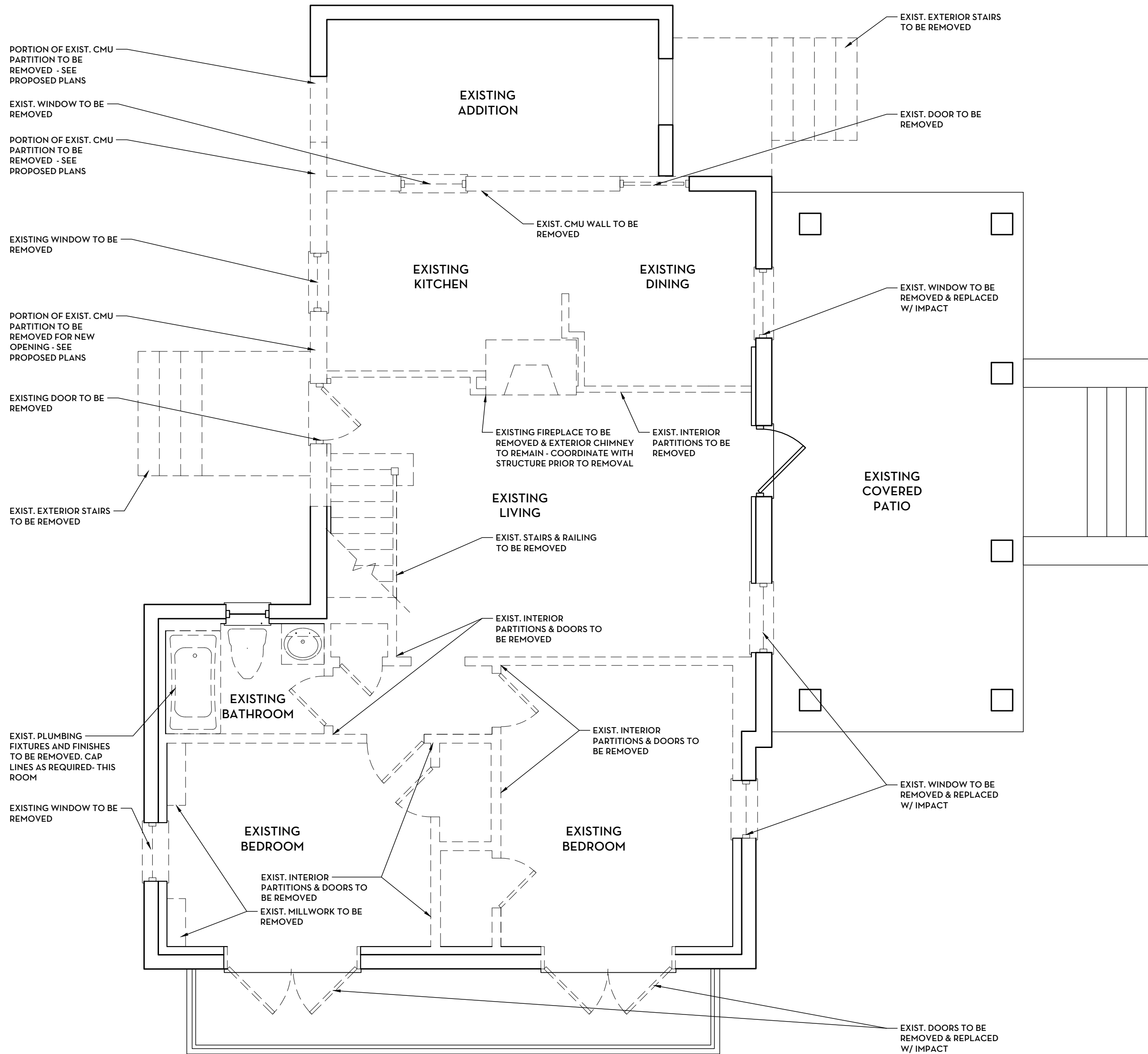
- ERECT WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS. MAINTAIN EXIT REQUIREMENTS.
- PROVIDE PROPER PROTECTION FROM FALLING OBJECTS OVER ENTRANCES WHICH ARE TO BE KEPT OPEN DURING NORMAL WORKING HOURS.
- CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT PROPERTIES.

DEMOLITION:

- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBRANES.
- REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST.
- BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- REMOVE FROM SITE CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
- REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER.

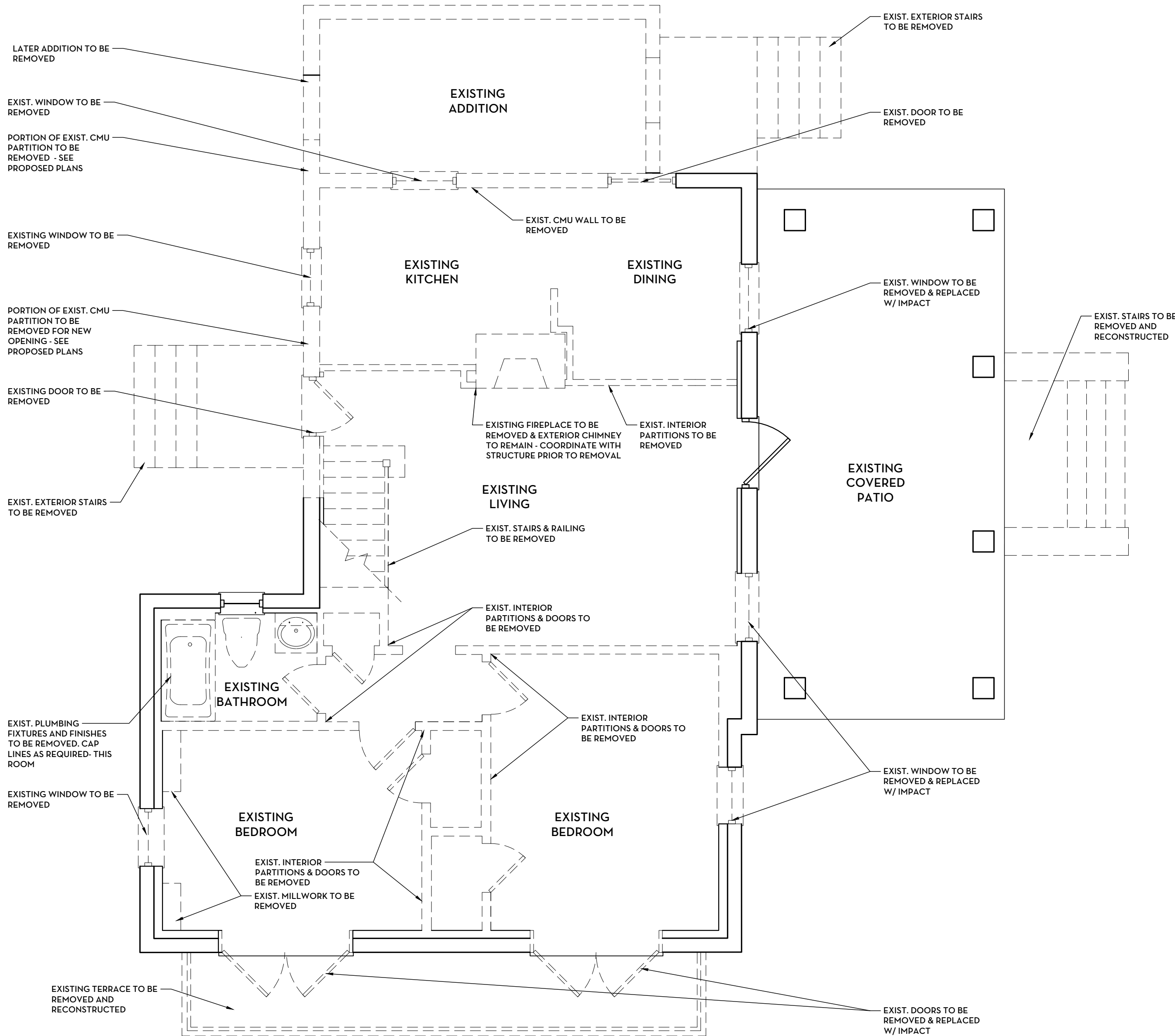
WALL LEGEND:

- EXISTING WALLS, INTERIOR PARTITIONS, INTERIOR DOORS, CABINETRY, APPLIANCES, FIXTURES OR FINISHES TO BE REMOVED
- ===== EXISTING WALL OR PARTITION TO REMAIN



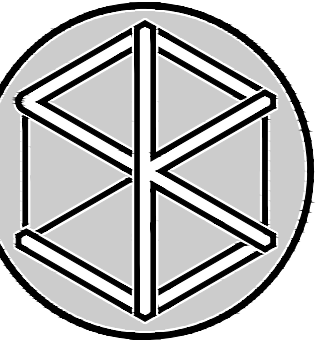
PREVIOUSLY APPROVED
FIRST FLOOR DEMOLITION
(MATERIALS REMOVAL) PLAN

SCALE: 1/4"=1'-0"



CURRENTLY PROPOSED
FIRST FLOOR DEMOLITION
(MATERIALS REMOVAL) PLAN

SCALE: 1/4"=1'-0"



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
• 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

