

# NEIGHBORHOOD ANALYSIS - CONTEXT



394 S HIBISCUS DR

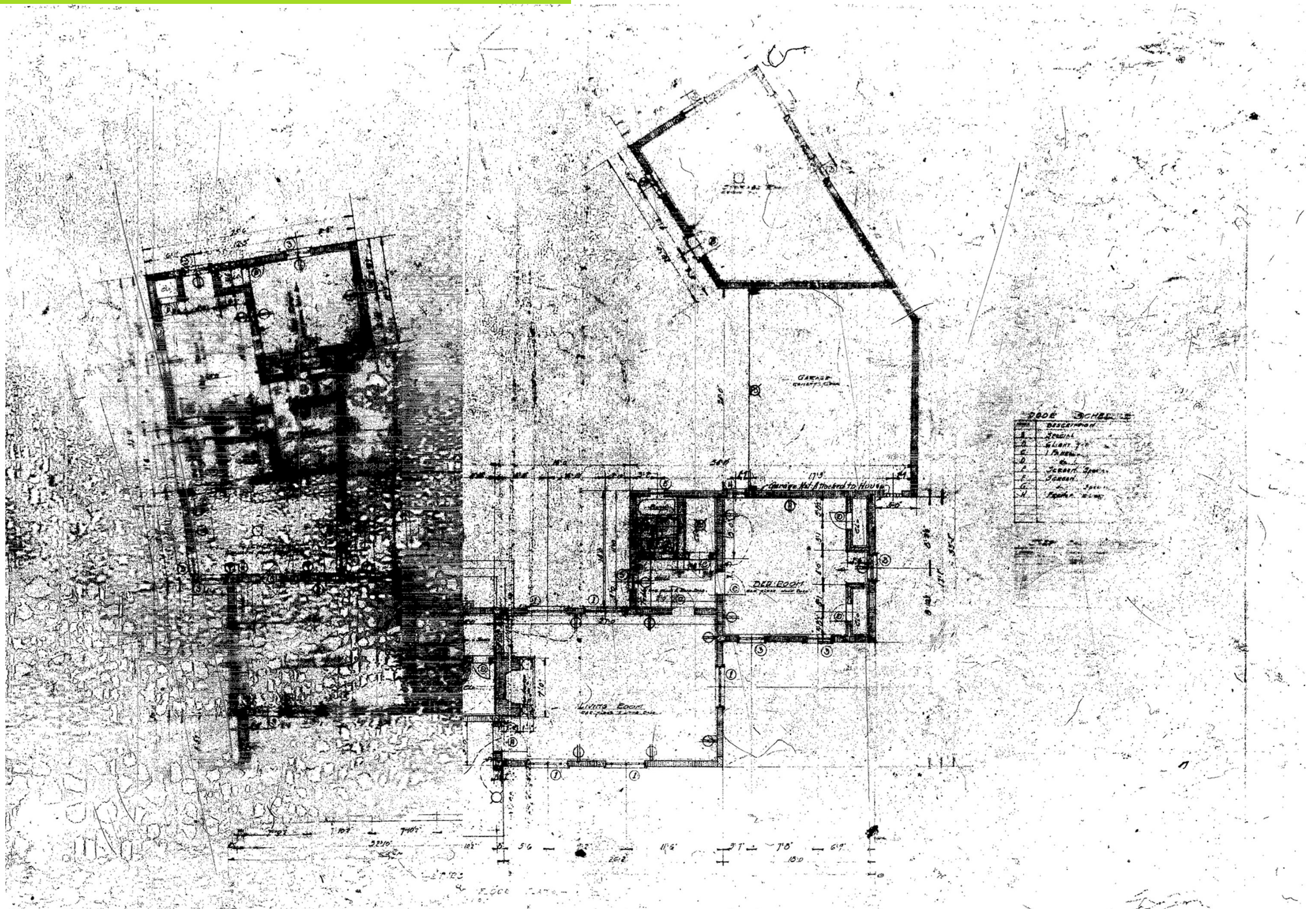


106 W 4TH CT





