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A.409	PROPOSED E&W ACCESS. BUILD. ELEV. PREV. APPROVED (HPB21-0482)	●	●
A.500	MATERIALS & INSPIRATIONAL IMAGES	●	●

UDBARDY

design & associates inc.

JOHN UDBARDY, R.A.

CAL. Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
juba@udb.com

AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

SCALE: N/A

INDEX SHEET

02/16/2025

A.000

HPB25-0646

JOHN UDBARDY  
REGISTERED ARCHITECT  
FLORIDA

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**Survey Pros, Inc.**  
4348 SW 74TH AVENUE, MIAMI, FL. 33155  
Tel: 305.767.6802  
[www.survey-pros.com](http://www.survey-pros.com)

**LEGEND**

**ABBREVIATIONS:**

A = ARC DISTANCE  
AC = AIR CONDITIONER PAD  
B = BENCH  
BCLS = BROWNS COUNTY RECORDS  
BLDG = BUILDING  
BM = BENCH MARK  
BOB = BASIS OF BEARINGS  
CDS = CONCRETE BLOCK & STUCCO  
CDB = CEMENT DRAINAGE  
CUB = CURB & GUTTER  
CLF = CHAIN LINK FENCE  
COL = COLUMN  
CPL = CEMENT PLASTER  
PRG = PROGRAMME & MAINTENANCE

[illegible]

☐ = TELEPHONE RISER  
☐ = CABLE TV RISER

 = CENTER LINE  
 = WATER VALVE  
 = CURB INLET  
 = FIRE HYDRANT

□ = CATCH BASIN  
 • = UTILITY POLE  
 Ⓢ = DRAINAGE MANHOLE

 WOOD FENCE  
 CHAIN LINK FENCE  
 EASEMENT  
 BOUNDARY LINE

			
ASPHALT	CONCRETE PAVERS/ TILES	TILES	COVERED

---

**ADY**  
425 NE 22nd St  
Suite 403  
Miami, FL 33137  
O: 786.773.3090

AR #103882  
425 NE 22ND. ST. SUITE 403

**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

A.010  
HPR25-0616

**LOCATION MAP:**  
NOT TO SCALE



LOT 8, BLOCK 108, OF OCEAN BEACH  
RECORDED IN PLAT BOOK 2, PAGE  
COUNTY, FLORIDA.

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS  
BASE FLOOD ELEVATION IS  
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 1206

**SURVEYOR'S NOTES:**  
1. ELEVATIONS WHEN SHOWN REFER  
(NGVD 1929).

4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF

8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).

[illegible]

**ABRAHAM CONDARCO**

REQUEST, JOB#2111732

**NICOLA** Digitally signed  
by **NICOLAS DEL**

ATTESTING REGISTERED  
SURVEYOR AND MAPPER

MENTO LEO  
AVE

—



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# 1 LOCATION MAP

**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

**A.020**  
HPB25-0646

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**JOHN UBBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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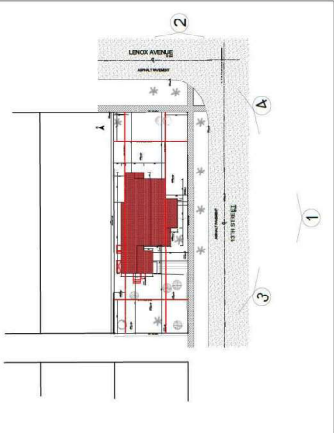
FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

LOCATION  
SITE PLAN  
SCALE: N/A  
02/16/2025

A.021  
HPB25-0646

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JOHN UDBARDY, R.A.  
AR #1103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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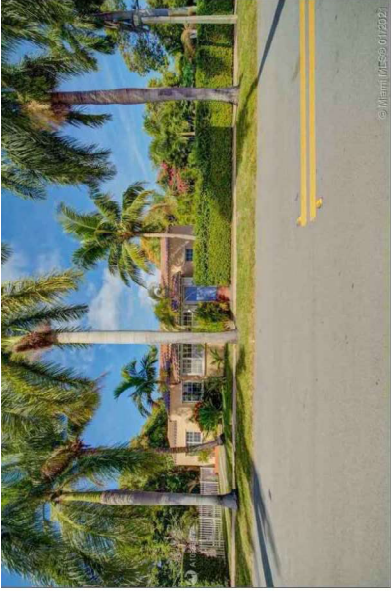
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COLOR PHOTOS OF EXISTING HOME  
SCALE: N/A  
02/16/2025