FLORIDA AAC

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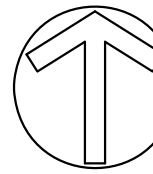
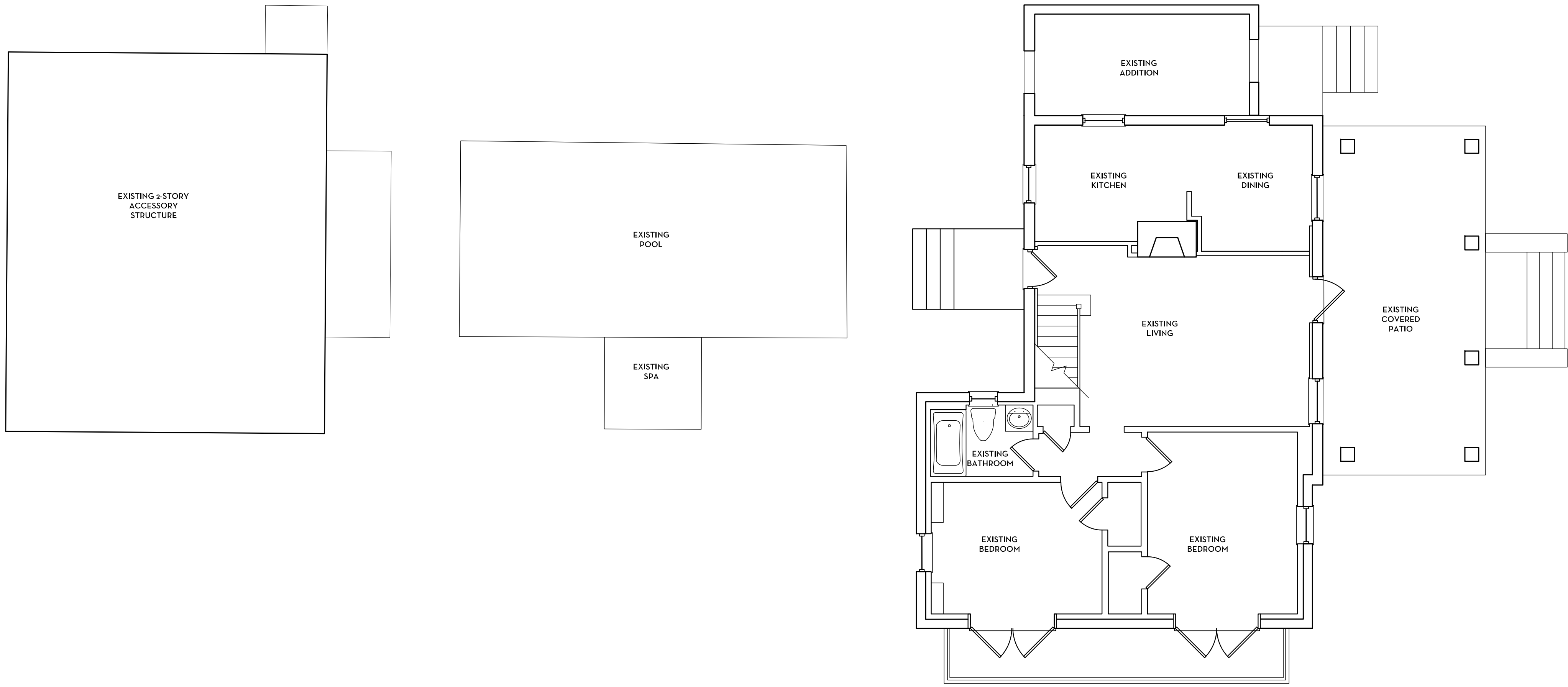
TAYLOR R. SMITH
REGISTERED ARCHITECT 98276

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

HPB COA 12-03-2021
HPB COA REV 01 04-05-2022
PERMIT SET 08-10-2022
HOA COA 11-03-2022

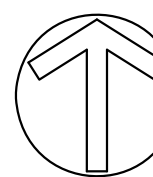
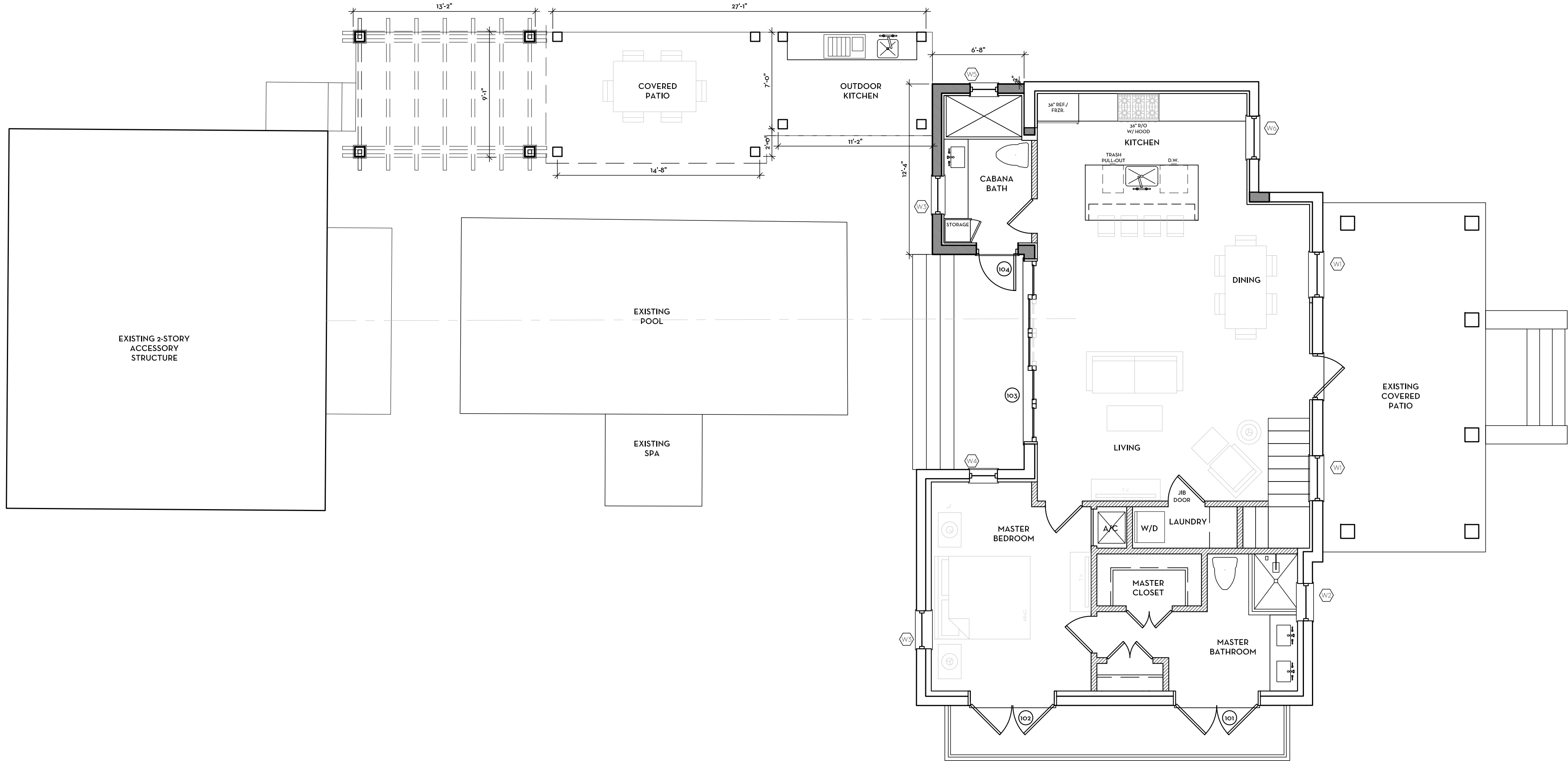
NO: 210512
DWG. BY: KK
SHEET:

D-101



EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

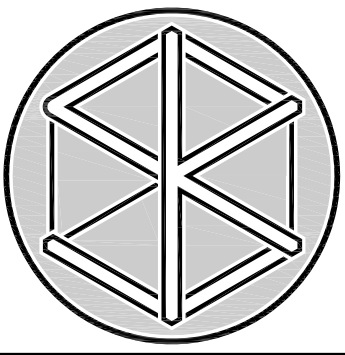


PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

WALL LEGEND:

- EXISTING WALL OR PARTITION TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.

• 1930 SOUTH DIXIE HWY, UNIT C-6, WEST PALM BEACH, FLORIDA 33401 • TEL (561) 377-8787 •

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FLORIDA AAC

NO. 26003858

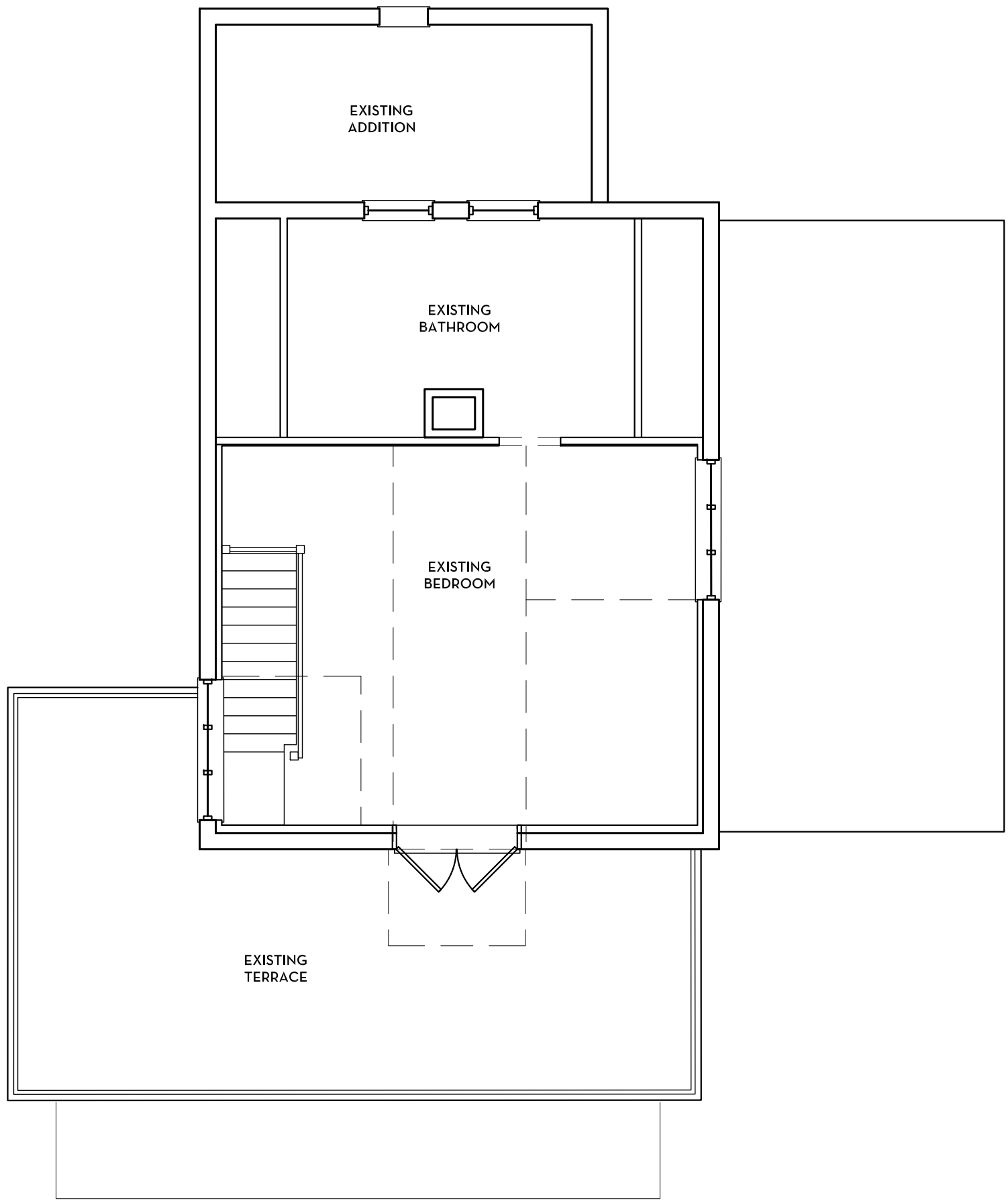
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