# 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



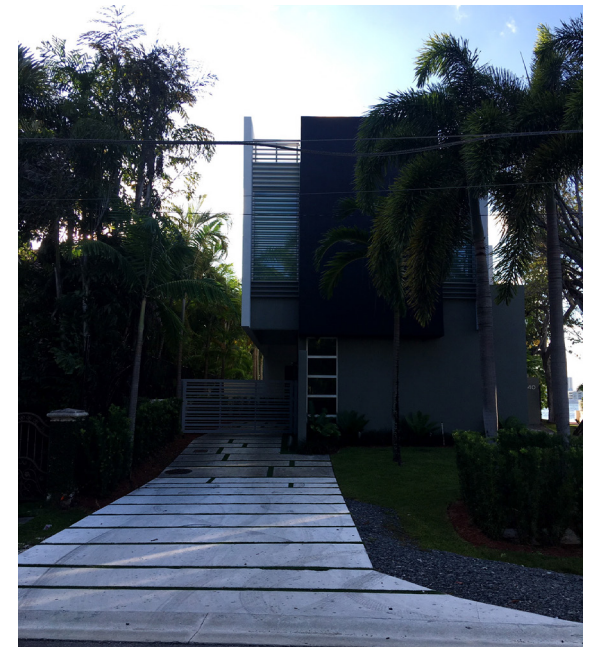
421 N HIBISCUS



420 N HIBISCUS



