

# PROPOSED GUEST HOUSE

4391 SAXON DRIVE, NEW SMYRNA BEACH, FL, 32169, 386-337-5825

Copyright of Architectural Drawings- These plans are protected by federal law and are subject to copyright protection as an "architectural work" under section 102 of the copyright act, 17 U.S.A. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. These drawings are provided as an instrument for construction for the construction project at the address shown on the title block of the drawings and they may not be used for any project other than that listed at the address shown on the title block without the written consent and compensation of the architect. This protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the designs. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Edward Koenig.

## SHEET INDEX

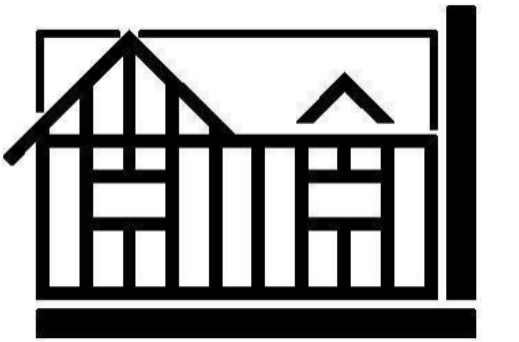
NO.	TITLE
A-1	DESIGN #1
A-2	RENDERINGS
A-3	RENDERINGS
A-4	CODE SHEET
A-5	SPECIFICATIONS, LEGENDS AND PLUMBING RISERS
A-6	THERMAL BOUNDARY PLANS & PLUMBING RISERS
A-7	FOUNDATION & CONSTRUCTION PLANS
A-8	ROOF & ELECTRICAL PLANS
A-9	ELEVATIONS
A-10	SECTIONS
A-11	SCHEDULES AND DETAILS
A-12	DETAILS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN APPROVAL	5-1-23

CAD File Name: CASSIDY GUEST HOUSE DESIGN 1.layout

Architect's Seal

**EDWARD KOENIG ARCHITECT**



www.EDWARDKOENIG.COM

Architecture Firm:  
**EDWARD KOENIG - ARCHITECT**

5300 SOUTH ATLANTIC AVE., SUITE 8604  
NEW SMYRNA BEACH, FL 32169  
631-948-7030 (cell & text)  
Website: www.EDWARDKOENIG.com  
Email: EDKOENIG49@gmail.com

Project Title:

**PROPOSED GUEST HOUSE**  
RICHARD CASSIDY  
4391 SAXON DRIVE  
NEW SMYRNA BEACH, FL 32169  
386-337-5825  
anchorhomesnbs@gmail.com

Sheet Title

**DESIGN #1**

Drawing No.

