

NEIGHBORHOOD ANALYSIS - CONTEXT



410 S HIBISCUS DR



400 S HIBISCUS DR



NEIGHBORHOOD ANALYSIS - CONTEXT



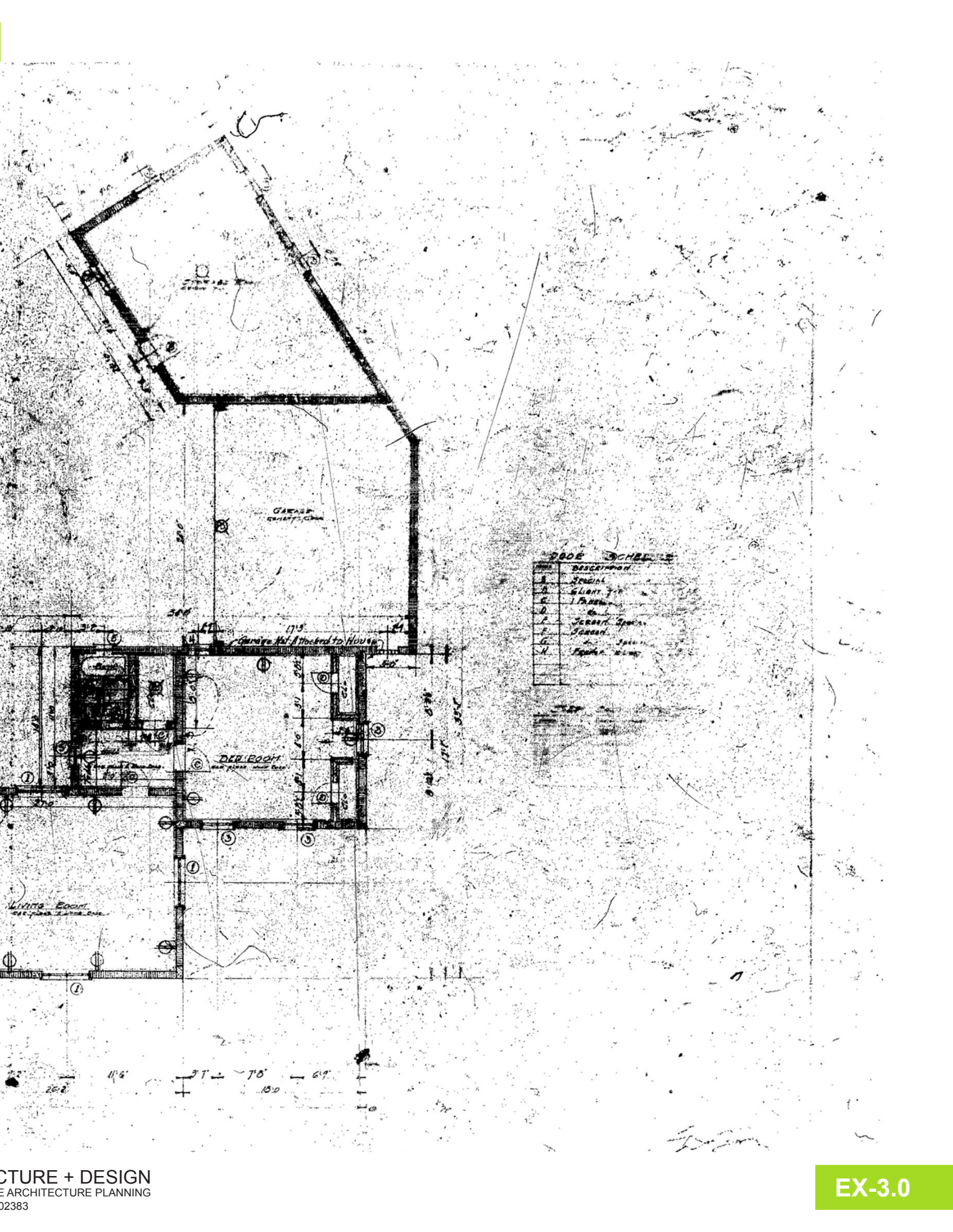
394 S HIBISCUS DR



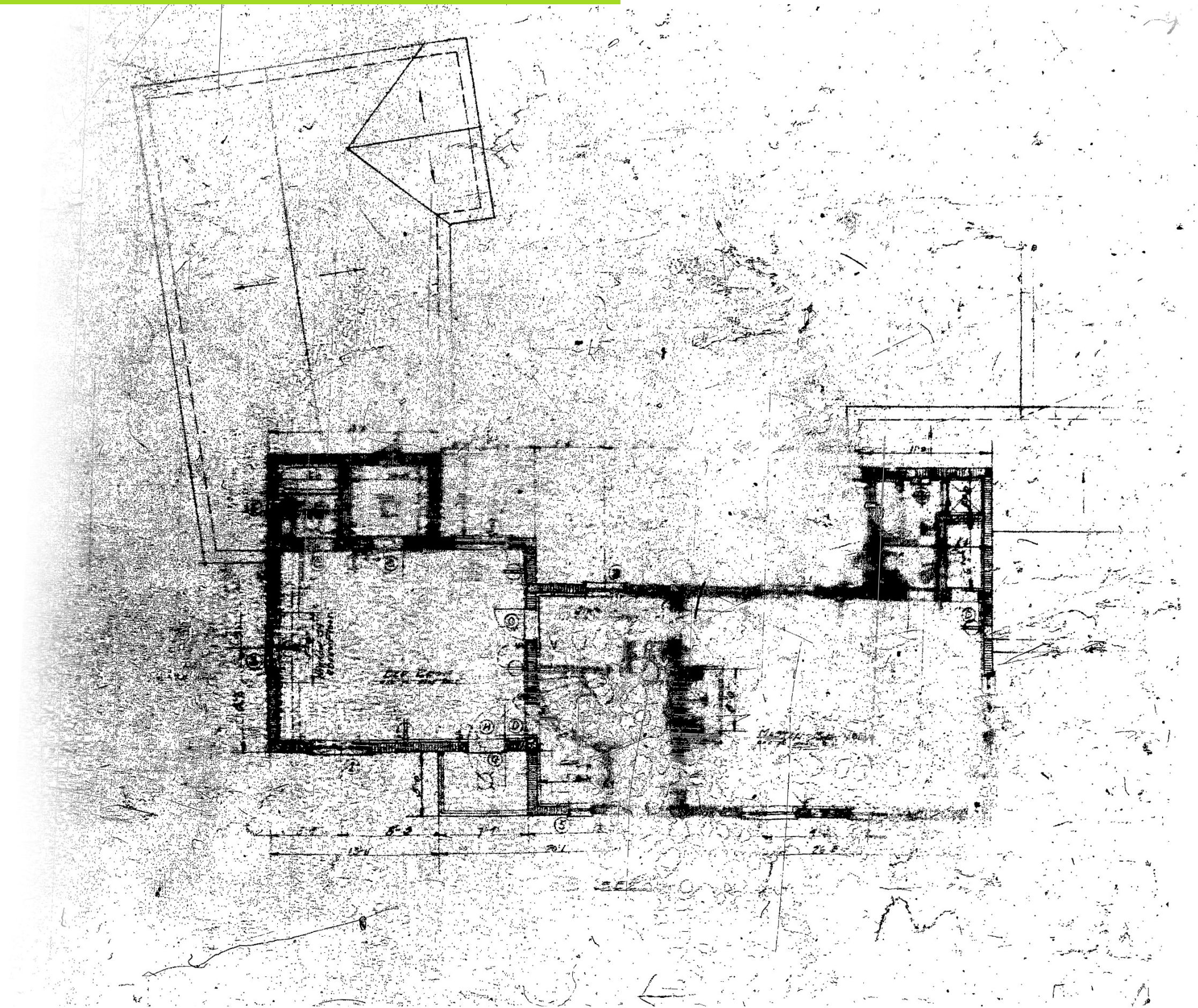
106 W 4TH CT

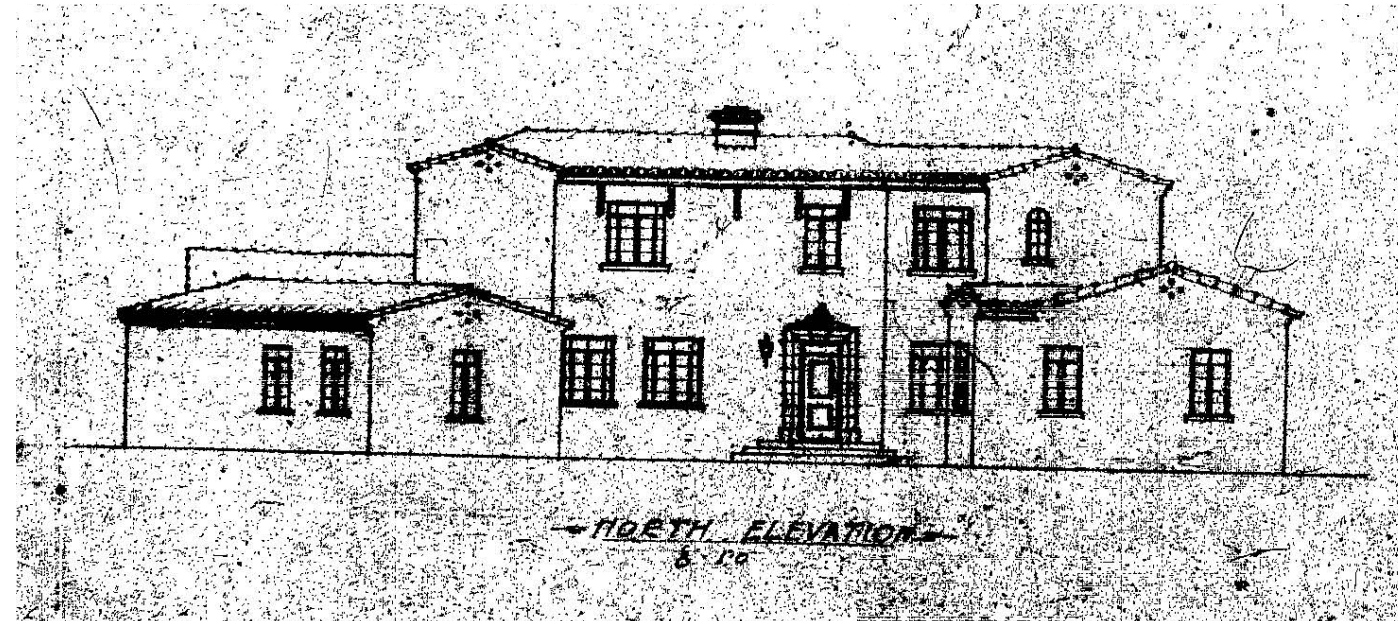


