

# NEIGHBORHOOD ANALYSIS - CONTEXT



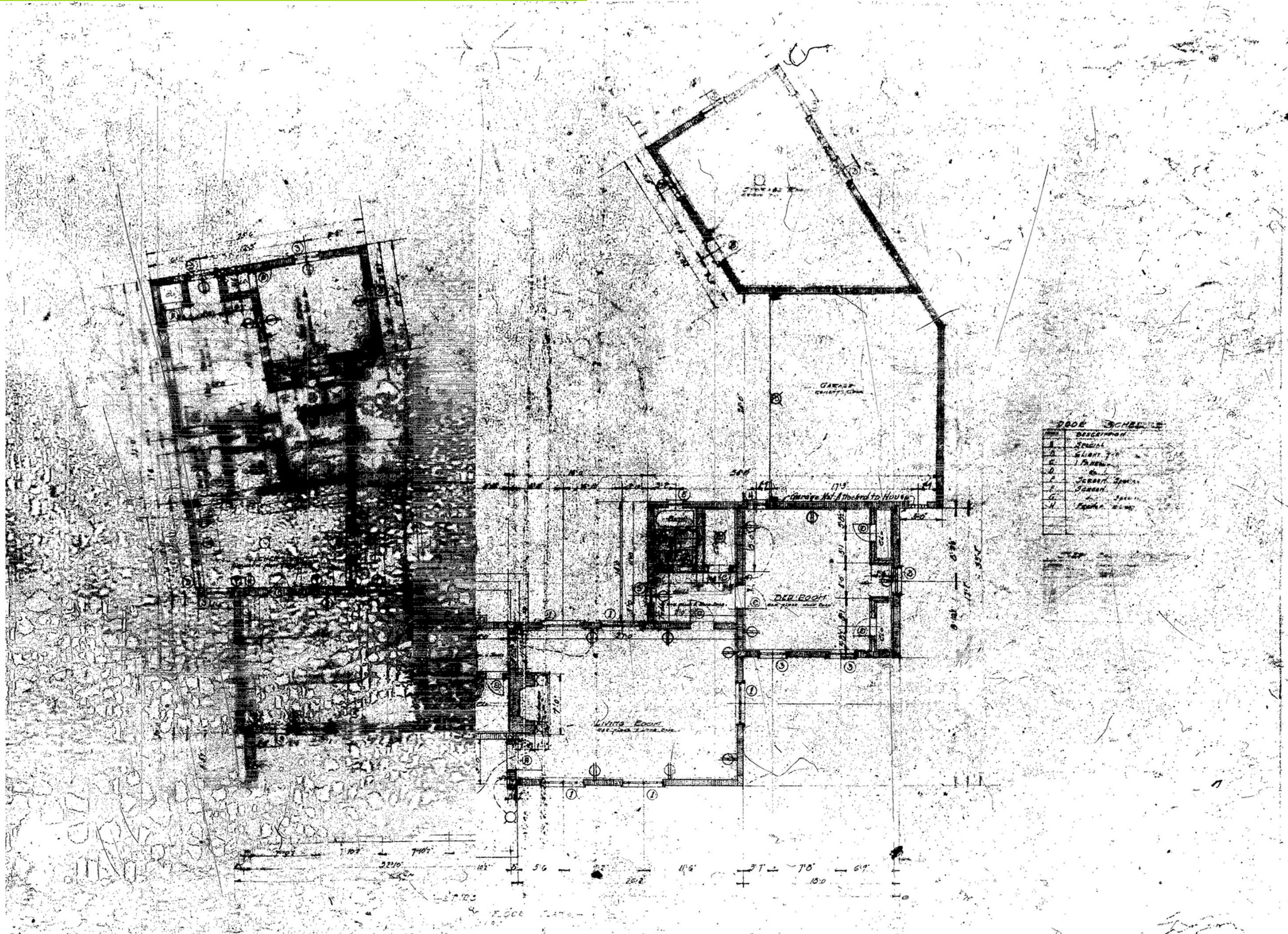
394 S HIBISCUS DR



106 W 4TH CT



# EXISTING FLOOR PLAN