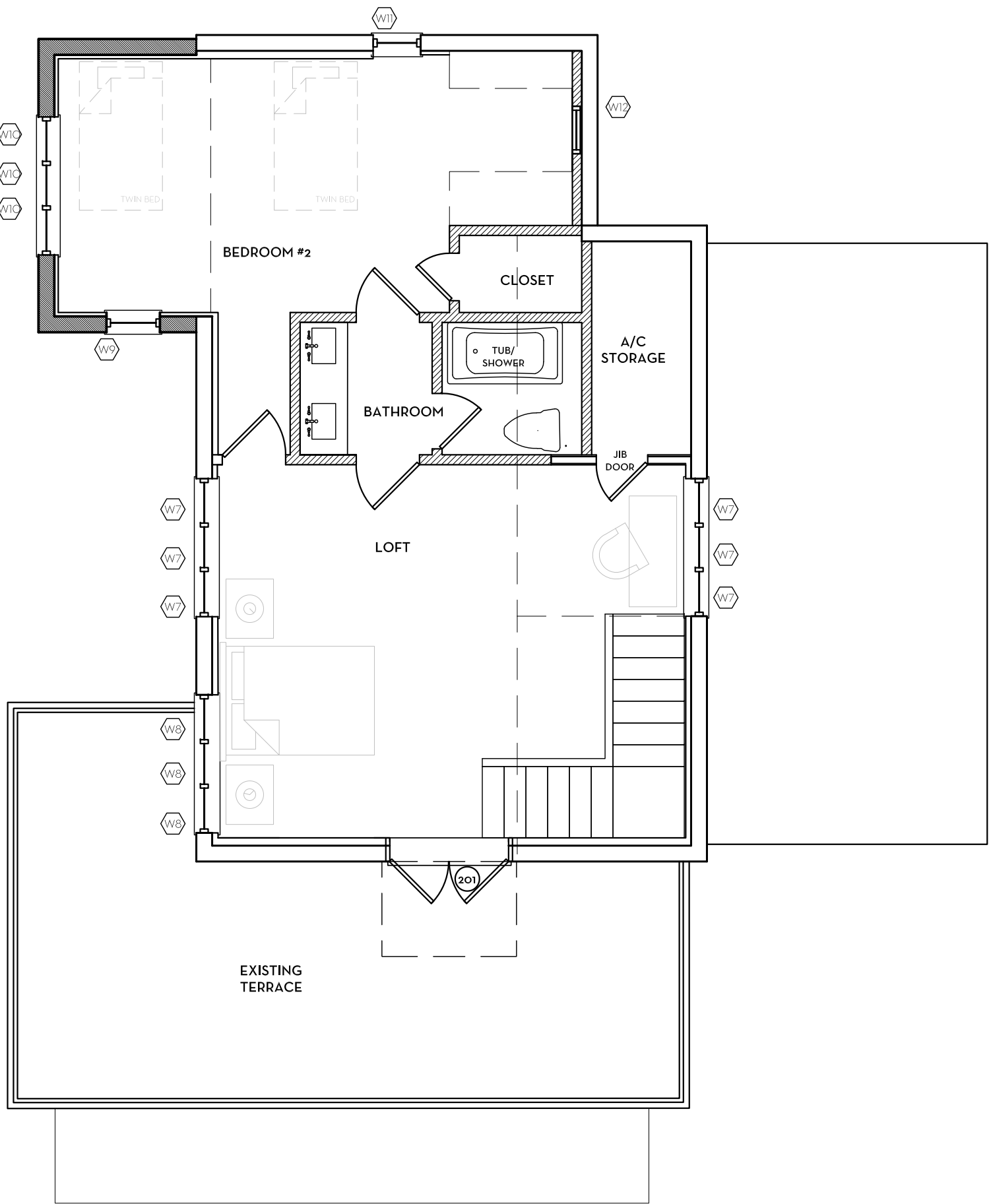
HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

A-101



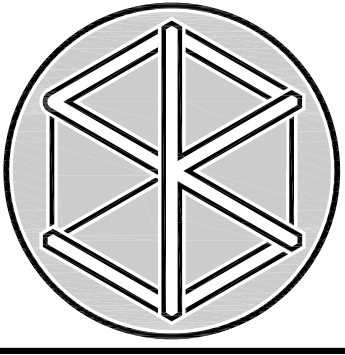
EXISTING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL LEGEND:

- EXISTING WALL OR PARTITION TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
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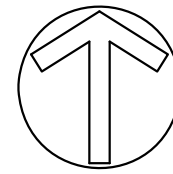
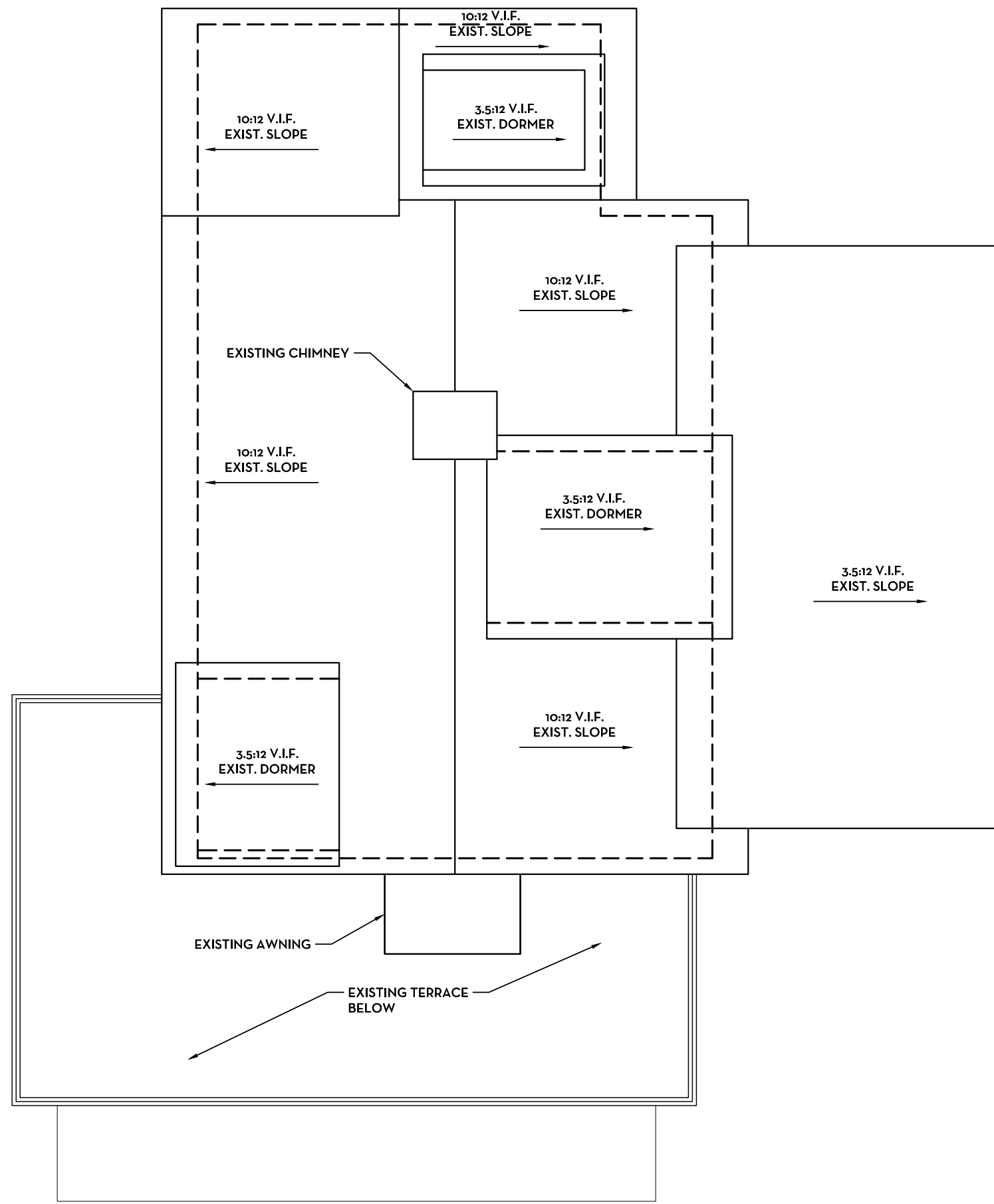
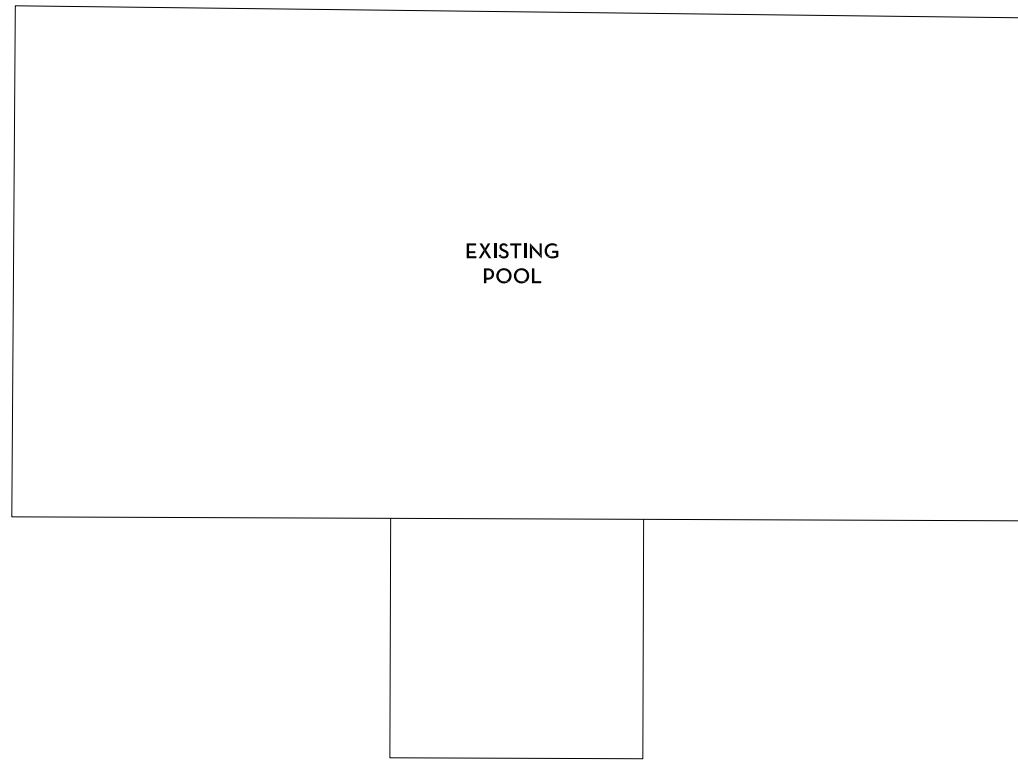
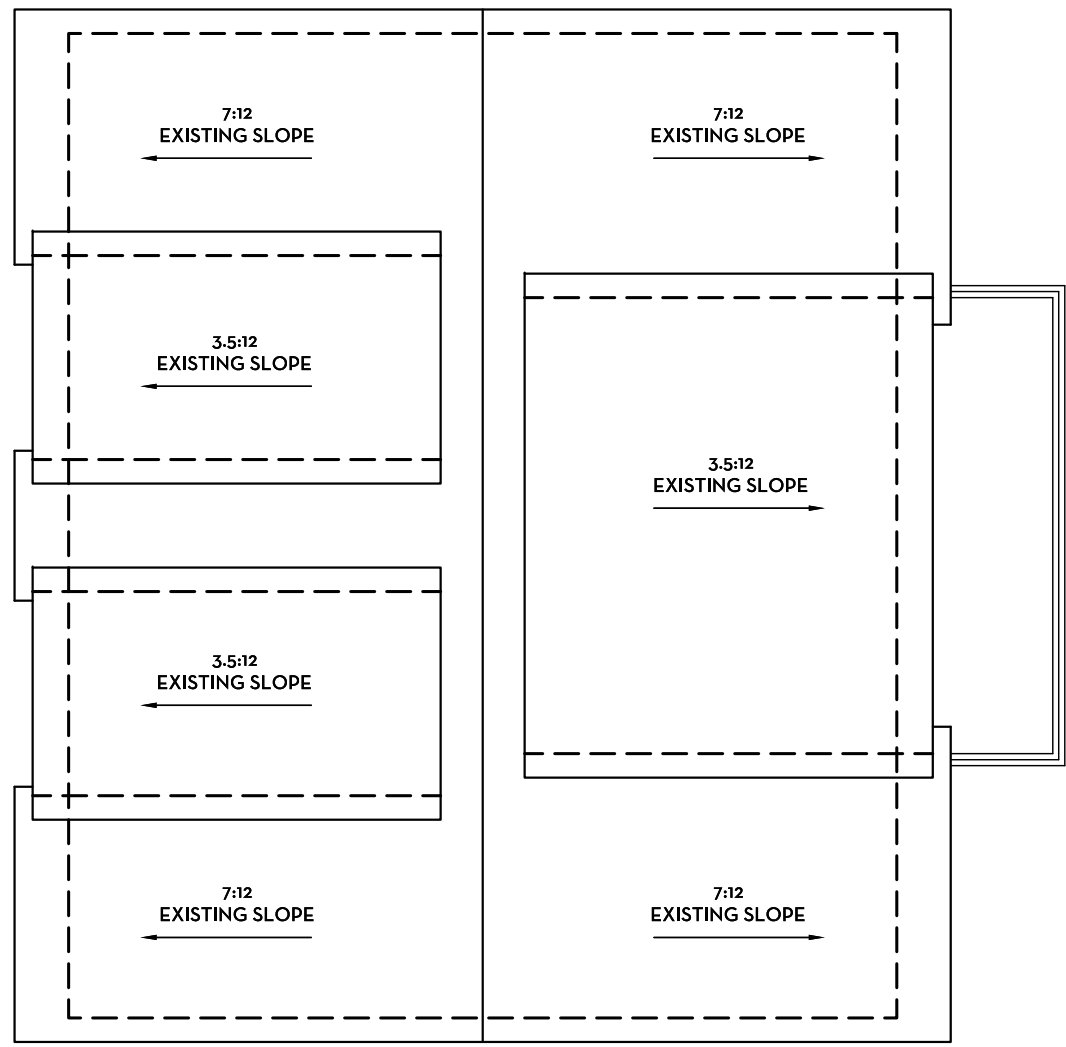
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