EXISTING FLOOR PLAN

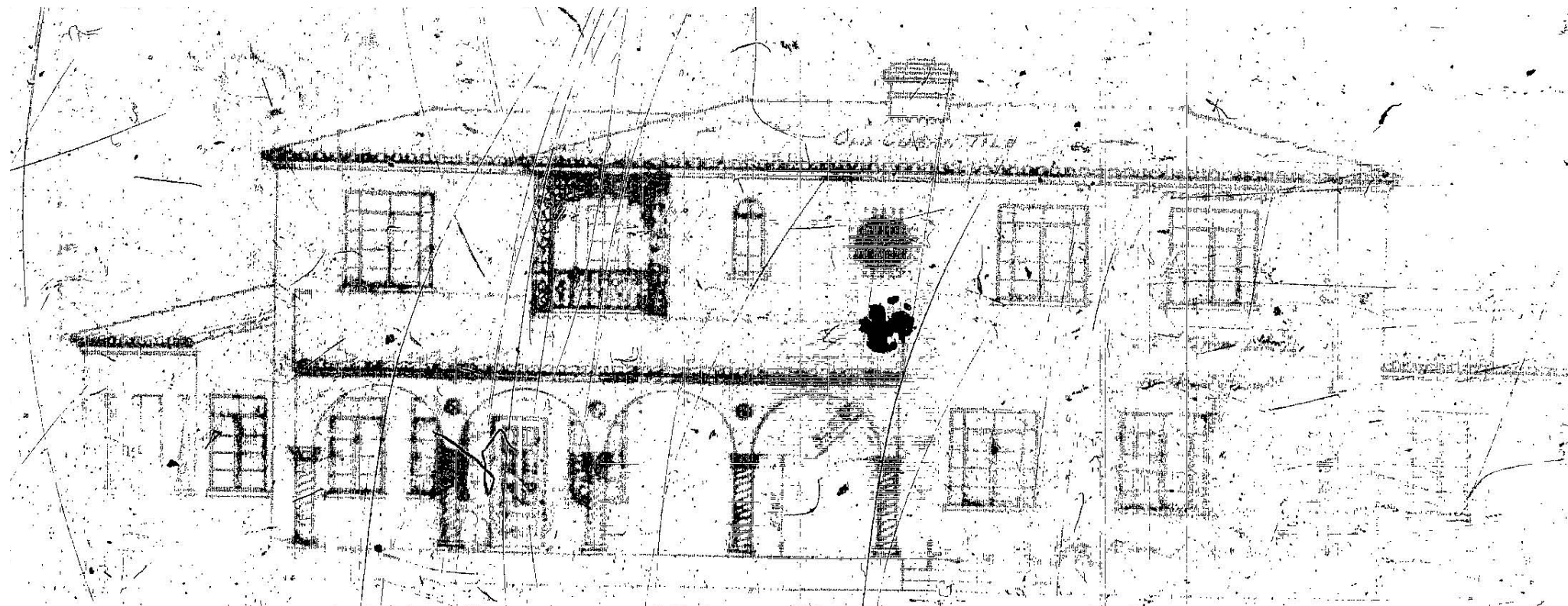


EXISTING FLOOR PLAN

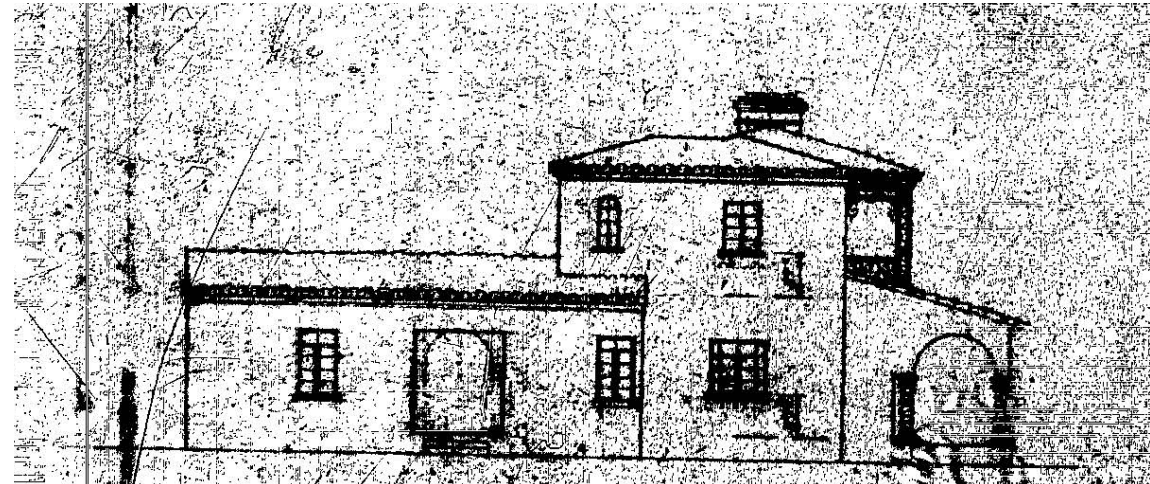