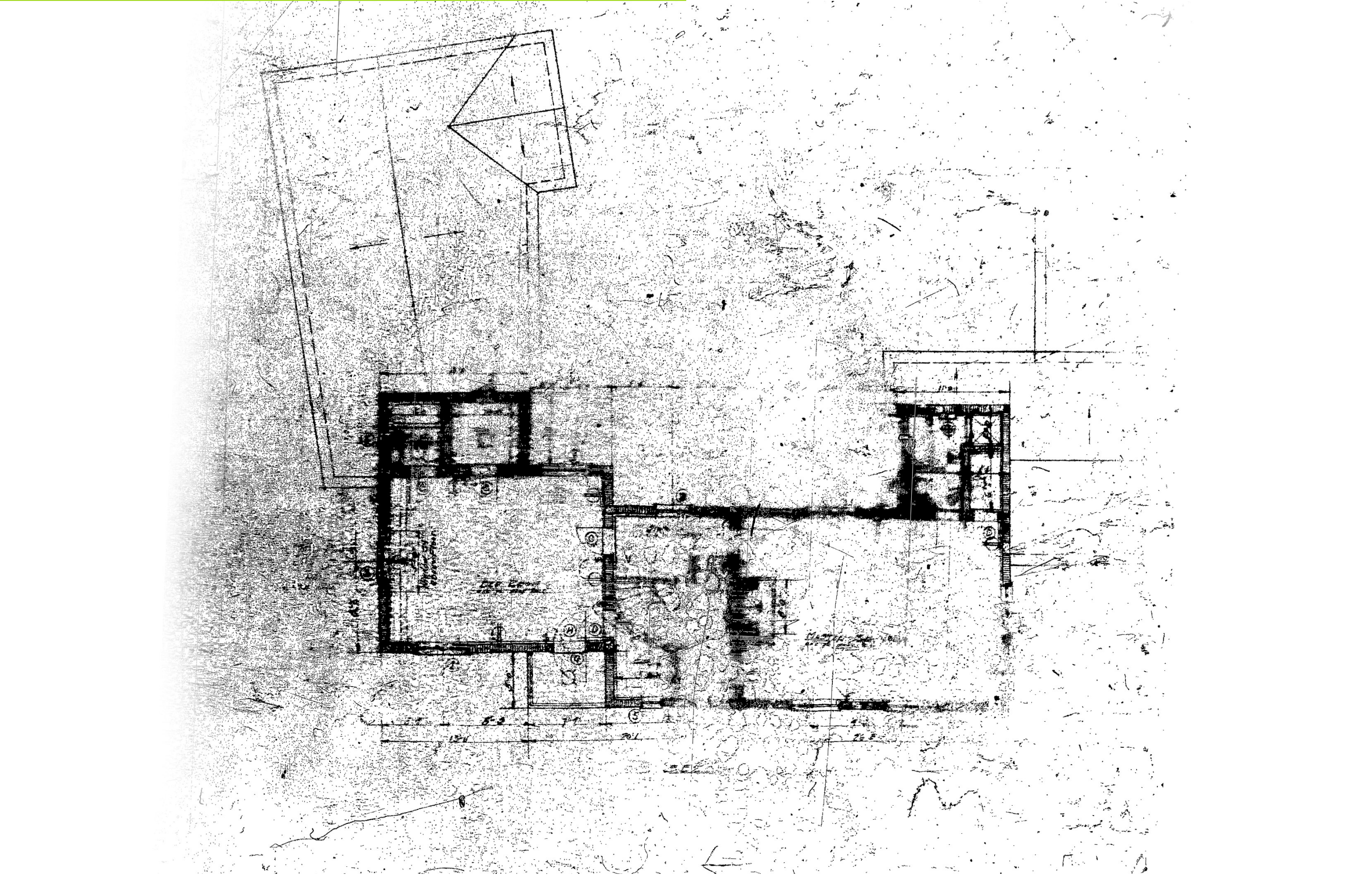
437 N HIBISCUS



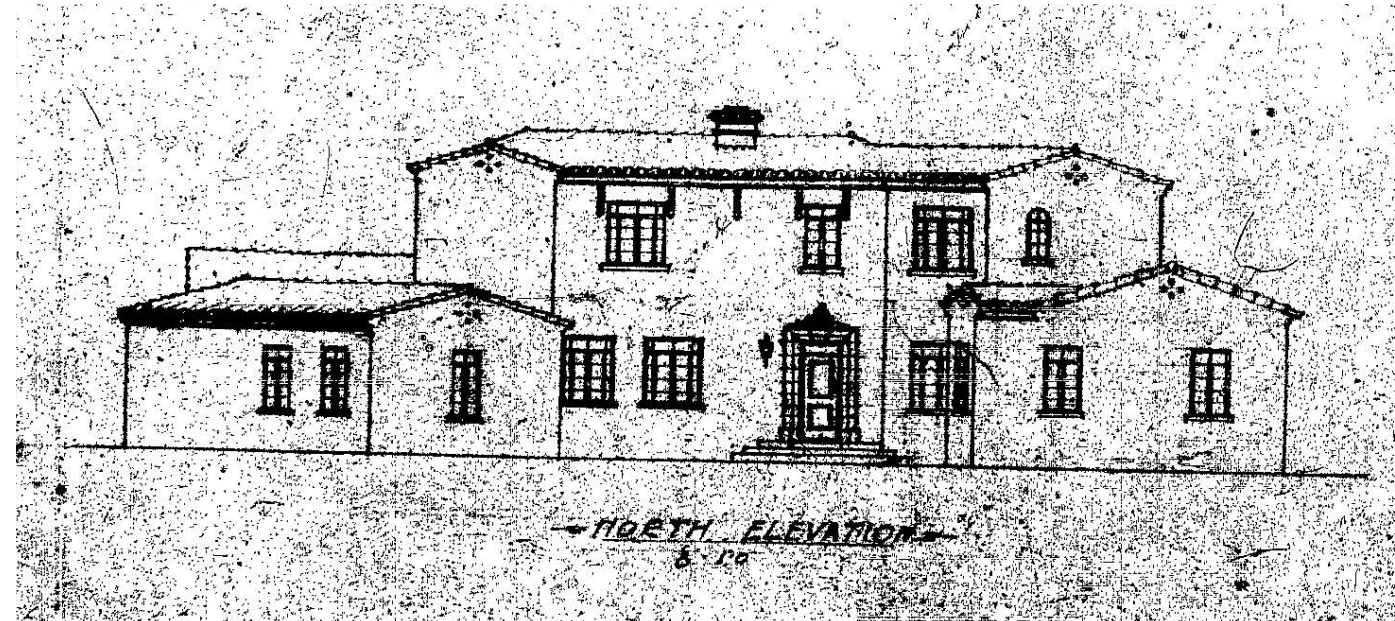
440 N HIBISCUS