**A-1**

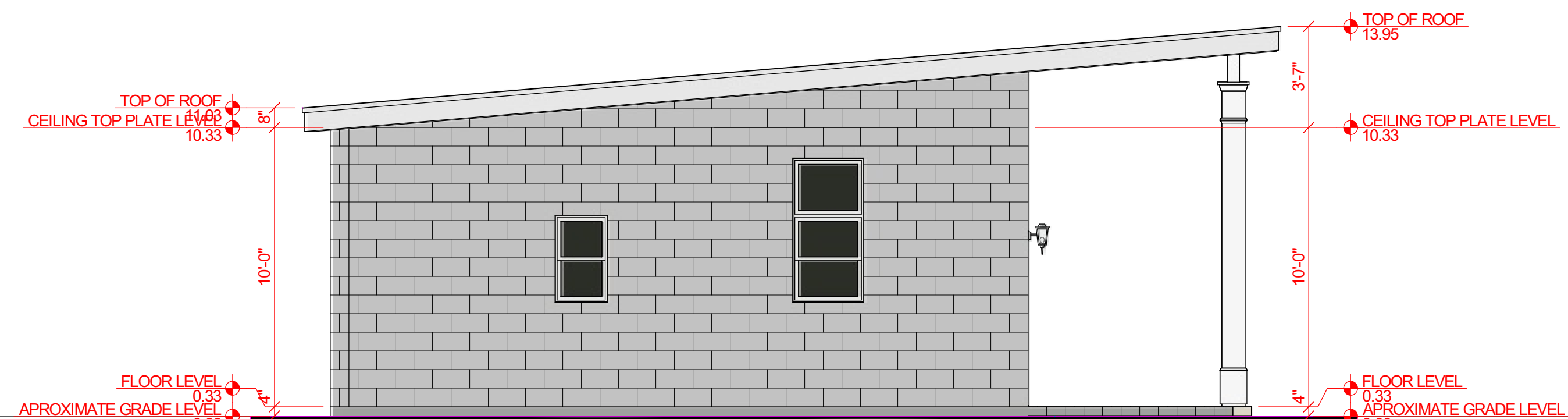
OF 12 SHEETS



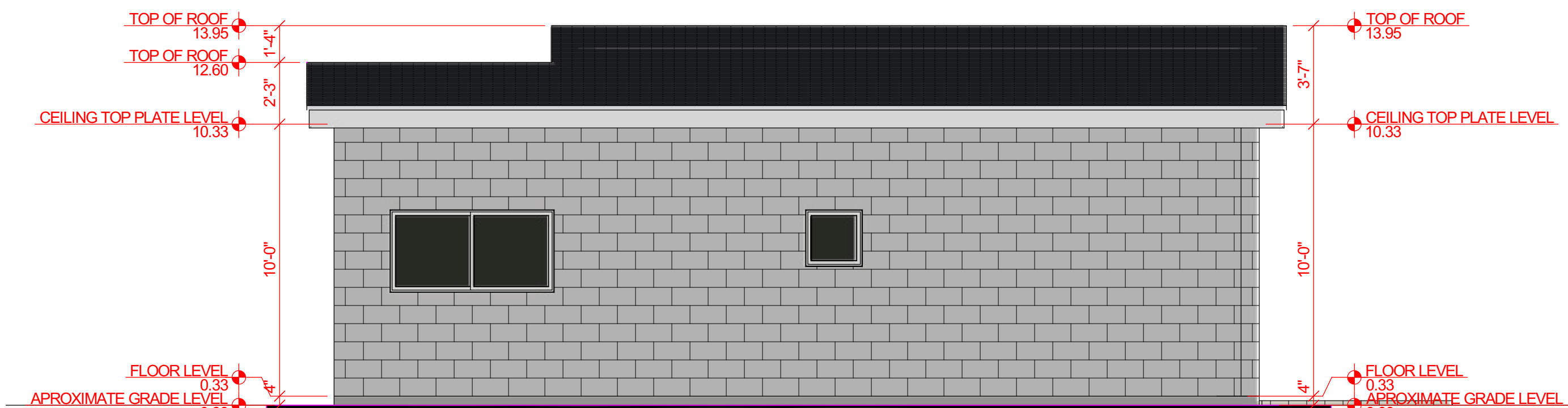
**FRONT DESIGN ELEVATION**  
SCALE: 1/4" = 1'-0"



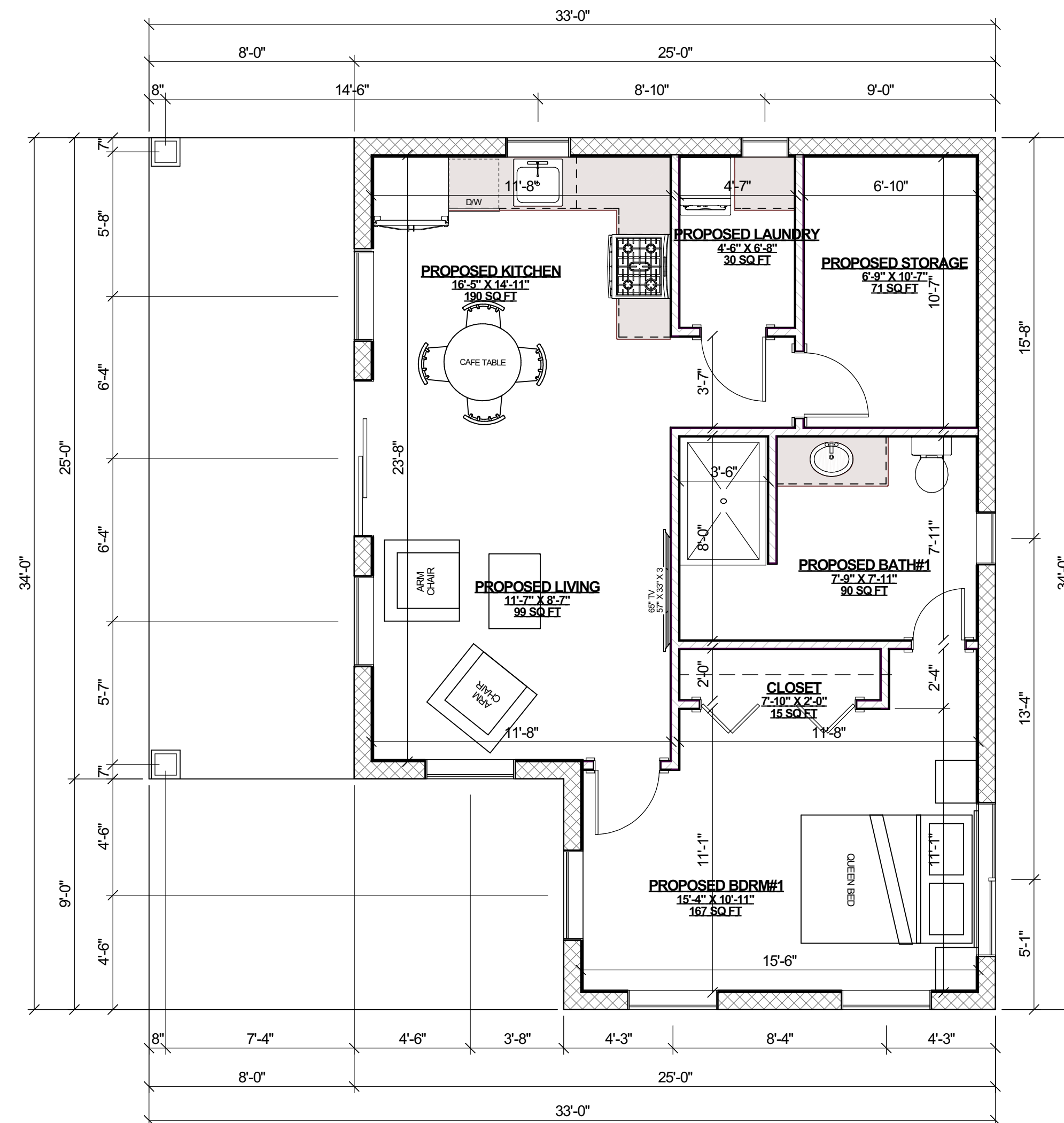
**LEFT DESIGN ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR DESIGN ELEVATION**  
SCALE: 1/4" = 1'-0"