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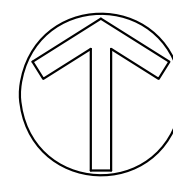
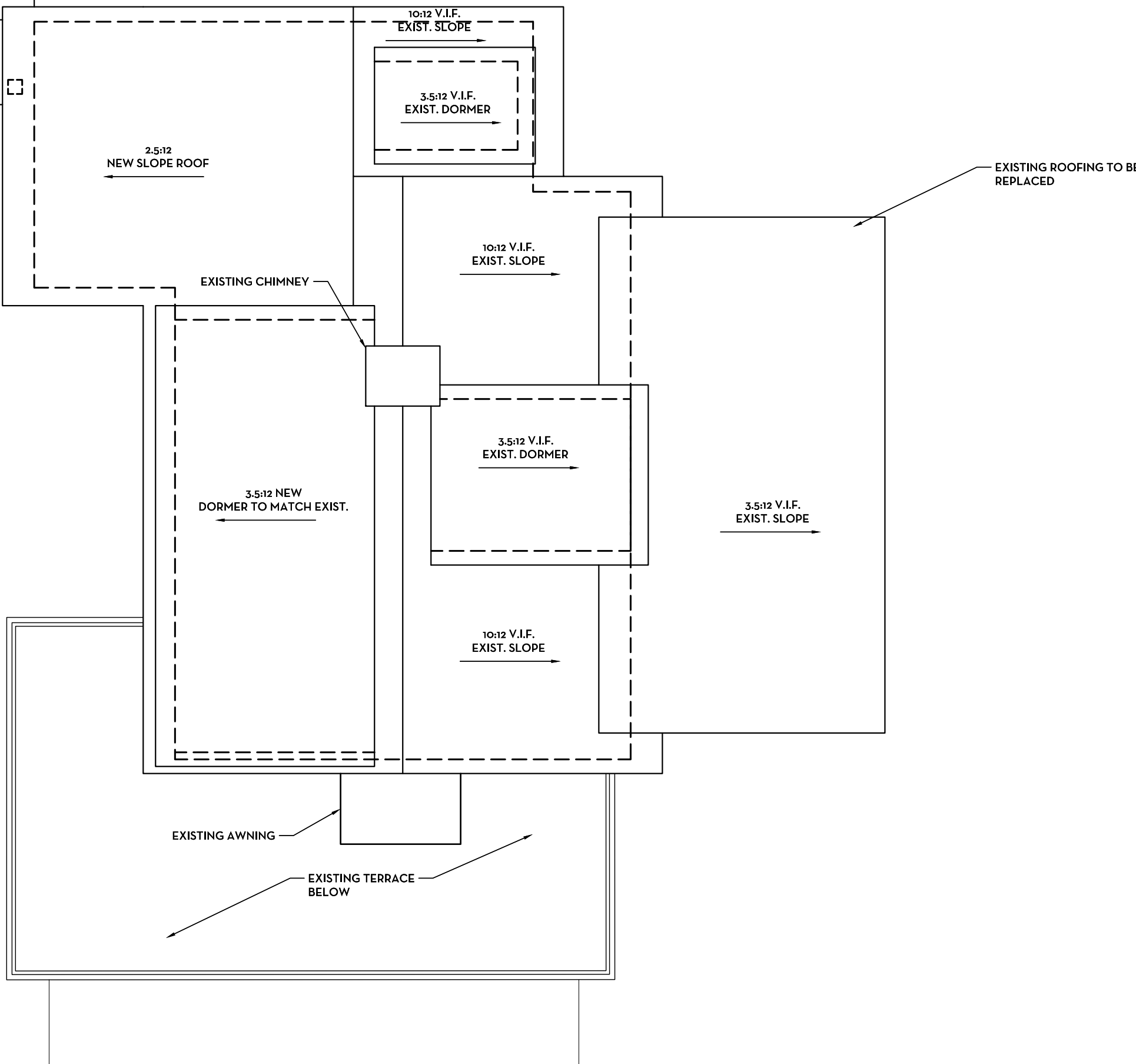
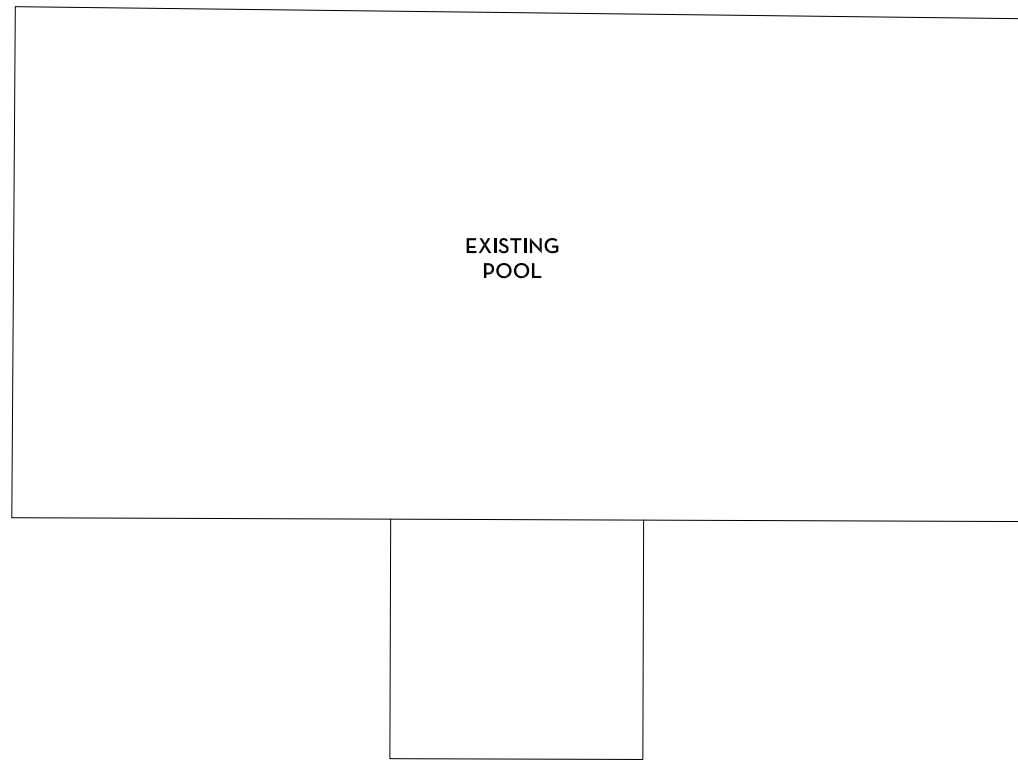
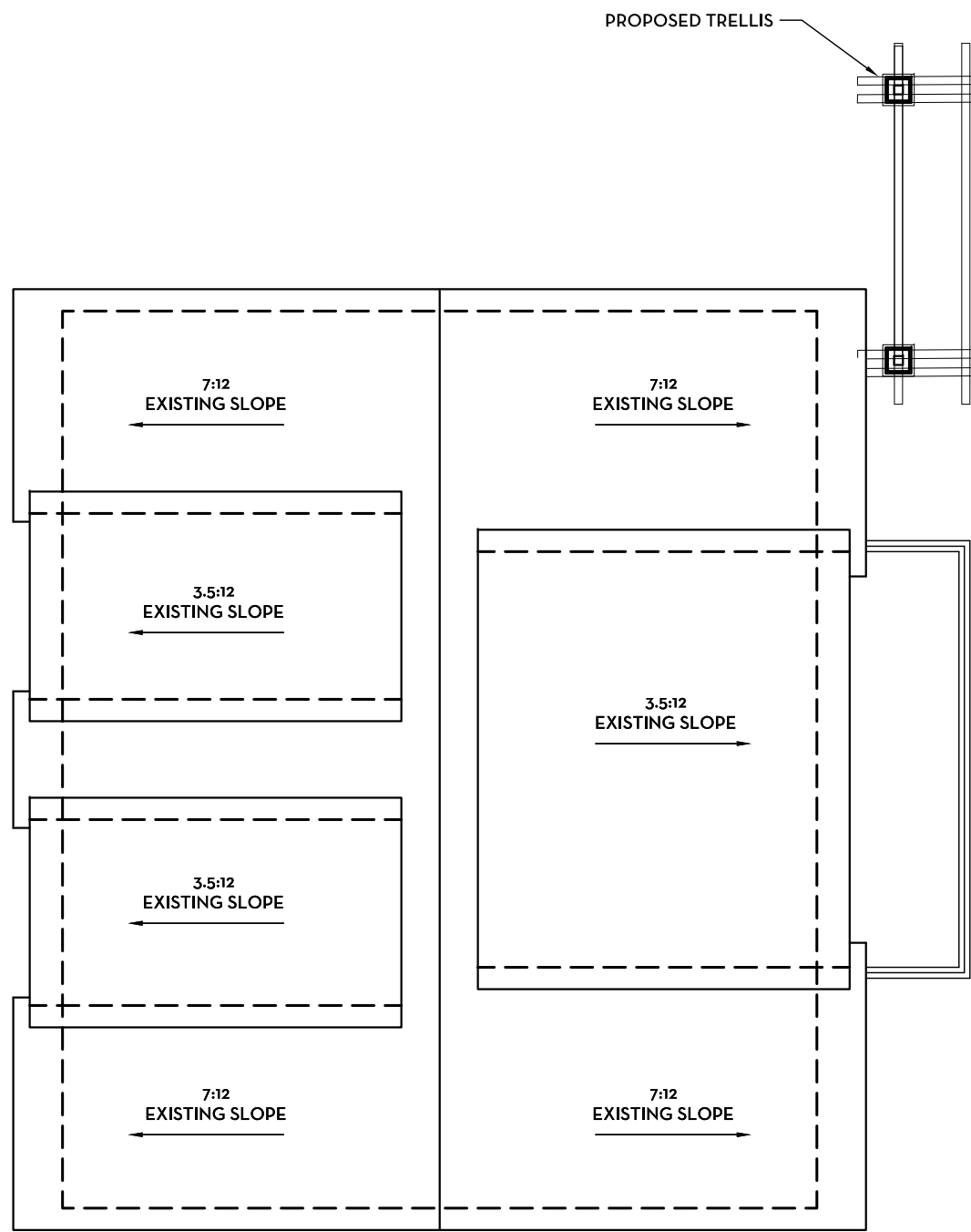
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SHEET:

A-102



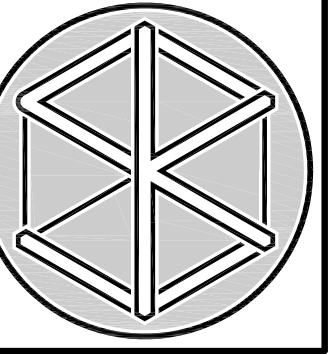
EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"



PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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NO. 26003858

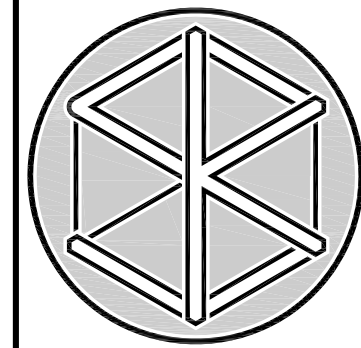
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
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SHEET:

A-103



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
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NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

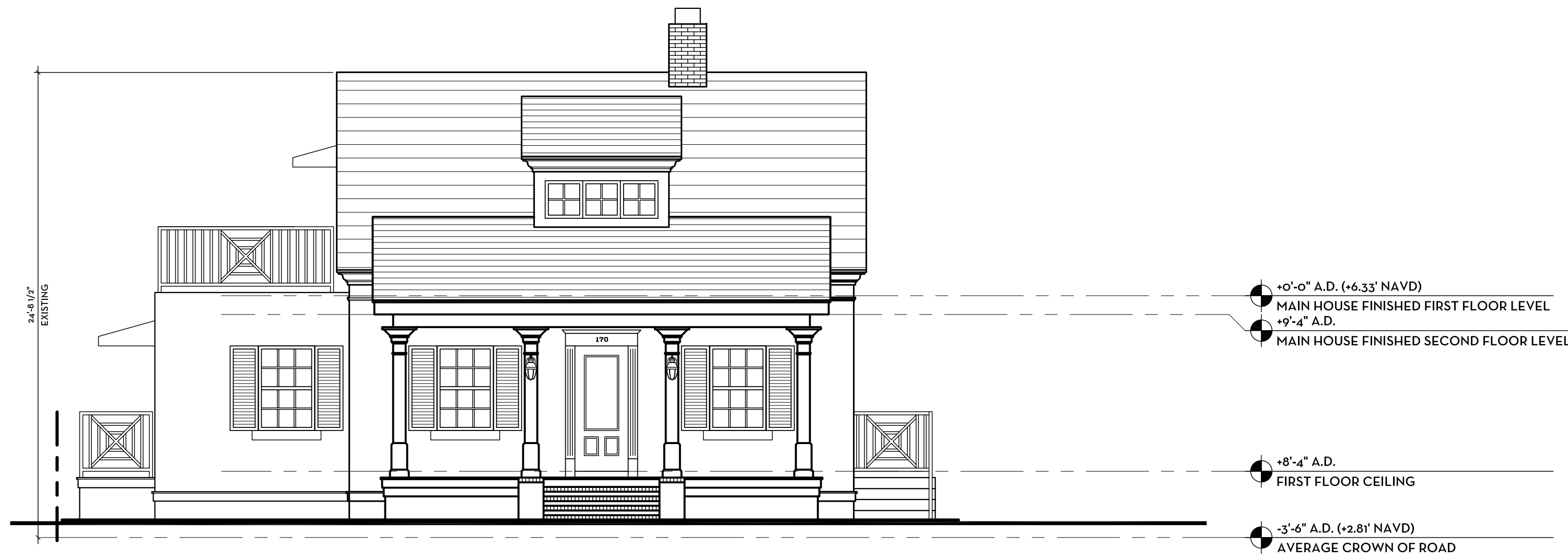
HPB COA

12-03-2021



NO: 210512
DWG. BY: MB
SHEET:

A-201



EXISTING (CIRCA 2017)
EAST ELEVATION

SCALE: 1/4"=1'-0" FRONT ELEVATION



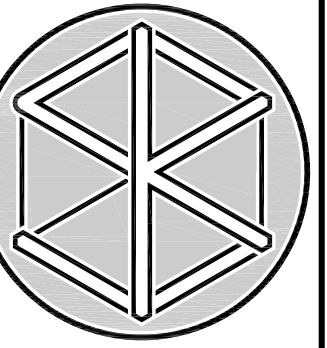
PREVIOUSLY APPROVED
EAST ELEVATION

SCALE: 1/4"=1'-0" FRONT ELEVATION



PROPOSED
EAST ELEVATION

SCALE: 1/4"=1'-0" FRONT ELEVATION



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

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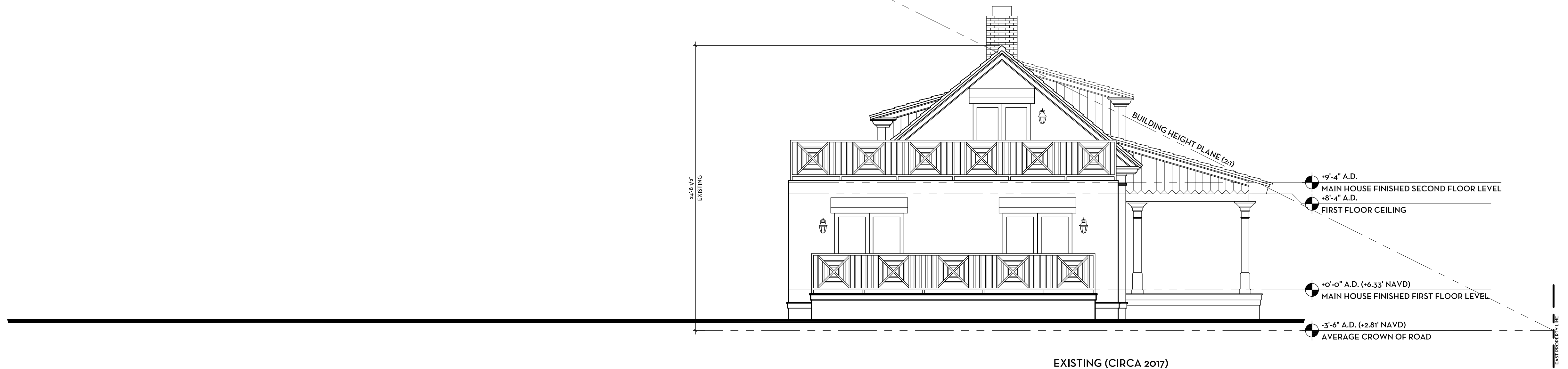
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