**A.030**  
HPB25-0646

NEW SHEET

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**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

**UDBARDY**  
design & associates inc.

CA Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
jdu@udbardy.com

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COLOR PHOTOS OF EXISTING  
HOME  
SCALE: N/A  
02/16/2025

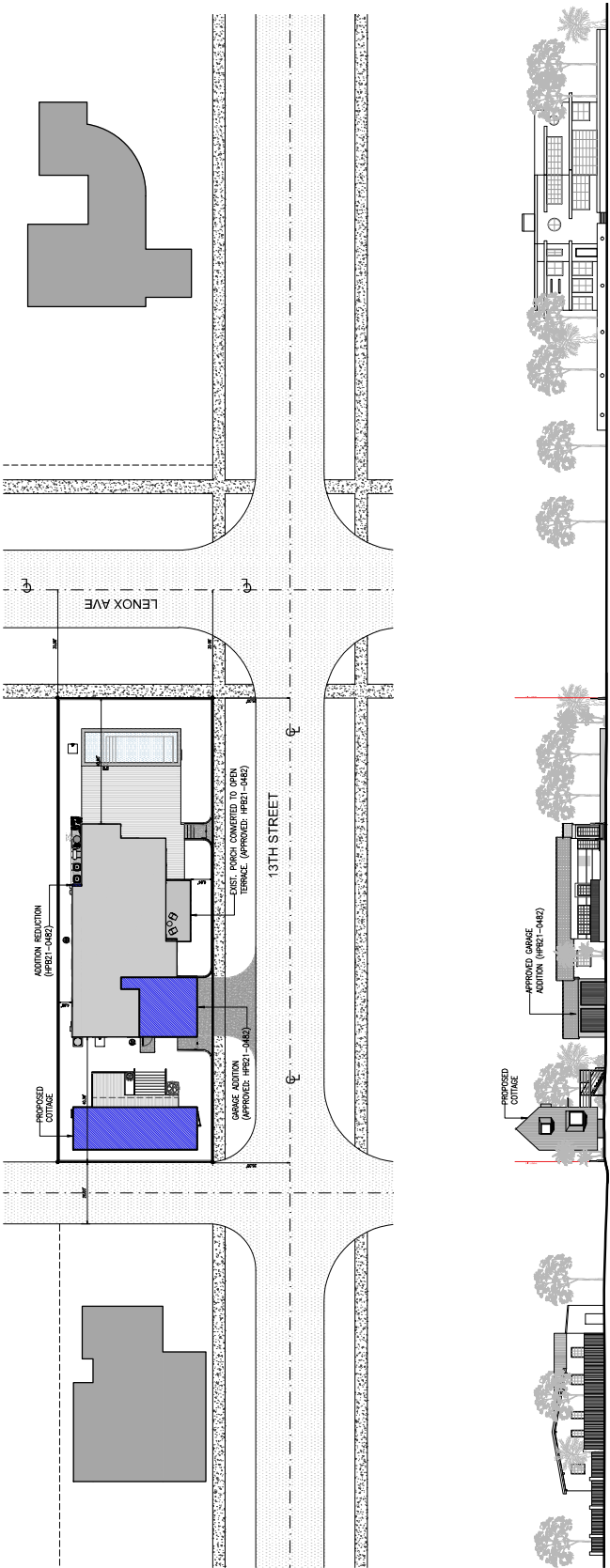
**A.031**  
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JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

CONTEXT  
ELEVATIONS  
SCALE: 1/32" = 1'-0"  
02/16/2025  
**A.040**  
HPB25-0646



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**JOHN UDBARDY, R.A.**  
AR #13382  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

UDBARDY  
design & associates inc.