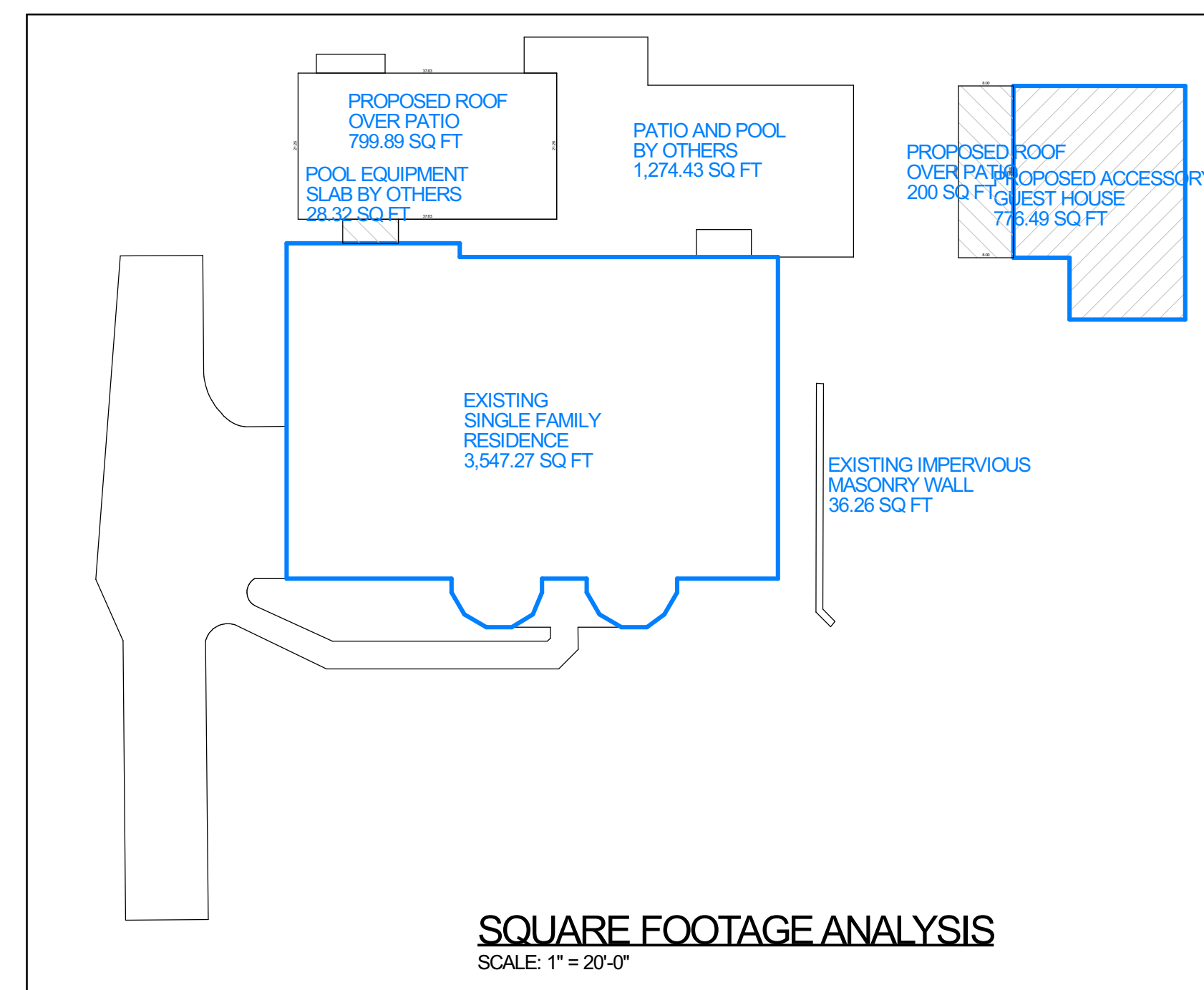
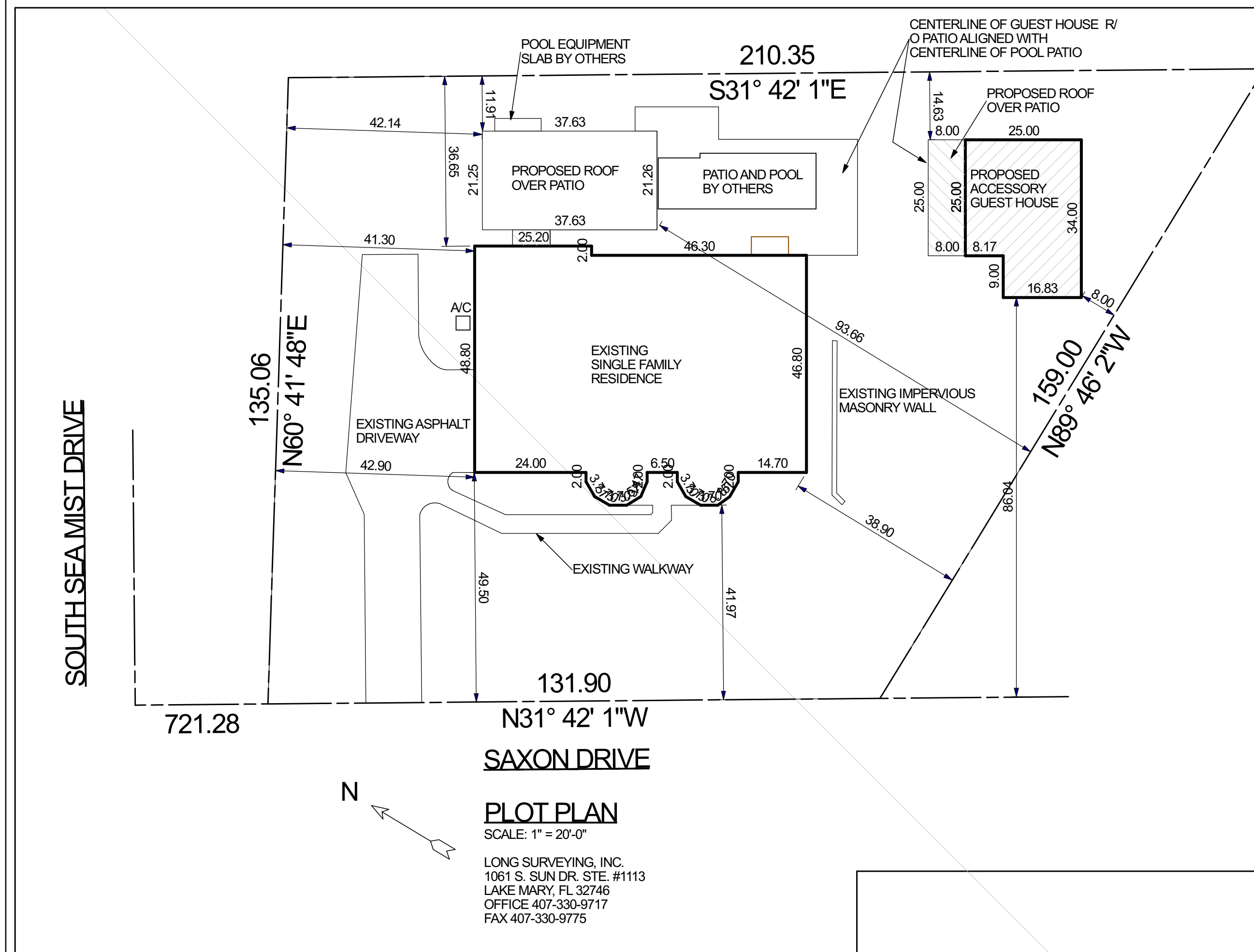
**RIGHT DESIGN ELEVATION**  
SCALE: 1/4" = 1'-0"