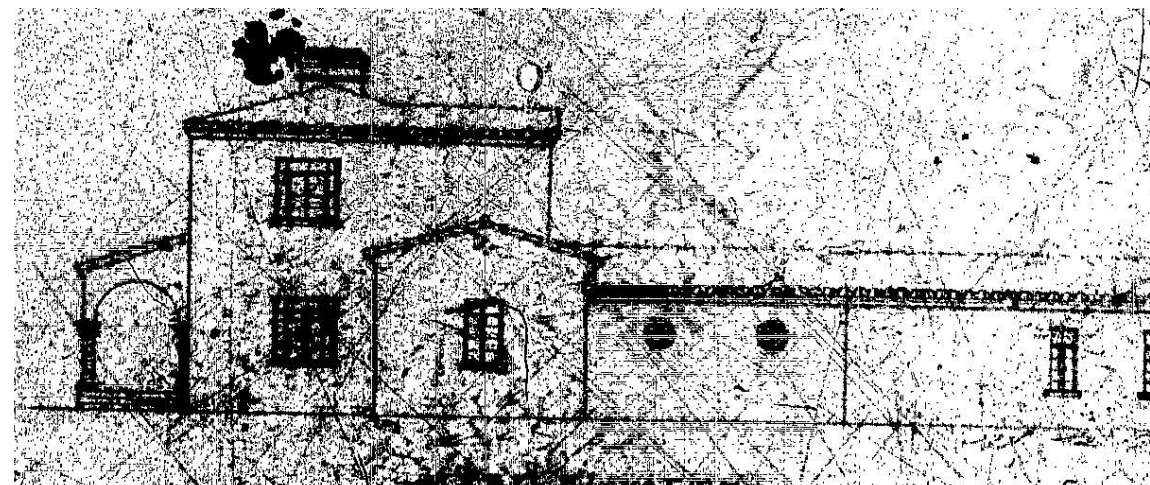
NORTH ELEVATION



SOUTH ELEVATION

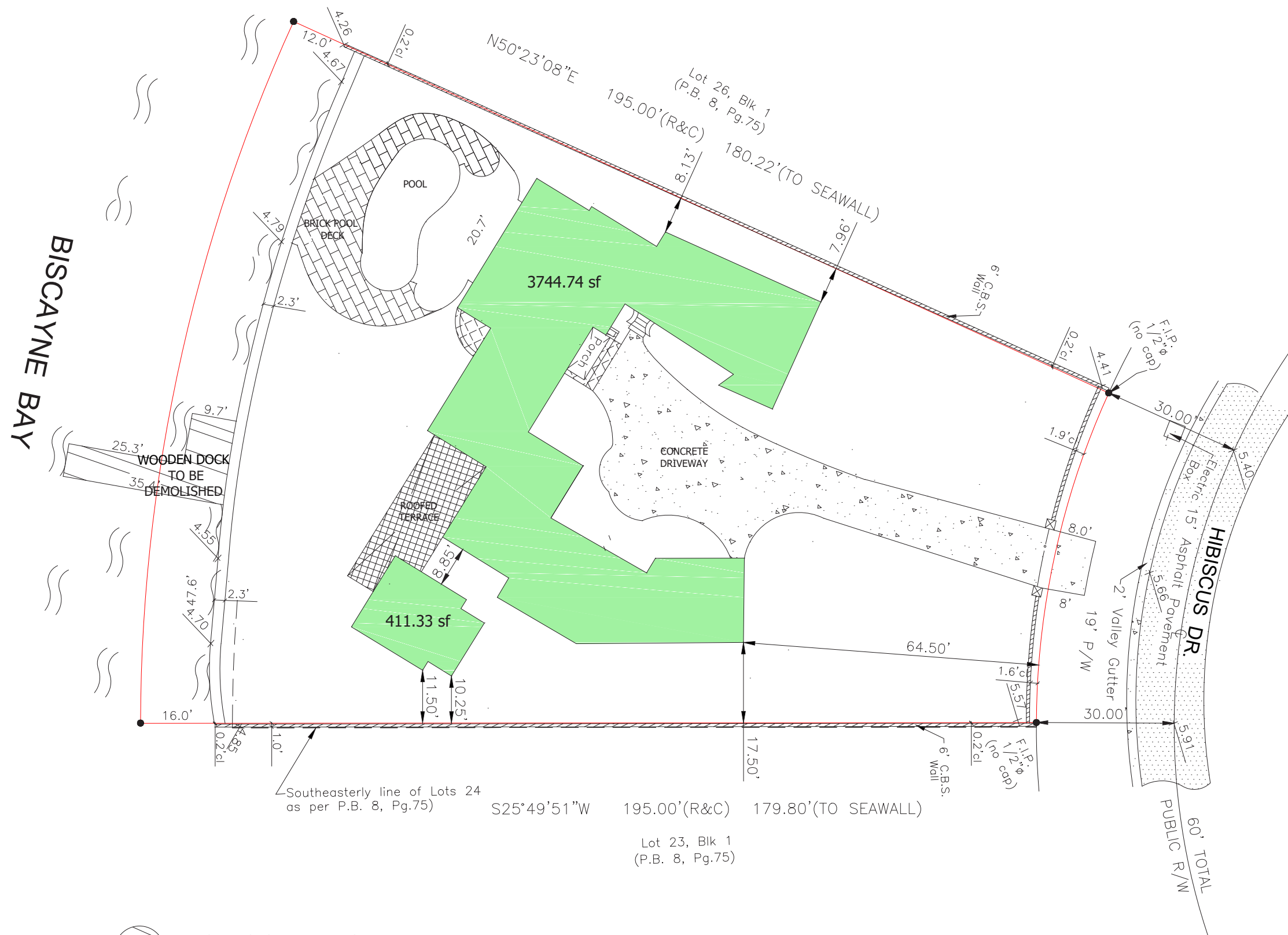