## HIBISCUS ISLAND NEIGHBORHOOD HEIGHTS STUDY



370 S HIBISCUS



380 S HIBISCUS



369 S HIBISCUS



355 S HIBISCUS



428 N HIBISCUS



409 N HIBISCUS



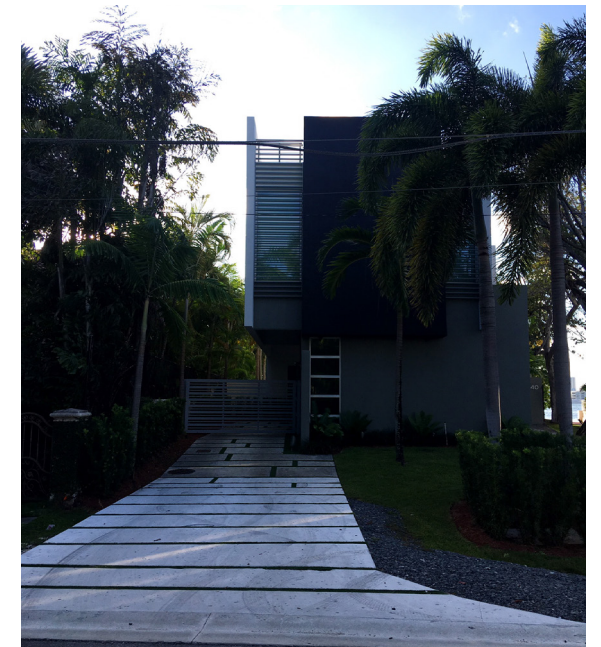
421 N HIBISCUS



420 N HIBISCUS

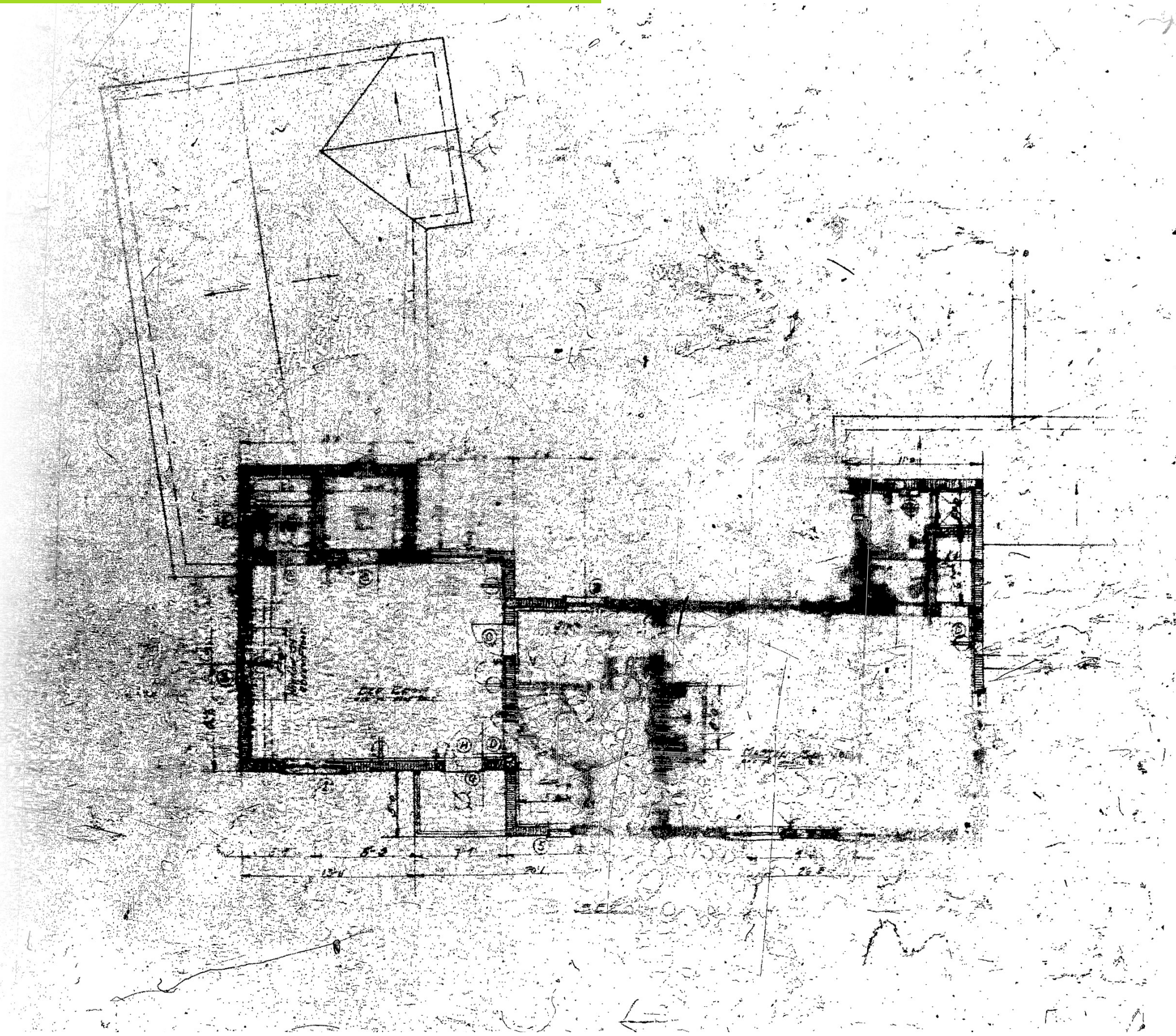