# PROPOSED GUEST HOUSE

4391 SAXON DRIVE, NEW SMYRNA BEACH, FL, 32169, 386-337-5825

Copyright of Architectural Drawings- These plans are protected by federal law and are subject to copyright protection as an "architectural work" under section 102 of the copyright act, 17 U.S.A. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. These drawings are provided as an instrument for construction for the construction project at the address shown on the title block of the drawings and they may not be used for any project other than that listed at the address shown on the title block without the written consent and compensation of the architect. This protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the designs. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Edward Koenig.



**AREA CALCULATIONS**

PROPERTY AREA:	23,088.31	SF
<b>BUILDING COVERAGE RATIO CALCULATIONS:</b>		
EXISTING FIRST FLOOR	3547.27	SF
PROPOSED R/O POOL PATIO	799.89	SF
PROPOSED UNROOFED POOL SHOWER	28.32	SF
PROPOSED GUEST HOUSE	776.49	SF
PROPOSED GUEST HOUSE R/O PATIO	200.00	SF
TOTAL AREA:	5351.97	SF
FLOOR AREA RATIO:	23.20%	%
<b>IMPERVIOUS AREAS CALCULATIONS</b>		
EXISTING FIRST FLOOR	3547.27	SF
PROPOSED R/O POOL PATIO	799.89	SF
PROPOSED UNROOFED POOL SHOWER	28.32	SF
PROPOSED POOL EQUIPMENT SLAB	27.46	SF
PROPOSED POOL/POOL PATIO	1274.43	SF
EXISTING MASONRY WALL	36.26	SF
EXISTING CONCRETE DRIVEWAY	1854.17	SF
EXISTING A/C PAD	8.97	SF
PROPOSED GUEST HOUSE	776.49	SF
PROPOSED GUEST HOUSE R/O PATIO	200.00	SF
TOTAL AREA:	8593.26	SF
LOT COVERAGE RATIO:	37.08%	%

**ZONING REVIEW**

	REQUIRED	PROVIDED	PASS
MINIMUM BUILDING LOT	12000.00	23088.31	YES
MINIMUM LOT DEPTH	120.00	135.06	YES
MINIMUM LOT WIDTH	100.00	131.90	YES
FRONT SETBACK	35.00	41.97	YES
SIDE SETBACK ONE	8.00	38.90	YES
SIDE SETBACK TWO	8.00	41.30	YES
AGGREGATE SIDE SETBACK	20.00	80.20	YES
REAR SETBACK	10.00	36.65	YES
HEIGHT IN STORIES	3	1	YES
HEIGHT IN FEET	35.00	20.20	YES
MAXIMUM BUILDING COVERAGE	40.00%	23.20%	YES
MAXIMUM IMPERVIOUS LOT COVERAGE	60.00%	37.08%	YES