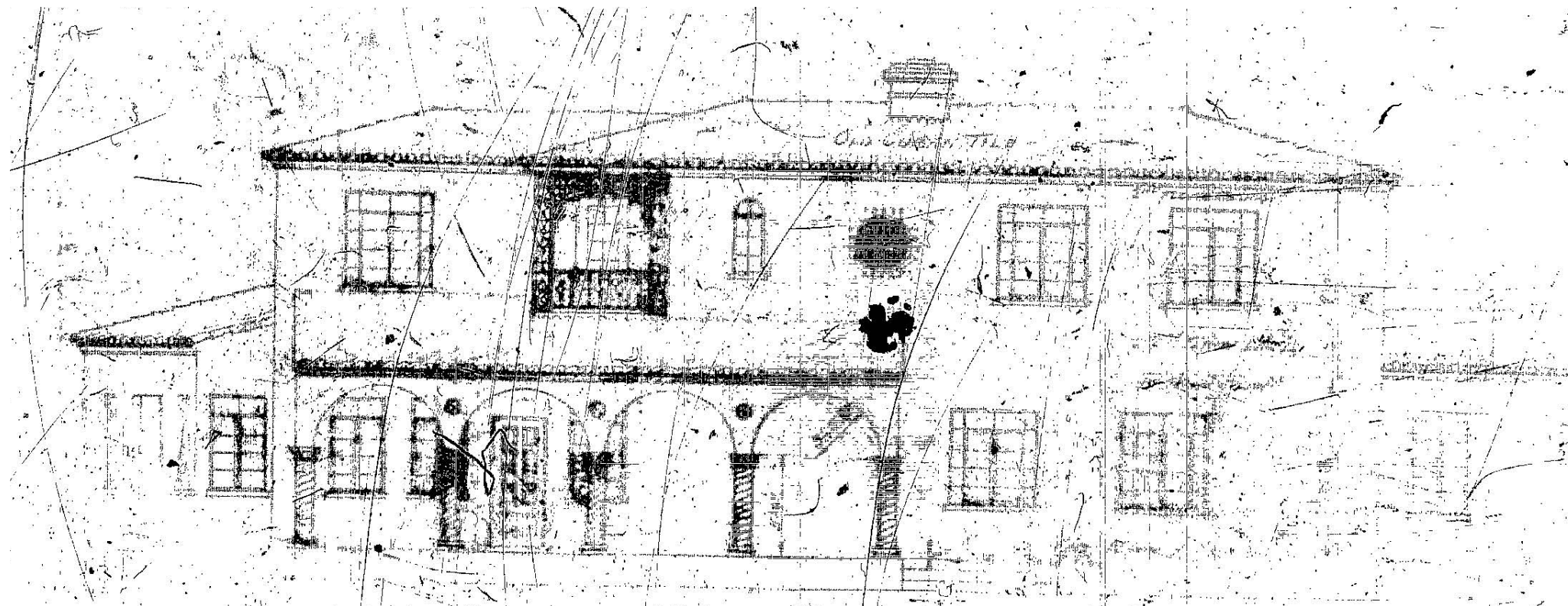
## EXISTING FLOOR PLAN





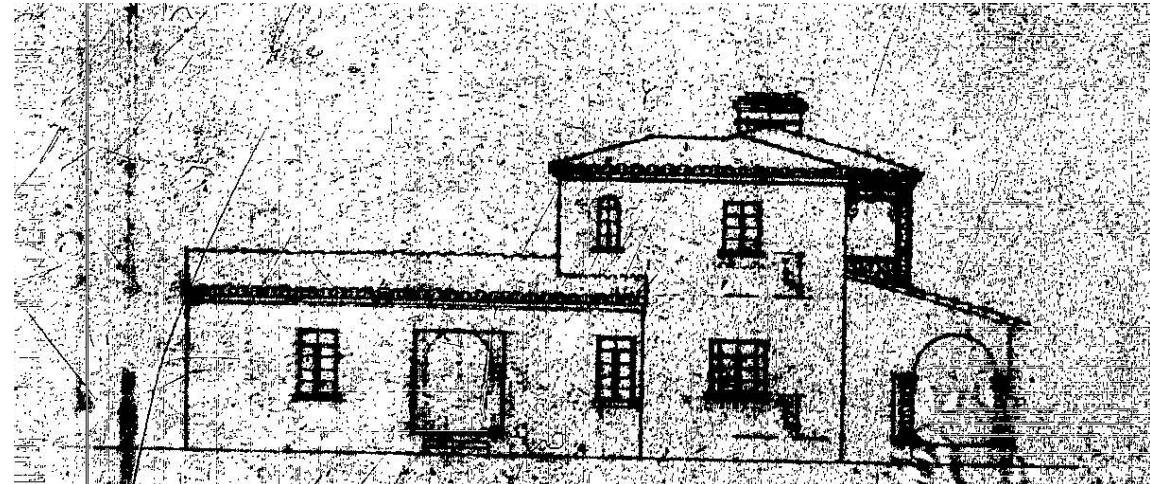


NORTH ELEVATION