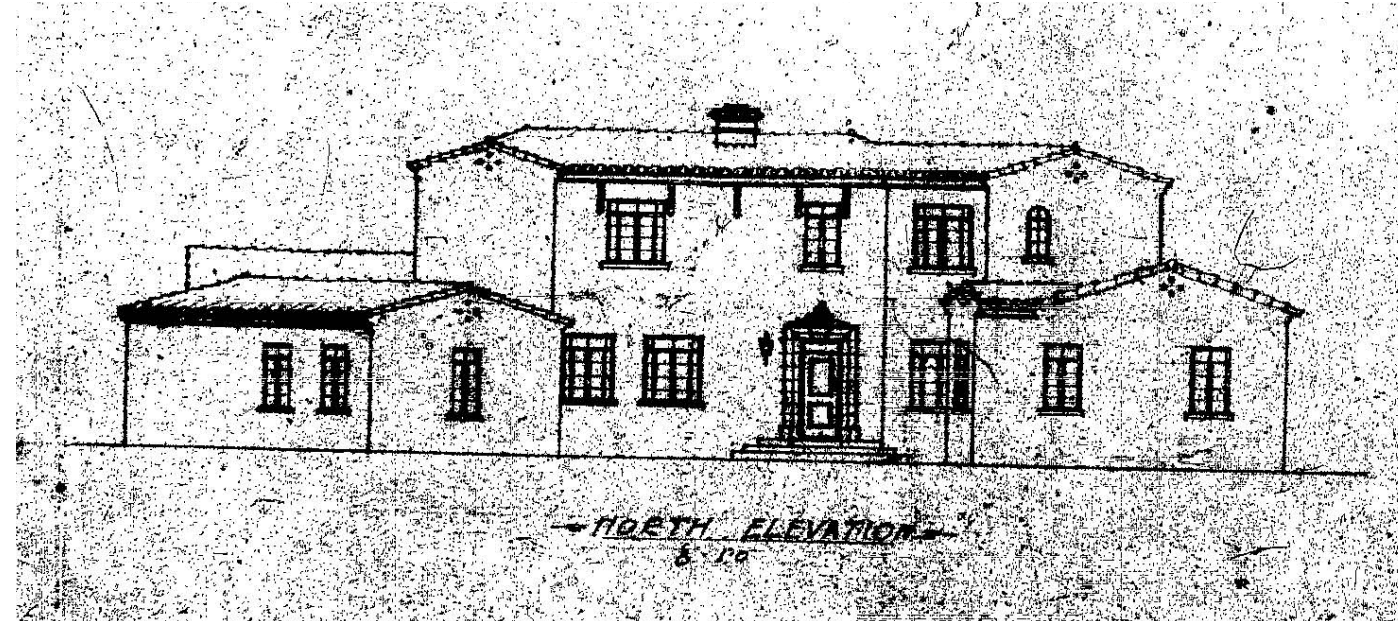
437 N HIBISCUS



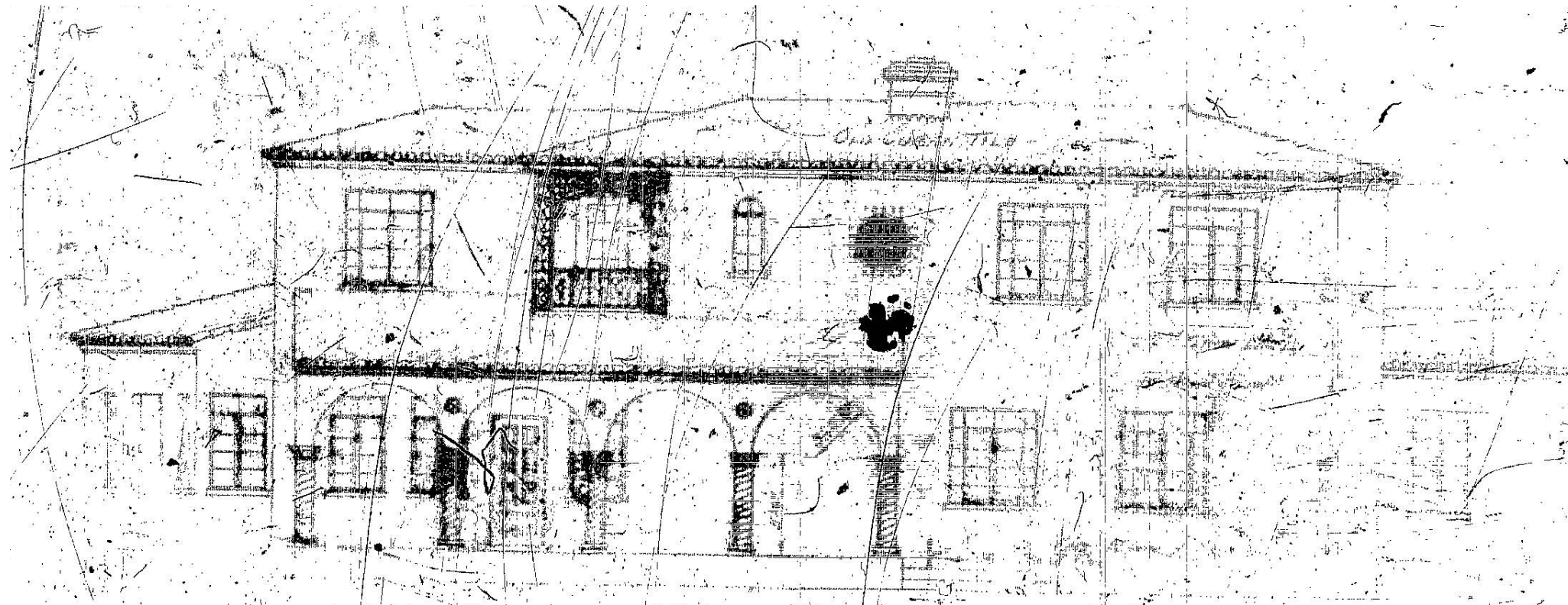
440 N HIBISCUS

# EXISTING FLOOR PLAN