**ACCESSORY BUILDING ZONING REVIEW**

	REQUIRED	PROVIDED	PASS
FRONT SETBACK	35.00	85.04	YES
SIDE SETBACK ONE	8.00	8.00	YES
SIDE SETBACK TWO	8.00	138.24	YES
AGGREGATE SIDE SETBACK	20.00	146.24	YES
REAR YARD SETBACK	10.00	14.63	YES
ACCESSORY BLDG HEIGHT IN FEET	25.00	12.40	YES
MAXIMUM FOOTPRINT IN RELATION TO PRINCIPAL BLDG	60.00%	21.89%	YES

**SHEET INDEX**

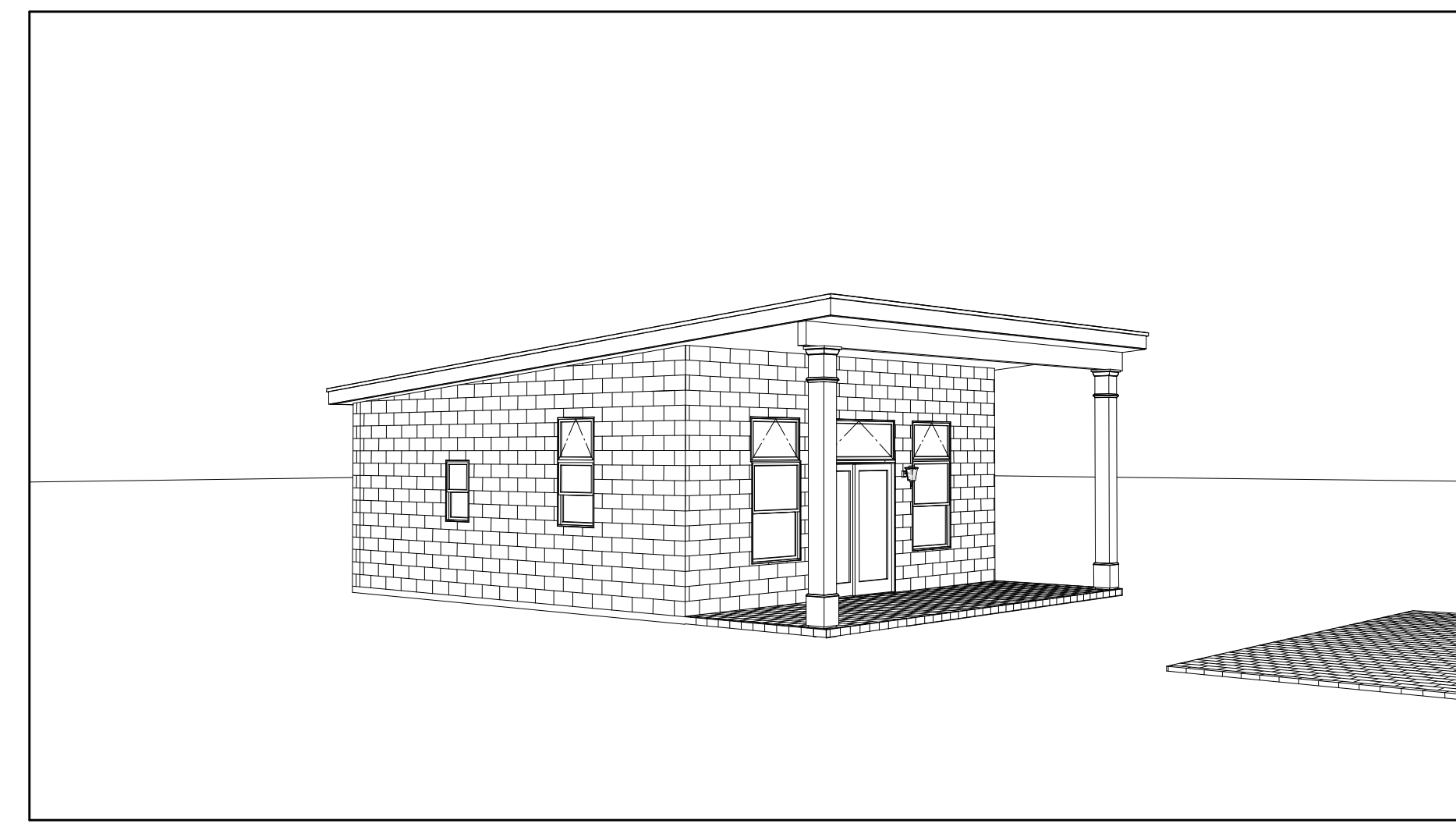
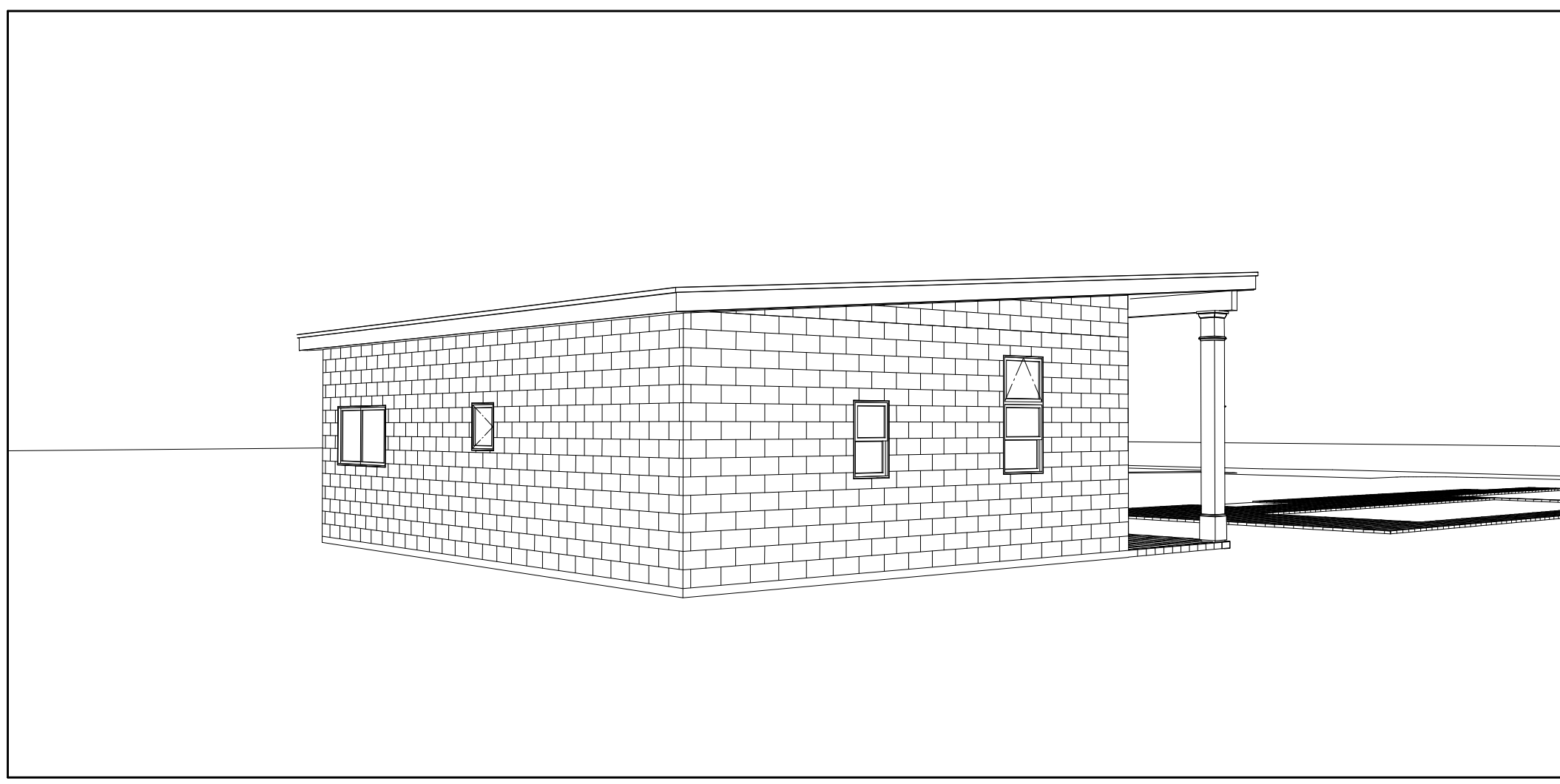
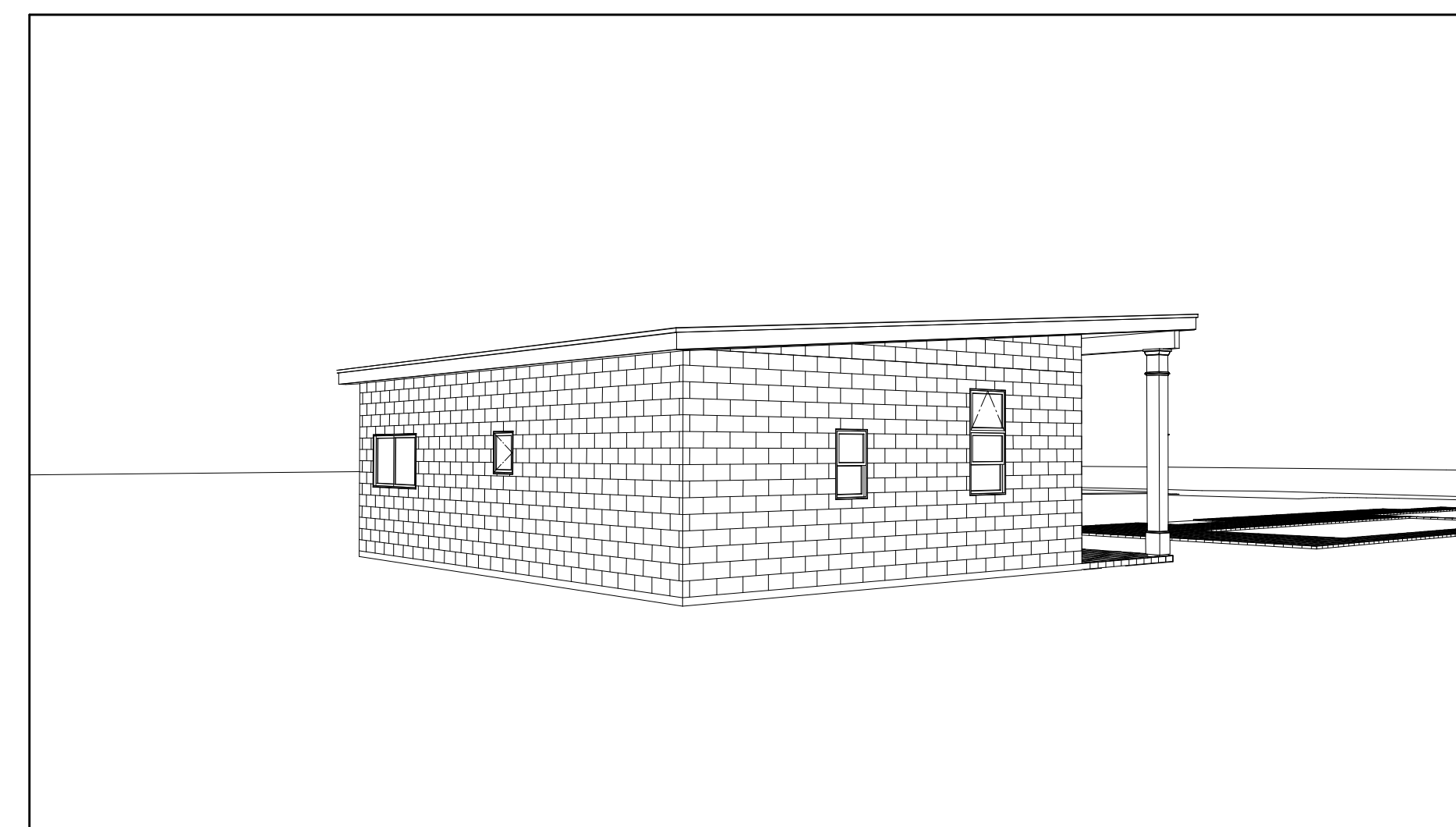
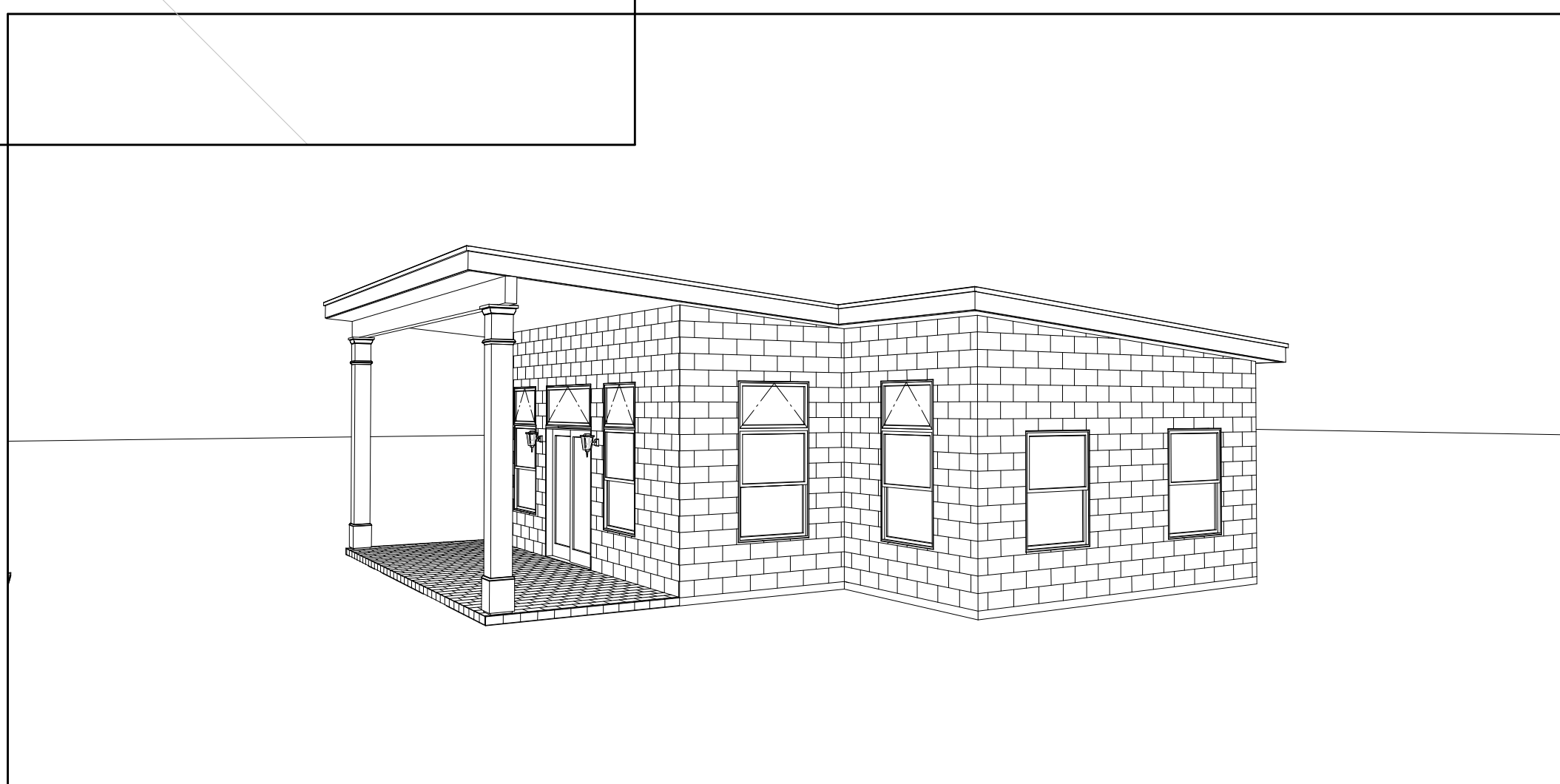
NO.	TITLE
A-1	DESIGN #1
A-2	RENDERINGS
A-3	RENDERINGS
A-4	CODE SHEET
A-5	SPECIFICATIONS, LEGENDS AND PLUMBING RISERS
A-6	THERMAL BOUNDARY PLANS & PLUMBING RISERS
A-7	FOUNDATION & CONSTRUCTION PLANS
A-8	ROOF & ELECTRICAL PLANS
A-9	ELEVATIONS
A-10	SECTIONS
A-11	SCHEDULES AND DETAILS
A-12	DETAILS