CA Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
jdu@udbardy.com

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**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

COLORED RENDER

SCALE: 3/32" = 1'-0"

02/16/2025

**A.041**  
HPB25-0646

NEW SHEET

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET									
1	ADDRESS:	1300 LENOX AVE, MIAMI BEACH, FL 33139							
2	FOLD NUMBER (NUMBERS):	02-4203-009-8860							
3	BOARD AND FILE NUMBERS:	HPB21-0482							
4	YEAR BUILT:	1936	ZONING DISTRICT:	RS-4					
5	BASIS FLOOD ELEVATION:	8.00'	GRADE VALUE IN NVD:	4.00'					
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.5'	FREE BOARD:						
	LOWEST ELEVATION OF MECHANICAL EQUIP.	4.4'							
7	LOT AREA:	7,500 SF	PROPOSED FINISHED FLOOR ELEVATION:	6.00' * (EXIST. MAIN HOUSE) 9.00' (NEW COTTAGE )					
8	LOT WIDTH:	50.00'	LOT DEPTH:	150.00'					
9	MAX. LOT COVERAGE SF AND %:	2,250 SQ.FT. (30%)	PROPOSED LOT COVERAGE SF AND %:	2,712 SQ.FT. (36%)					
10	EXISTING LOT COVERAGE SF AND %:	2,005 SQ.FT. (26.7%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A					
11	FRONT YARD OPEN SPACE SF AND %:	1,000 SQ. FT. (100%)	REAR YARD OPEN SPACE SF AND %: ALLOWABLE ENCROACHMENT SEC. 142.1132 (25% MAX. OF REAR YARD)	574 SQ.FT. (51%)					
	FRONT YARD PERVIOUS:	840 SQ.FT. (84%)	REAR YARD PERVIOUS:	941 SQ.FT. (83.5%)					
	FRONT YARD IMPERVIOUS:	160 SQ.FT. (16%)	REAR YARD IMPERVIOUS:	184 SQ.FT. (16.5%)					
12	MAX. UNIT SIZE SF AND %:	3,750 SQ.FT. (50%)	PROPOSED UNIT SIZE SF AND %:	3,336 SQ.FT. (45%)					
13	EXISTING FIRST FLOOR UNIT SIZE:	2,005 SQ.FT.	PROPOSED FIRST FLOOR UNIT SIZE:	2,754 SQ.FT. (37%)					
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %: (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRED DRB APPROVAL)	584 SQ. FT. (8%)					
	NEW POOL SETBACK								
15	REAR YARD TO POOL DECK:	N/A	PROPOSED SECOND FLOOR UNIT SF AND %:	584 SQ. FT. (8%)					
16	INTERIOR SIDE YARD NORTH TO POOL DECK:	8.00'	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A					
	STREET SIDE YARD SOUTH TO POOL DECK:	10.00'							



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NOTES:  
IF NOT APPLICABLE WRITE N/A  
ALL THE OTHER DATA INFORMANT ON SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

(\*) THE FIRST FLOOR ELEVATION OF THE EXISTING ONE-STORY RESIDENCE WILL BE REMAIN. THE CURRENT ELEVATION IS +6.00 NVD.





Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ZONING INFORMATION	
1 Address:	1300 Lenox Ave, Miami Beach, FL 33139, USA
2 Police number (numbers):	92-4203-009-8860
3 Board and File numbers:	
4 Year Built:	1916
5 Based Flood Elevat bni	8'
6 Adjusted Grade (Flood + Grade/2):	6.5'
Lowest Elevat bn of Mechanical Equipment	4.44'
7 Lot Area:	7,500sq ft
8 Lot Width:	50'
9 Max Lot Coverage SF and %:	2,250 sq ft (30%)
10 Existing Lot Coverage SF and %:	2,035 sq ft (26.7%)
11 Front Yard Open Space SF and %:	841 sq ft (11.06%)
Front Yard Previous:	825 sq ft (10.9%)
Front Yard Improvements:	16 sq ft (0.21%)
12 Max Unit Size SF and %:	3,250 sq ft (43.0%)
13 Existing First Floor Unit Size:	2,035 sq ft
14 Existing Second Floor Unit Size:	0
New pool Setbacks:	
15 Rear Yard to Pool Deck:	5'
16 Side Yard (East) Interior to Pool Deck:	5'
17 Side Yard (West) Interior to Pool Deck:	10'
DEFICIENCIES	
17 Height:	24'
18 Setbacks:	24'
19 Front First Level:	20'
20 Front Second Level:	20'
21 Side 1:	7'6" MIN
22 Side 2 or (facing Street):	15' MIN
23 Rear:	22'6"
24 Accessory Structure Side 1:	10' MIN
25 Accessory Structure Side 2 or (facing Street):	15' MIN
26 Sum of side Yard:	9'
27 Located within a Local Historic District?	
28 Designated as an Individual Historic Single Family Residence Site?	
29 Determined to be Architecturally Significant?	

Notes:

If not applicable write N/A

All the other data informat bn should be presented like thee above format



JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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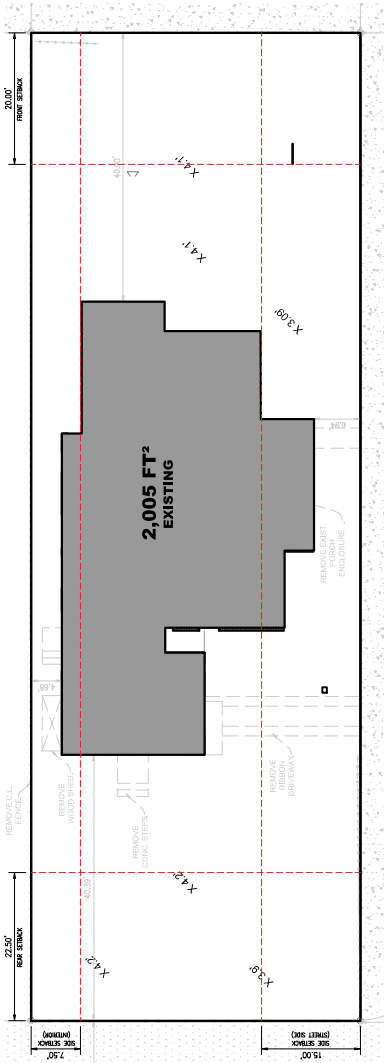


FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

PREVIOUSLY APPROVED ZONING LEGEND  
UNDER HPB21-0482  
SCALE: 02/16/2025

A.051  
HPB25-0646

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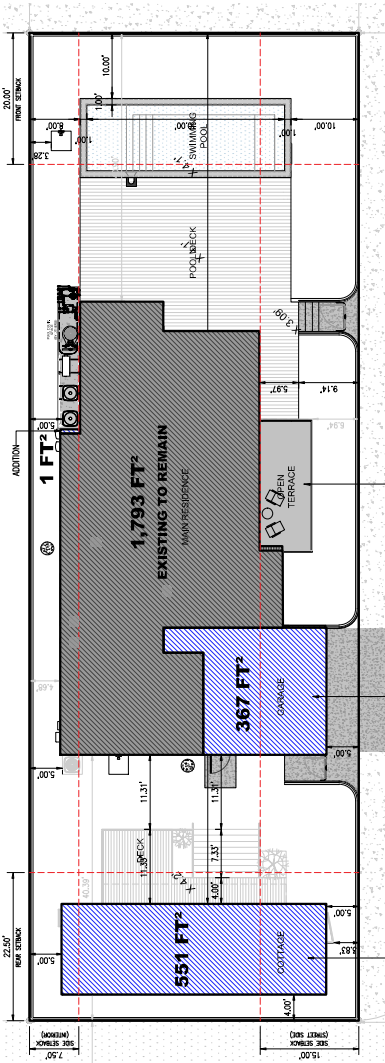
LOT COVERAGE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
EXIST. LOT COVERAGE	2,005 SQ. FT. (27%)
PROPOSED LOT COVERAGE	2,712 SQ. FT. (36%)