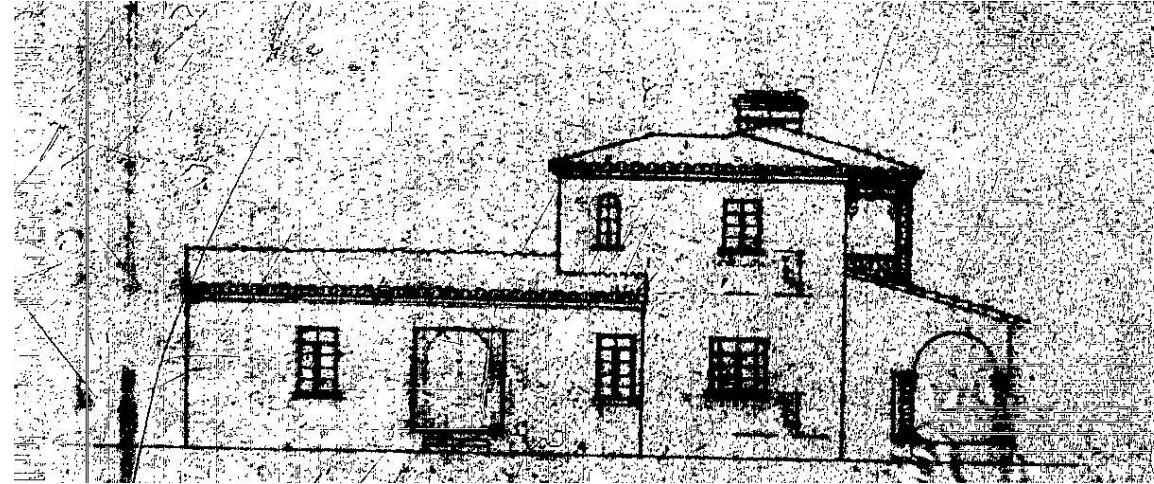




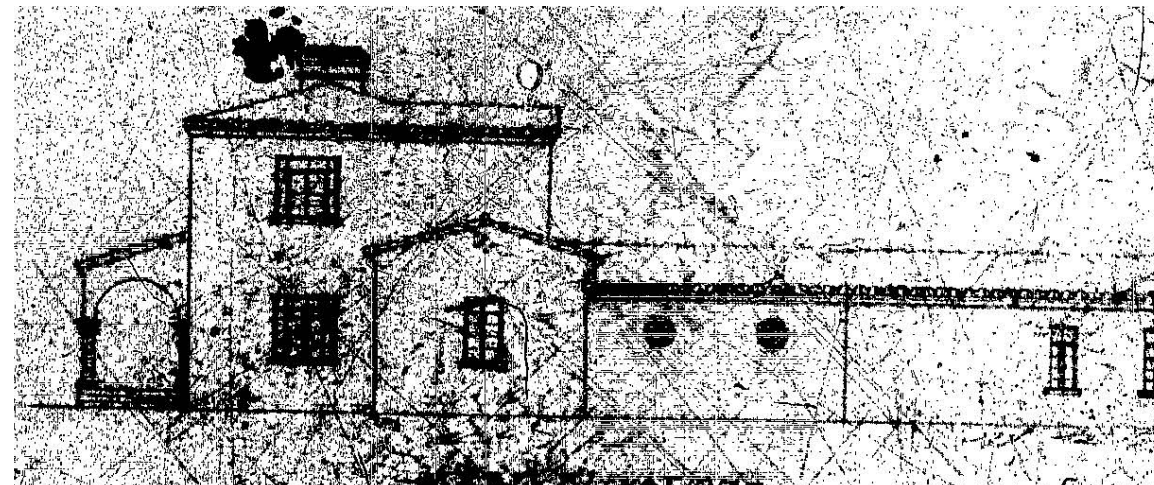
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