WEST ELEVATION



EAST ELEVATION

EXISTING LOT COVERAGE



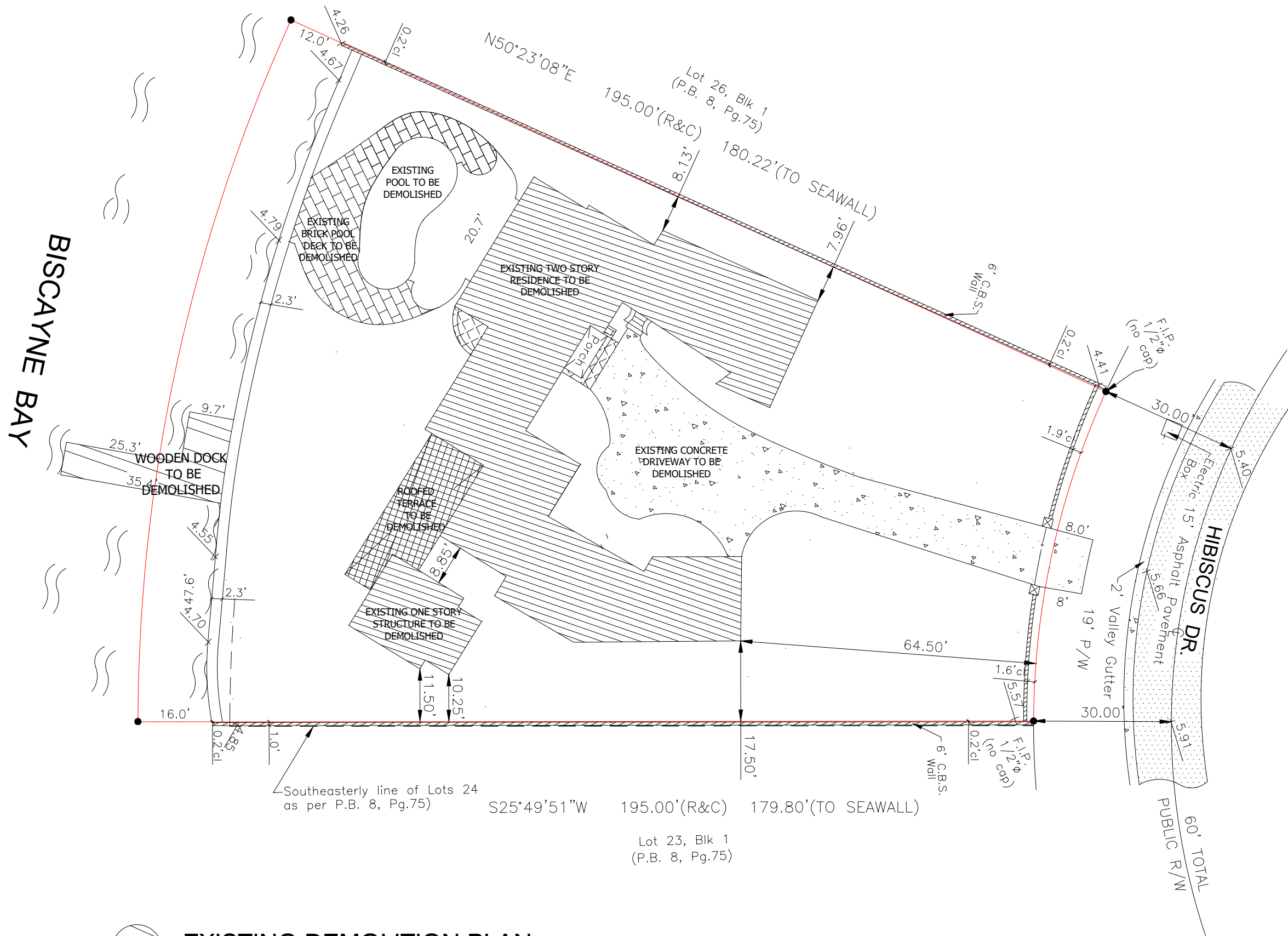
LOT COVERAGE

LOT SIZE: 19,687sf

ALLOWED LOT COVERAGE: 5,906.1sf (30%)

EXISTING LOT COVERAGE: 4,156.07sf (21.1%)

DEMOLITION PLAN



EXISTING DEMOLITION PLAN