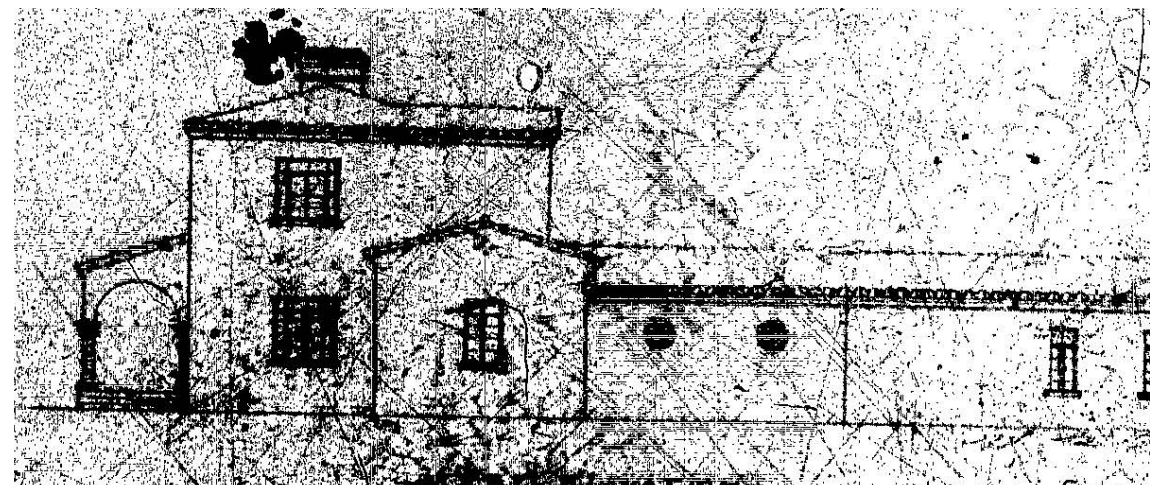


SOUTH ELEVATION





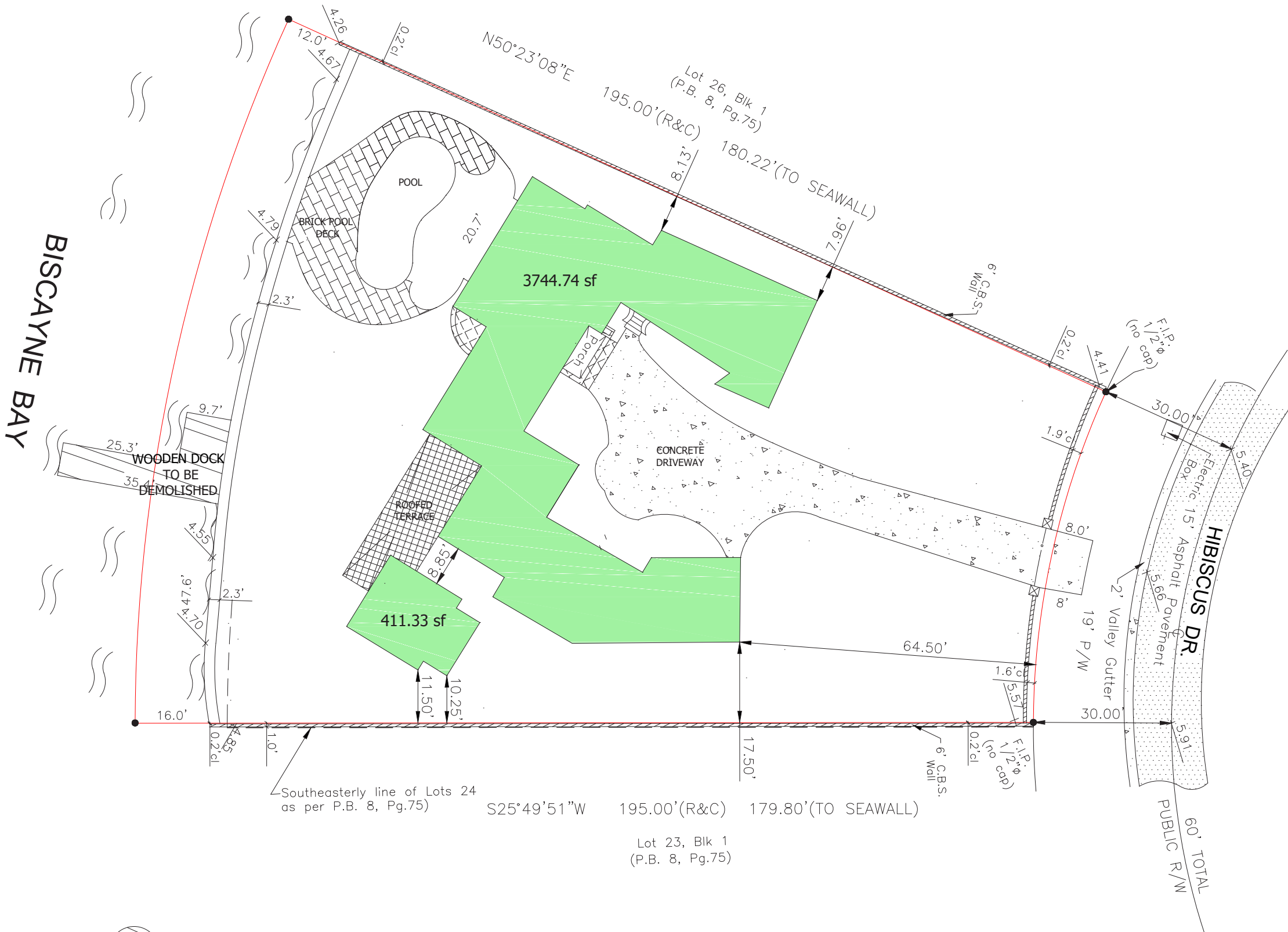
WEST ELEVATION



EAST ELEVATION