# EXISTING LOT COVERAGE



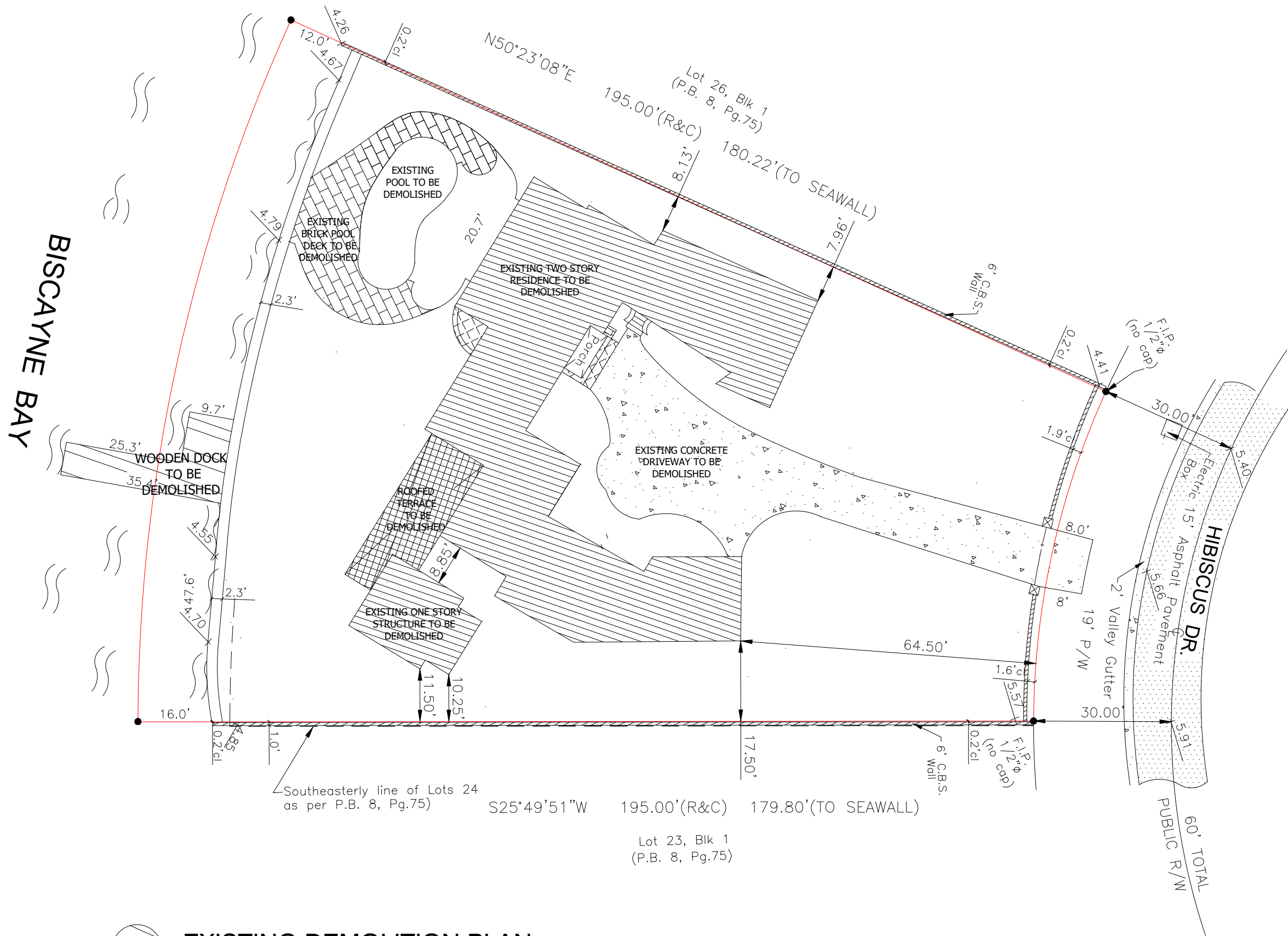
## LOT COVERAGE

LOT SIZE: 19,687sf

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

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

# DEMOLITION PLAN



## EXISTING DEMOLITION PLAN