**LEGEND**

ADDITION - LOT COVERAGE

EXISTING LOT COVERAGE

1 EXIST. LOT COVERAGE



2 PROPOSED LOT COVERAGE

**UDBARDY**  
design & associates inc.

JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

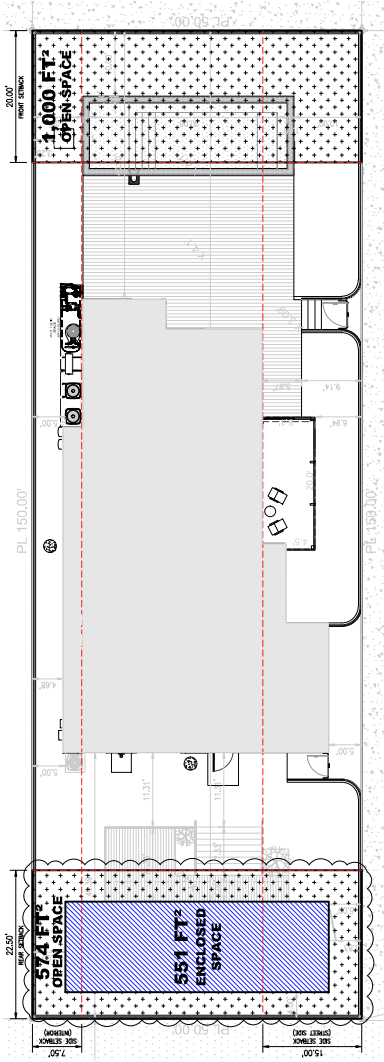
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**A.060**  
HPB25-0646

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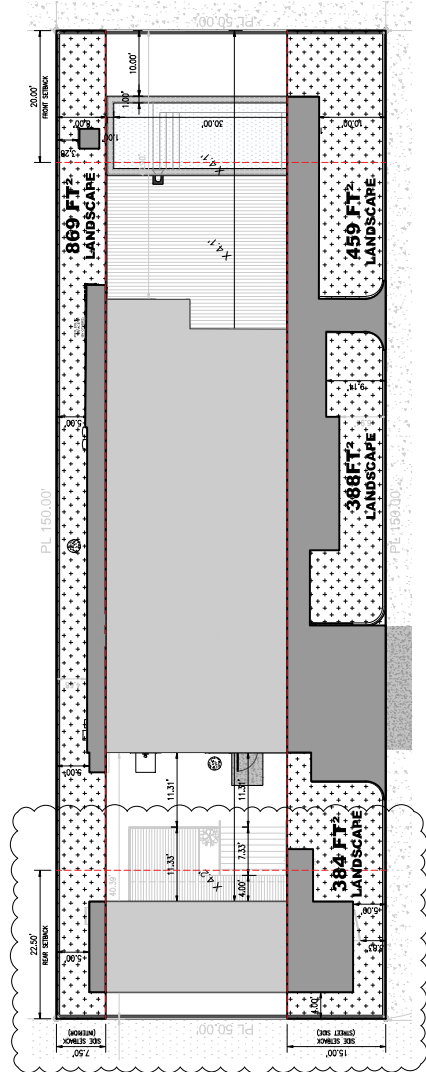
1 FRONT & REAR OPEN SPACE DIAGRAM  
SCALE 1/8"=1'-0"

FRONT & REAR OPEN SPACE CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD OPEN SPACE	1,000 SQ. FT. (100%)
FRONT YARD ENCLOSED AREA	N/A
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD OPEN SPACE	574 SQ. FT. (51%)
REAR YARD ENCLOSED AREA	551 SQ. FT. (49%)

**LEGEND**

ENCLOSED AREA

OPEN AREA



2 SIDE YARD LANDSCAPE DIAGRAM  
SCALE 1/8"=1'-0"

SIDE YARD LANDSCAPE CALCULATIONS	
INTERIOR SIDE YARD AREA	1,125 SQ. FT. (100%)
LANDSCAPE AREA	869 SQ. FT. (77%)
NON-LANDSCAPE AREA	256 SQ. FT. (23%)
STREET SIDE YARD AREA	2,250 SQ. FT. (100%)
LANDSCAPE AREA	1,231 SQ. FT. (55%)
NON-LANDSCAPE AREA	1,019 SQ. FT. (45%)