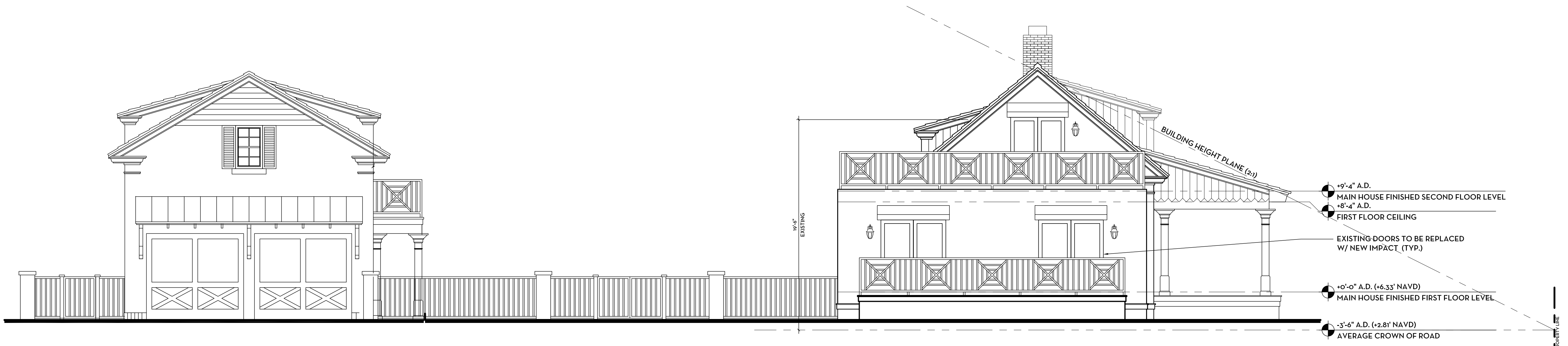
A-202



EXISTING (CIRCA 2017)
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

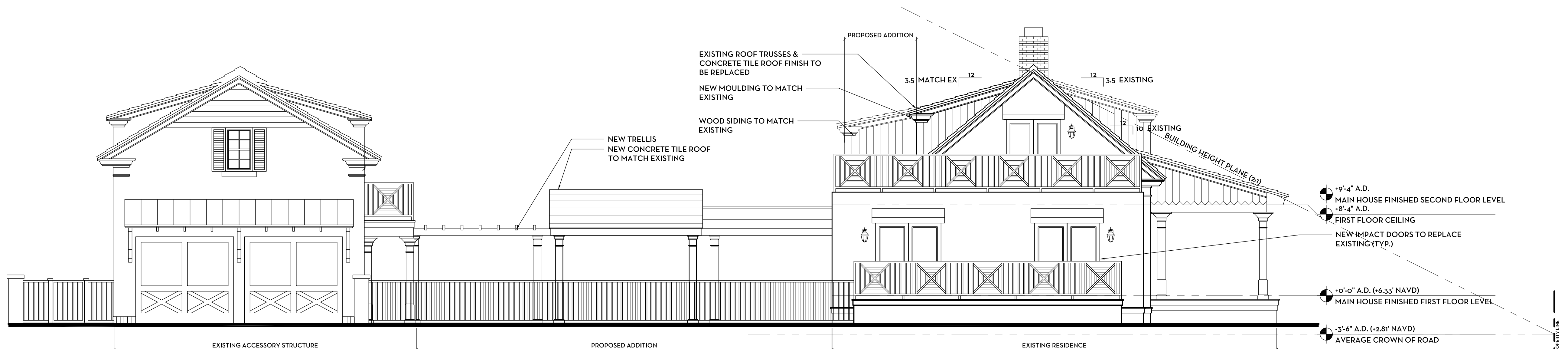
SIDE ELEVATION



PREVIOUSLY APPROVED
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

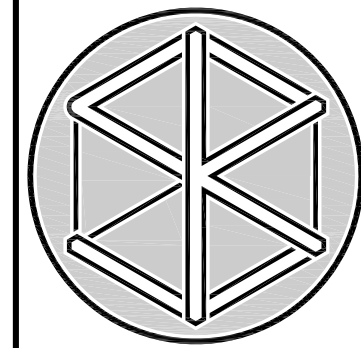
SIDE ELEVATION



PROPOSED
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

SIDE ELEVATION



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

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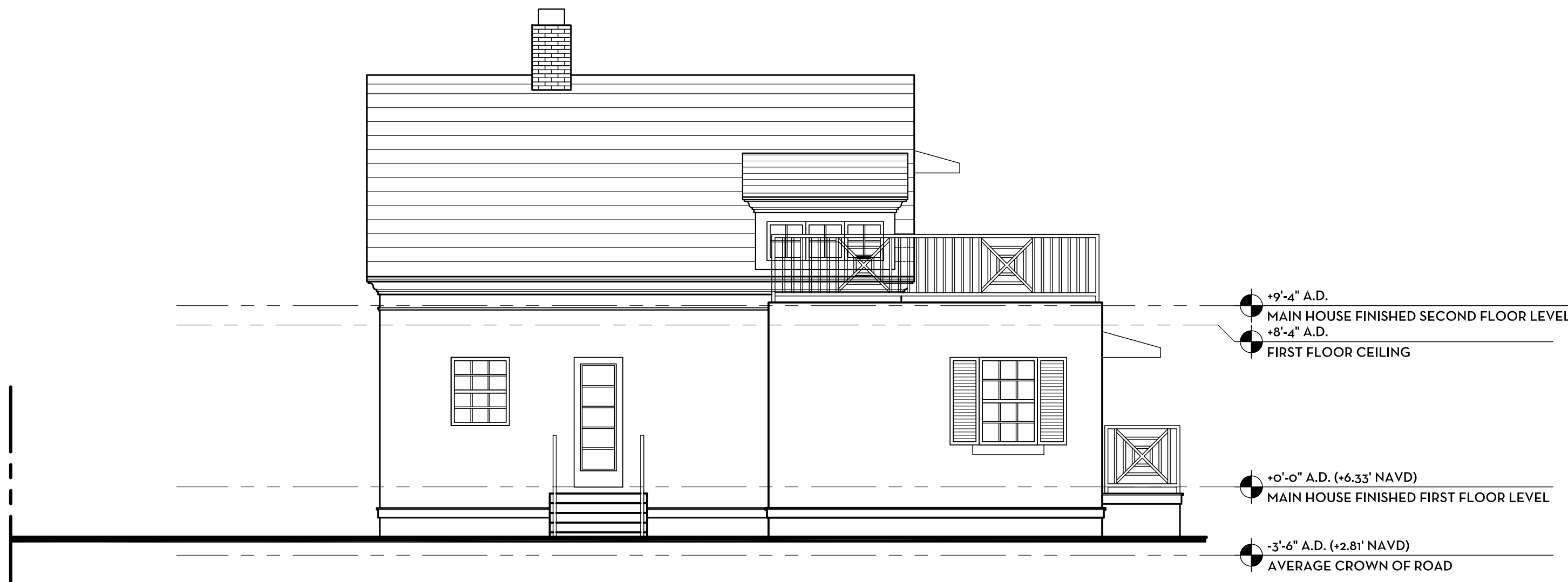
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

A-203



EXISTING (CIRCA 2017)
WEST ELEVATION

SCALE: 1/4"=1'-0"

REAR ELEVATION



PREVIOUSLY APPROVED
WEST ELEVATION

SCALE: 1/4"=1'-0"

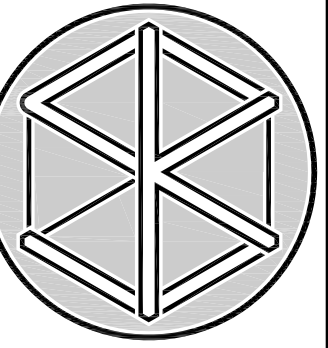
REAR ELEVATION



PROPOSED - OPTION 1
WEST ELEVATION

SCALE: 1/4"=1'-0"

REAR ELEVATION



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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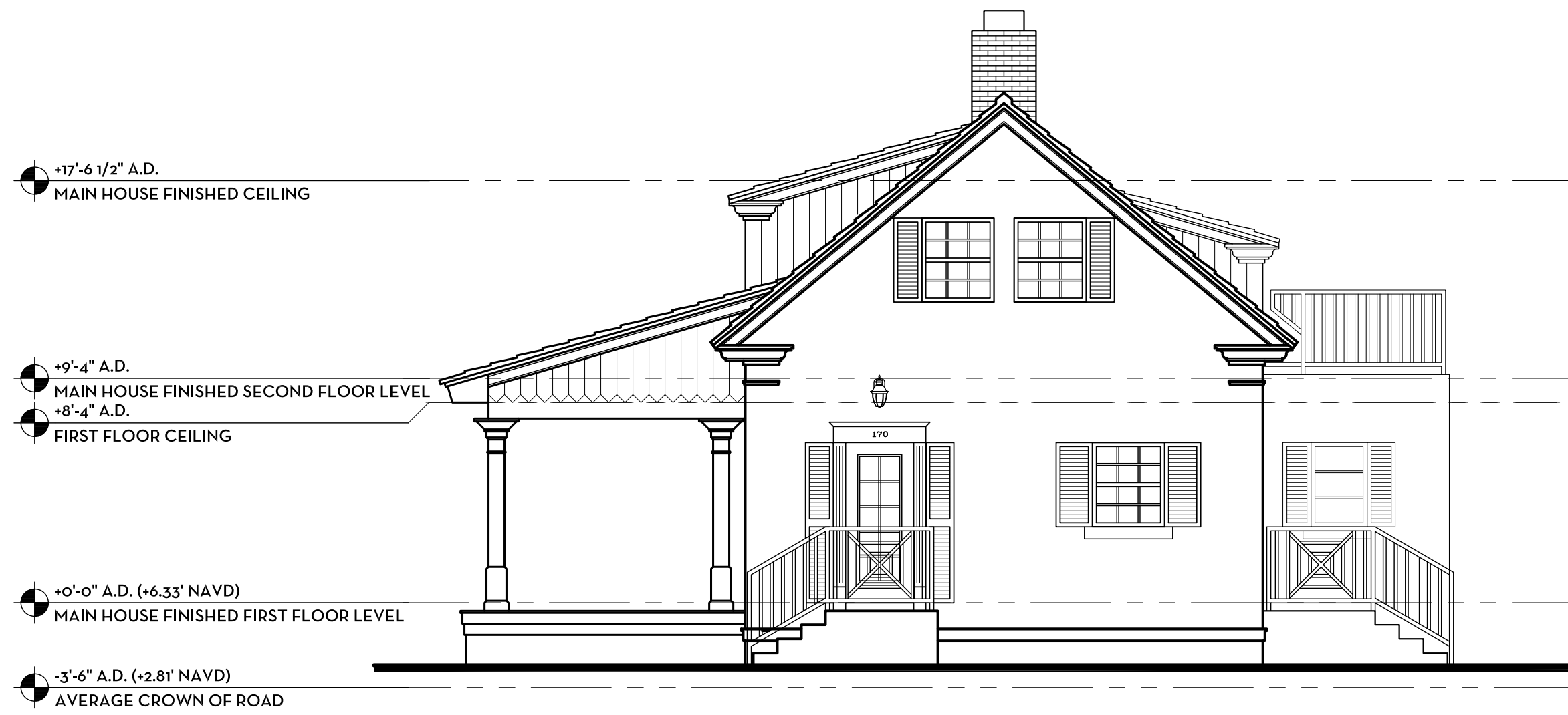
KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 12-03-2021