**NO. DESCRIPTION DATE**

1	ISSUED FOR DESIGN APPROVAL	5-1-23
---	----------------------------	--------

CAD File Name: CASSIDY GUEST HOUSE DESIGN 1 layout

Architect's Seal



**EDWARD KOENIG ARCHITECT**

www.EDWARDKOENIG.COM

Architecture Firm:  
**EDWARD KOENIG - ARCHITECT**  
5300 SOUTH ATLANTIC AVE., SUITE 8604  
NEW SMYRNA BEACH, FL 32169  
631-948-7030 (cell & text)  
Website: www.EDWARDKOENIG.com  
Email: EDKOENIG49@gmail.com

Project Title:  
**PROPOSED GUEST HOUSE**  
RICHARD CASSIDY  
4391 SAXON DRIVE  
NEW SMYRNA BEACH, FL 32169  
386-337-5825  
anchorhomesnb@gmail.com

Sheet Title:  
**RENDERINGS**

Drawing No.  
**A-2**  
OF 12 SHEETS

# PROPOSED GUEST HOUSE

4391 SAXON DRIVE, NEW SMYRNA BEACH, FL, 32169, 386-337-5825

Copyright of Architectural Drawings- These plans are protected by federal law and are subject to copyright protection as an "architectural work" under section 102 of the copyright act, 17 U.S.A. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. These drawings are provided as an instrument for construction for the construction project at the address shown on the title block of the drawings and they may not be used for any project other than that listed at the address shown on the title block without the written consent and compensation of the architect. This protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the designs. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Edward Koenig.

## SHEET INDEX

NO.	TITLE
A-1	DESIGN #1
A-2	RENDERINGS
A-3	RENDERINGS
A-4	CODE SHEET
A-5	SPECIFICATIONS, LEGENDS AND PLUMBING RISERS
A-6	THERMAL BOUNDARY PLANS & PLUMBING RISERS
A-7	FOUNDATION & CONSTRUCTION PLANS
A-8	ROOF & ELECTRICAL PLANS
A-9	ELEVATIONS
A-10	SECTIONS
A-11	SCHEDULES AND DETAILS
A-12	DETAILS

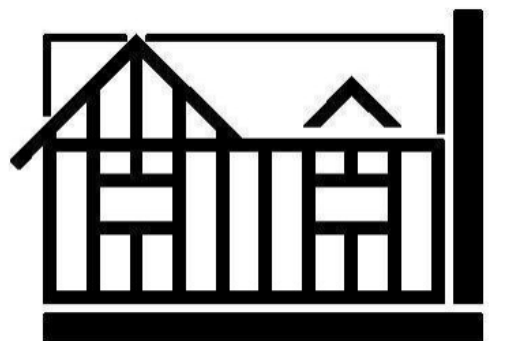


NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN APPROVAL.	5-1-23

CAD File Name: CASSIDY GUEST HOUSE DESIGN 1 layout

Architect's Seal

**EDWARD KOENIG  
ARCHITECT**



[www.EDWARDKOENIG.COM](http://www.EDWARDKOENIG.COM)

Architecture Firm:  
**EDWARD KOENIG - ARCHITECT**

5300 SOUTH ATLANTIC AVE., SUITE 8604  
NEW SMYRNA BEACH, FL 32169  
631-948-7030 (cell & text)  
Website: [www.EDWARDKOENIG.com](http://www.EDWARDKOENIG.com)  
Email: [EDKOENIG49@gmail.com](mailto:EDKOENIG49@gmail.com)

Project Title:

**PROPOSED GUEST HOUSE**

RICHARD CASSIDY  
4391 SAXON DRIVE  
NEW SMYRNA BEACH, FL 32169  
386-337-5825  
[anchorhomesnbs@gmail.com](mailto:anchorhomesnbs@gmail.com)

Sheet Title

**RENDERINGS**

Drawing No.

**A-3**

OF 12 SHEETS