



LOCATION MAP

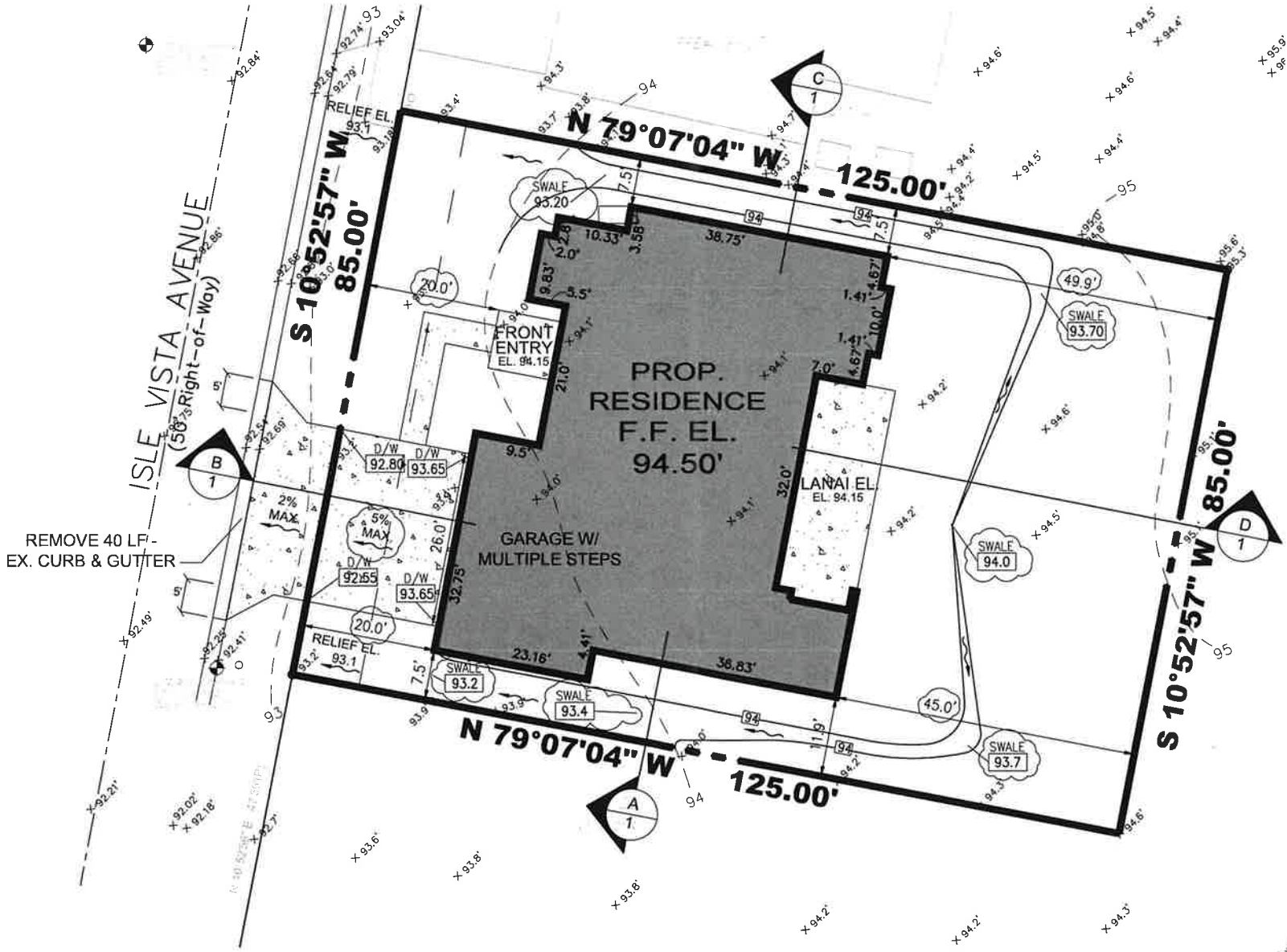
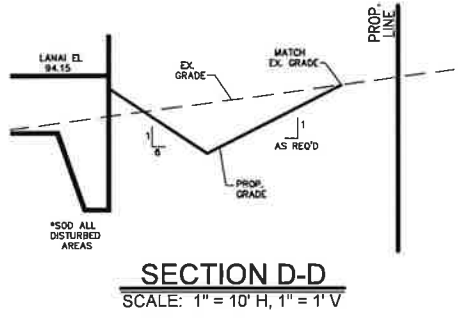
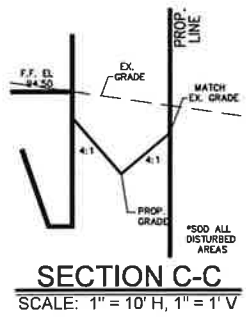
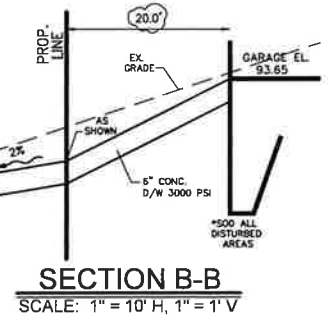
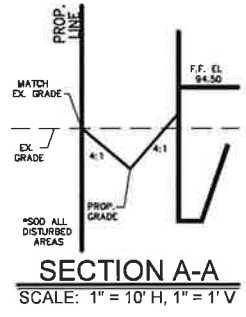
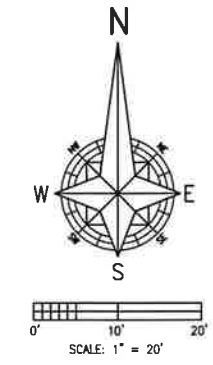