NO: 210512
DWG. BY: MB
SHEET:

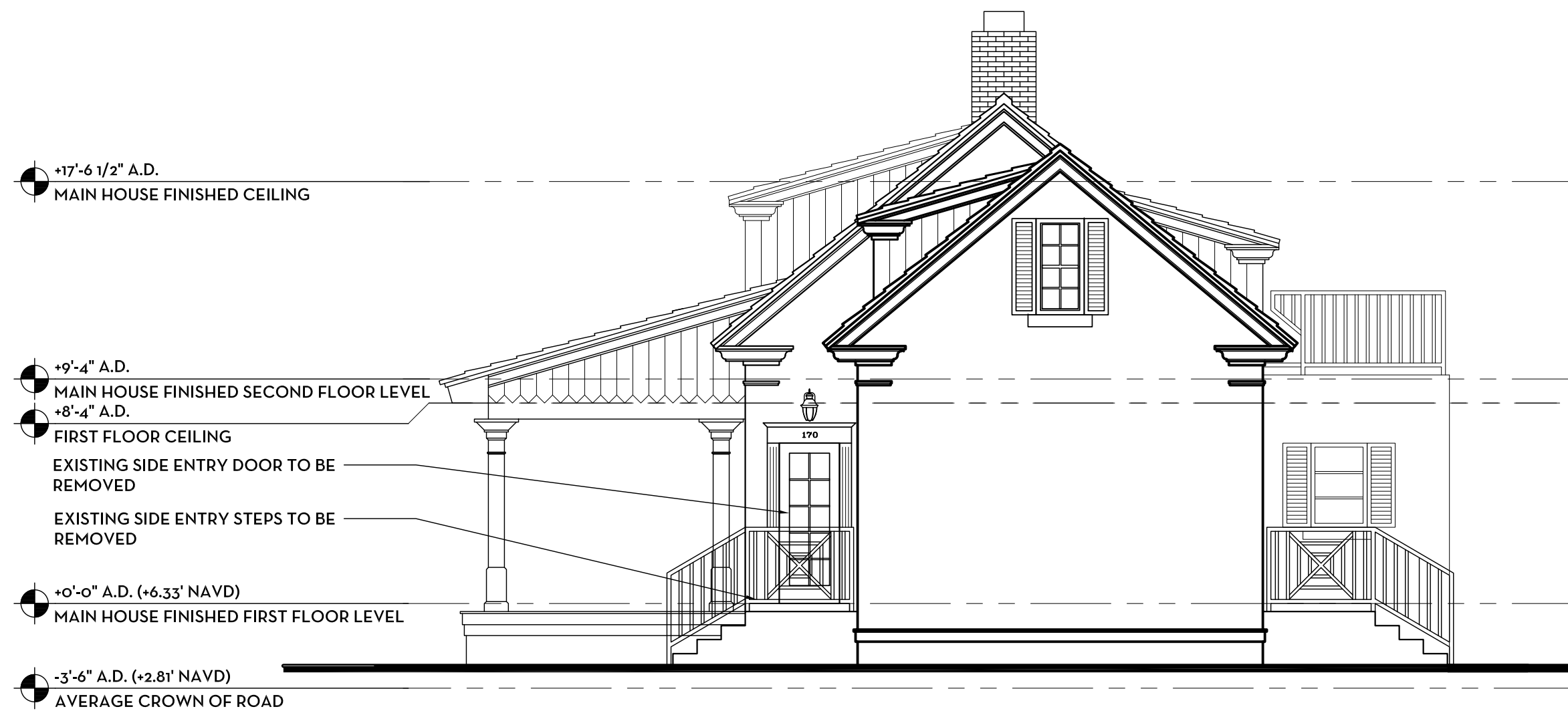
A-204



EXISTING (CIRCA 2017)
NORTH ELEVATION

SCALE: 1/4"=1'-0"

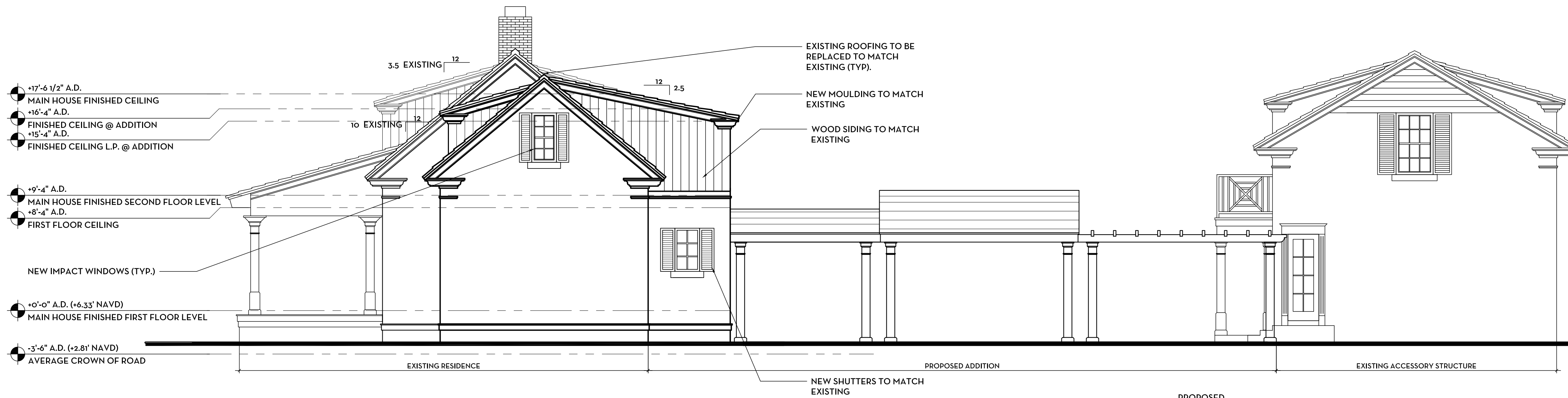
SIDE ELEVATION



PREVIOUSLY APPROVED
NORTH ELEVATION

SCALE: 1/4"=1'-0"

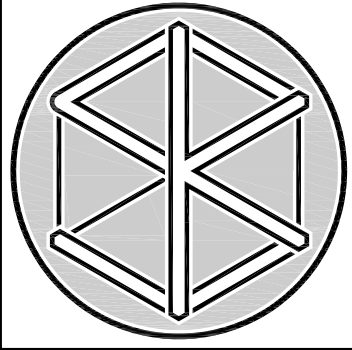
SIDE ELEVATION



PROPOSED
NORTH ELEVATION

SCALE: 1/4"=1'-0"

SIDE ELEVATION



ADDITION AND ALTERATIONS TO:
SARNO RESIDENCE
170 MARINE WAY DELRAY BEACH, FLORIDA

SMITH KELLOGG ARCHITECTURE, INC.
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FLORIDA AAC

NO. 26003858

KRISTIN H. KELLOGG
REGISTERED ARCHITECT 98094

MELISSA A. BIERMAN
REGISTERED ARCHITECT 97902

HPB COA 11-10-2021

NO: 210512
DWG. BY: MB
SHEET:

A-301

WINDOW SCHEDULE

MARK	SIZE	TYPE	QUANT.	REMARKS	MANUF. & SERIES	PROFILE CONFIGURATIONS			FINISH COLOR
						MUNTINS	GLAZING BEAD		
W1	30" X 52"	ALUMN. IMPACT SINGLE-HUNG	2	SEE ELEVATION	SIW	OGEE	OGEE		WHITE
W2	32" X 52"	ALUMN. IMPACT SINGLE-HUNG	1	SEE ELEVATION					
W3	33" X 52"	ALUMN. IMPACT SINGLE-HUNG	2	SEE ELEVATION					
W4	24" X 38"	ALUMN. IMPACT CASEMENT	1	SEE ELEVATION					
W5	24" X 38"	ALUMN. IMPACT FIXED	1	SEE ELEVATION					
W6	36" X 42"	ALUMN. IMPACT SINGLE-HUNG	1	SEE ELEVATION					
W7	35" X 22"	ALUMN. IMPACT PROJECT OUT	6	SEE ELEVATION					
W8	35" X 22"	ALUMN. IMPACT PROJECT OUT	3	SEE ELEVATION					
W9	27" X 22"	ALUMN. IMPACT FIXED	1	SEE ELEVATION					
W10	35" X 22"	ALUMN. IMPACT PROJECT OUT	3	SEE ELEVATION					
W11	24" X 44"	ALUMN. IMPACT CASEMENT	1	SEE ELEVATION					
W12	24" X 24"	ALUMN. IMPACT FIXED	1	SEE ELEVATION					

- NOTES:
- ALL EXTERIOR WINDOW UNIT DIMENSIONS ARE APPROXIMATE AND ARE BASED ON STANDARD SIZES.
 - CONTRACTOR TO VERIFY ALL UNIT AND M.O. DIMENSIONS PRIOR TO FABRICATION AND PLACEMENT OF FOUNDATION REBAR.
 - GLASS: SIGGC +0.35 OR LESS, U-FACTOR +1.00 OR LESS, CLEAR L&E GLASS ON ALL EXTERIOR GLAZING.
 - GLASS SHALL BE CLEAR AND NON-REFLECTIVE.