## EXISTING LOT COVERAGE



## LOT COVERAGE

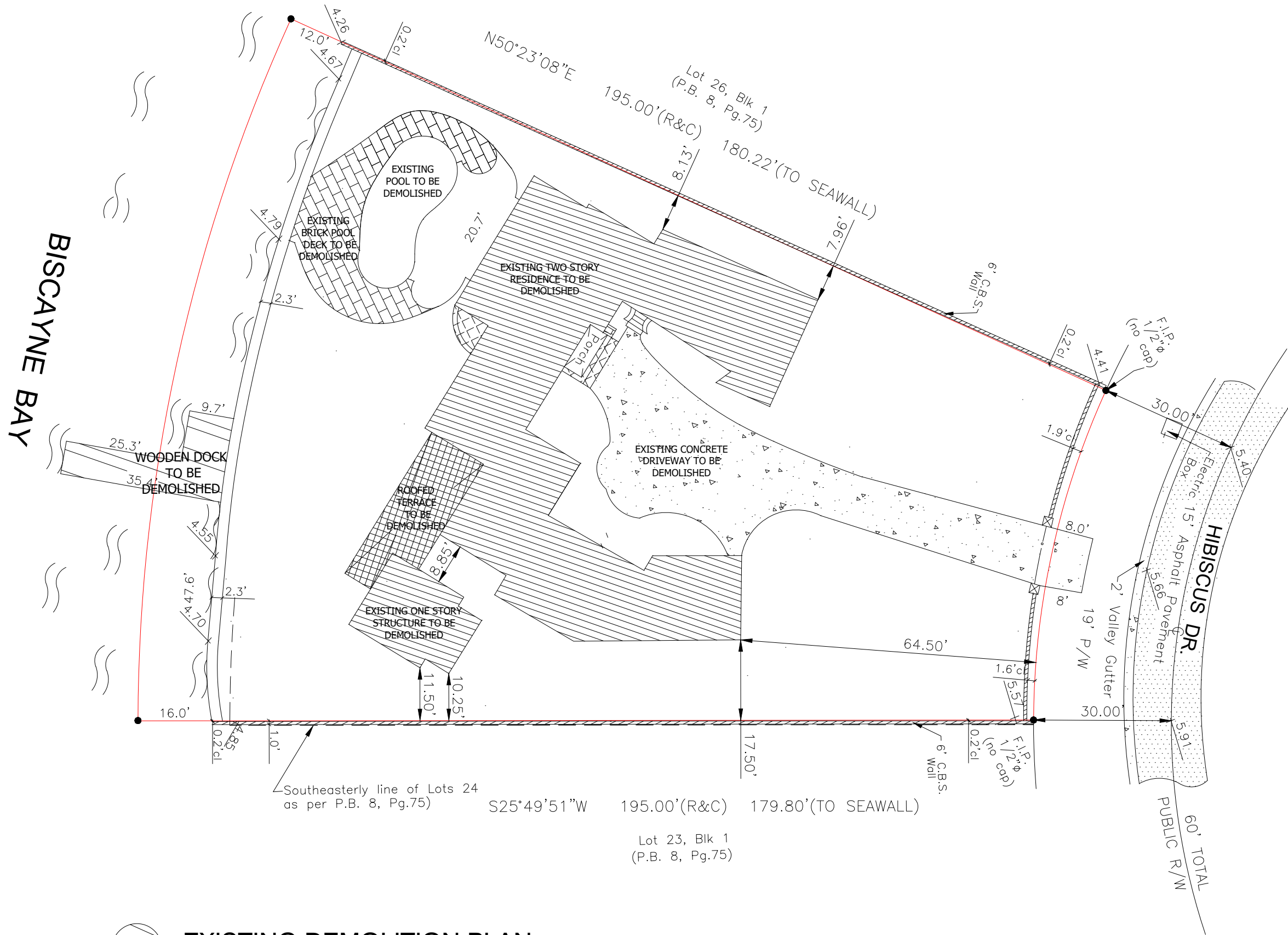
LOT SIZE: 19,687sf

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

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



## DEMOLITION PLAN



## EXISTING DEMOLITION PLAN