AERIAL MAP

BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FRONT (ISLA VISTA AVENUE)	20 FEET (MIN.)	20.0' (MIN.)
REAR (EAST)	35 FEET	45.0' (MIN.)
SIDE (SOUTH)	7.5 FEET	7.5' (MIN.)
SIDE (NORTH)	7.5 FEET	7.5' (MIN.)

LEGEND:

- PROPOSED ELEVATIONS
- PROPOSED BUILDING
- EXISTING ELEVATIONS
- DRAINAGE FLOW
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED



PROJECT DATA:

ZONING:	R-1-AA
FUTURE LAND USE:	VACANT RESIDENTIAL
TOTAL AREA:	10,625 SF (0.24 AC)
FAR:	3,737 SF / 10,625 SF = .352
IMPERVIOUS AREA:	4,233 SF (39.8%)
FIRST FLOOR:	2,416 SF
(SECOND FLOOR):	1,015 SF (NIC)
GARAGE:	758 SF
LANAI:	457 SF
ENTRY:	80 SF
DRIVES/CONC.:	520 SF
PROP. OPEN AREA:	6,392 SF (60.2%)
MAX. BLDG. HEIGHT:	35 FEET

CIVIL ENGINEER:
 AMERICAN CIVIL ENGINEERING CO.
 THOMAS H. SKELTON, P.E.
 207 N. MOSS ROAD, SUITE 211
 WINTER SPRINGS, FLORIDA 32708
 PHONE: (407) 327-7700
 EMAIL: tom@casagalan.com

OWNER / APPLICANT:
 CASA GALAN, LLC
 JOSEPH GALAN
 5205 S. ORANGE AVE., SUITE 210
 ORLANDO, FLORIDA 32809
 PHONE: (407) 774-1882
 EMAIL: Joe@CasaGalan.com

LAND SURVEYOR:
 IRELAND & ASSOCIATES SURVEYING, INC.
 800 CURRENCY CIRCLE STE 1020
 LAKE MARY, FLORIDA 32746
 PATRICK IRELAND, PSM
 PHONE: (407) 678-3366
 FAX: (407) 320-8185
 EMAIL: www.irelandsurveying.com

PARCEL NUMBERS:
 20-23-30-0668-00-220

PROJECT ADDRESS:
 4010 ISLA VISTA AVENUE
 BELLE ISLE, FLORIDA 32812

SOIL TYPE:
 #26 ONA FINE SAND

LEGAL DESCRIPTION:
 LOT 22, BELLE VISTA ON LAKE CONWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD ZONE:
 PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AN AREA WHICH LIES OUTSIDE THE 100 YEAR FLOOD AREA ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0430F, DATED SEPTEMBER 25, 2009.



Digitally signed
 by Thomas H Skelton
 Date:
 2024.09.27
 16:41:46 -04'00'

DATE: AUGUST 1, 2024	SCALE: 1" = 10'	DRAWN: TMS	CHECKED: TMS	DATE: 24.9.0
PROJECT: 2024-09-27	JOB NO.: 24190	DRAWN: TMS	CHECKED: TMS	DATE: 24.9.0
PROJECT: 2024-09-27	JOB NO.: 24190	DRAWN: TMS	CHECKED: TMS	DATE: 24.9.0
PROJECT: 2024-09-27	JOB NO.: 24190	DRAWN: TMS	CHECKED: TMS	DATE: 24.9.0
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AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
 PHONE: (407) 327-7700, FAX: (407) 327-0827
 CERTIFICATE OF AUTHORIZATION NO.: 0006781

CASAGALAN LLC

4010 ISLA VISTA AVE

BELLE ISLE, FLORIDA

SHEET: C1