EXTERIOR DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	FRAME	THRESHOLD	REMARKS	MANUF. & SERIES	PROFILE CONFIGURATIONS			FINISH COLOR
							MUNTINS	GLAZING BEAD		
101	PR. 3'-0" X 6'-8"	ALUMN./GLASS IMPACT FRENCH DOORS	METAL	METAL	SEE ELEVATION FOR PANEL CONFIGURATION	SIW	OGEE	OGEE		WHITE
102	PR. 3'-0" X 6'-8"	ALUMN./GLASS IMPACT FRENCH DOORS	METAL	METAL	SEE ELEVATION FOR PANEL CONFIGURATION					
103	13'-2" X 6'-8"	ALUMN./GLASS IMPACT SLIDING DOOR	METAL	METAL	SEE ELEVATION FOR PANEL CONFIGURATION					
104	2'-8" X 6'-8"	ALUMN./GLASS IMPACT SLIDING DOORS	METAL	METAL	SEE ELEVATION FOR PANEL CONFIGURATION					
201	PR. 2'-6" X 6'-8"	ALUMN./GLASS IMPACT FRENCH DOOR	METAL	METAL	SEE ELEVATION FOR PANEL CONFIGURATION					

- NOTES:
- ALL EXTERIOR DOOR UNIT DIMENSIONS ARE APPROXIMATE AND ARE BASED ON STANDARD SIZES.
 - CONTRACTOR TO VERIFY ALL UNIT AND M.O. DIMENSIONS PRIOR TO FABRICATION AND PLACEMENT OF FOUNDATION REBAR.
 - GLASS: SIGGC +0.35 OR LESS, U-FACTOR +1.00 OR LESS, L&E GLASS ON ALL EXTERIOR GLAZING.
 - GLASS SHALL BE CLEAR AND NON-REFLECTIVE.
 - MUNTINS SHALL BE DIMENSIONAL WITH OGEE PROFILE



SINGLE FAMILY LANDSCAPE REQUIREMENT
MINIMUM REQUIRED, 1 SHADE TREE PER 2500SQFT OF LOT, 3.5 TREES REQUIRED
2 REDLOCATED SEAGRAPES TREES AND 2 GUMBO LIMBO TREES PROVIDED
NATIVE LANDSCAPE 50% OF REQUIRED TREES TO BE NATIVE
100% OF REQUIRED TREES ARE NATIVE, 2 SEAGRAPES AND 2 GUMBO LIMBO

GROUND COVER

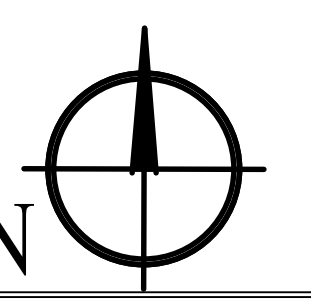
FF: FLORIDA FRIENDLY			
N: NATIVE SPECIES			
KEY	DESCRIPTION	SPECIFICATION	QTY
ANF	Annual Flowers Seasonal Color	1 gal. or 6" pot, full to pot 10" O.C. spacing	(300 sf)
CCP-h	Cocoplum horizontal	3g, 36" o.c. spacing	30 N, FF
WRT	Phymatosorus scolopendria, wort fern	1g, 16" o.c. spacing	60 FF

SOD	Zoysia 'Diamond'	palletized veify quantity	3,000 SF	
-----	------------------	------------------------------	----------	--

ARB	Scheffera arboricola Dwarf Green arboricola	36" ht x 24" sprd 24" OC spacing	25	FF
BEG	Begonia odorata Perennial Flowers	3 gal., full to pot 22" O.C. spacing	25	FF
CLU	Clusia guttifera Small Leaf Clusia	60" height, 36" sprd 36" O.C. spacing	72	FF
COP	Acalypha wilkesiana, copper leaf	60" height, 36" sprd 36" O.C. spacing	08	FF
DOM	Dombeya, seminoile pink Tropical Hydrangea	25g, nice full specimens 48" oc. spacing	06	N,FF
GIF	Ficus microcarpa "Green Island" Green Island Ficus	14" Ht X 14" Spr. 16" O.C. sp.	160	FF
GIN	Alpinia purpurata, red ginger	48-60" Ht, 36" o.c. spacing	12	FF
HIB	Hibiscus Dbl Peach	24" Ht X 24" Spr. 24" O.C. sp.	58	FF
IRS	Iris virginica, blue flag iris	3g, 24" o.c. spacing	10	N,FF

ADO	Adonidia Palm	Existing relocated as per plan	02	FF
AVO	Avocado, hass	12' O.A Height specimen, verified	01	FF
CAL	Calophyllum Brasilense Brazil Beauty Leaf	10' Oa, 5' sprd, full to bottom	15	N, FF
CAR	Carambola Tree, Star Fruit	12' OA ht x 6'-8" spr specimen	01	FF
CNP	Cocos nucifera Coconut Palm	existing relocated as per plans	09	FF
GUM	Bursera simaruba Gumbo Limbo	7'-8' ct, 12-16 o.a.healthy caliper Specimen	02	N, FF
HIB	Hibiscus Seminole Pink, Std Pink Hibiscus Tree	8' OA ht x 6' spr specimen	03	N,FF
THX	Coccothrinax argentata Thrinax Palm	Existing relocated as per plan	02	N,FF

BGV-e	Bougainvillea, espale' Barbara Karst, wire to Palm	12-15' runners, full espale'	9	FF
DIO	Dioon, Spinulosum	25g, spacing per plan as per plan	02	FF



scale: 1/8"=1'-0"



Elevations

TODD MACLEAN
OUTDOORS

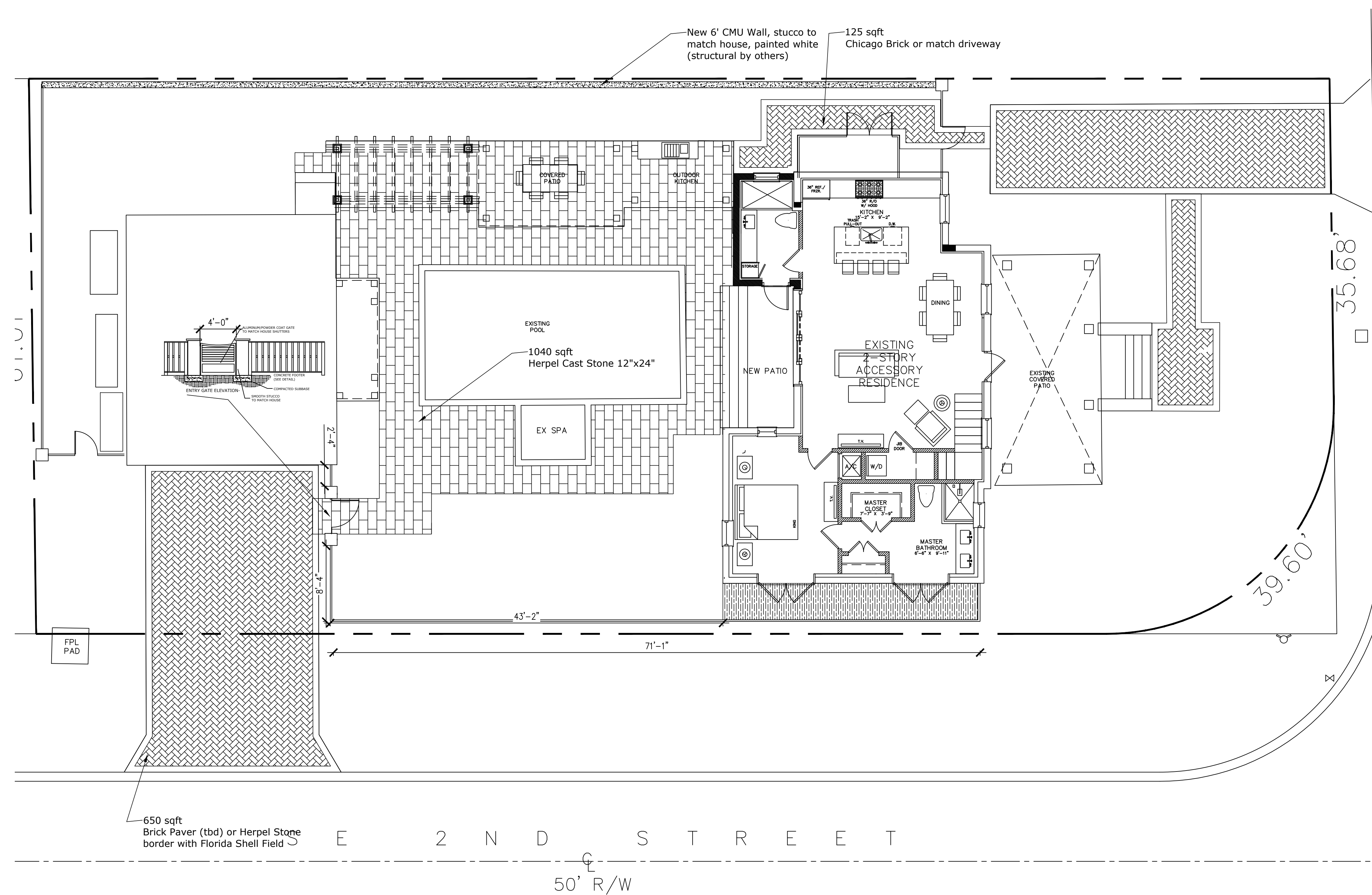
P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

Private Residence
170 Marine Way
Delray Beach, Florida

Elevations

LP-3



HARDSCAPE MATERIALS LIST		
DESCRIPTION	LOCATION	QTY
HERPEL CAST STONE, mizner 12"x24"x1"	GUEST HOUSE LANDINGS	84 SF
HERPEL CAST STONE 12"x24"x 1 1/2"	POOL DECK NOT INCLUDING COPING	1,040 SF
BRICK PAVER OR HERPEL CAST STONE BORDER W/FLORIDA SHELL FIELDT STONE	WEST DRIVE *option 402sqft small Shell with 250sqft herpel stone	650 SF BR
CHICAGO BRICK OR MATCH DRIVEWAY	ACCESS PATH FRONT DRIVE TO POOL DECK	125 SF
HERPEL CAST STONE 12"x24"x1 1/2" *field verify	NEW PATIO, INCL. STEPS/RISERS AS PER PLAN, FIELD VERIFY	110 SF
Alluminum Mechanical Rail fence, white FENCE - SOUTH & WEST SIDES 48" HT, see plans for design, shop draw needed by installer for permit.		82 LF GATES (2)
Columnns for Gate, *structural by others	Guest Cottage	(2) COLUMNNS

Private Residence
170 Marine Way
Delray Beach, Florida

11/29/21

Hardscape Plan

HP-1