**LEGEND**

LANDSCAPE AREA

NON-LANDSCAPE AREA



**UDBARDY**  
design & associates inc.

CALIC No. 23310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
jdu@udbardy.com

**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

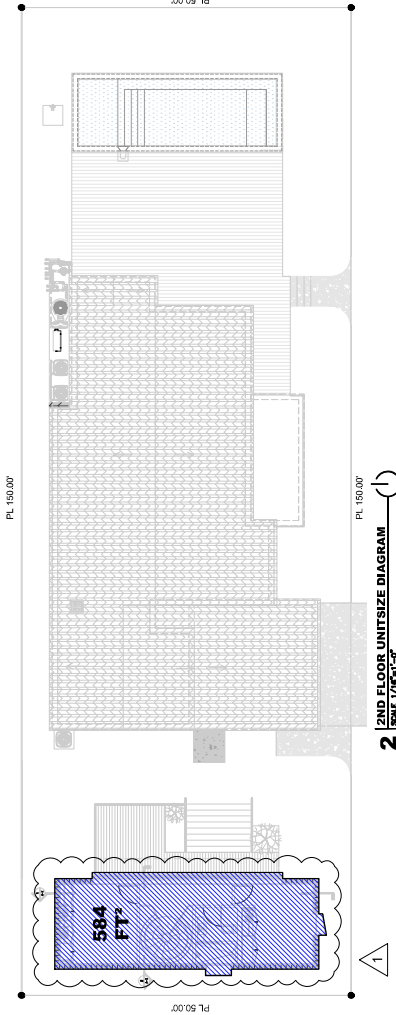
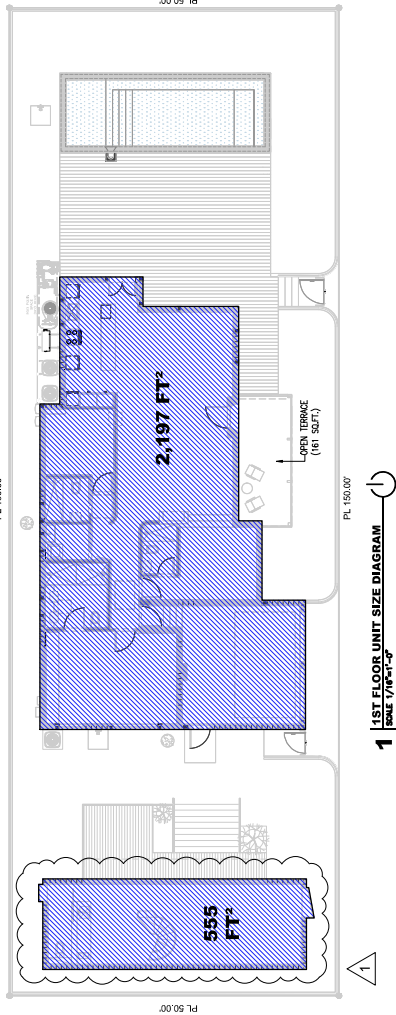
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**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

**ZONING DIAGRAM**  
SCALE: 1/16" = 1'-0"  
02/16/2025

**A.070**  
HPB25-0646





PERVIOUS / IMPERVIOUS CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
1ST FLOOR UNIT SIZE	2,794 SQ. FT. (37%)
2ND FLOOR UNIT SIZE	584 SQ. FT. (8%)
TOTAL	3,336 SQ. FT. (45%)
1ST FLOOR UNIT SIZE OF MAIN HOME	2,197 SQ. FT.
2ND FLOOR PERCENTAGE OF THE MAIN HOUSE 1ST FLOOR	(26.8%)

LEGEND

UNIT SIZE



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**A.090**  
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ZONING  
DIAGRAM

SCALE: 1/16" = 1'-0"

02/16/2025

**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

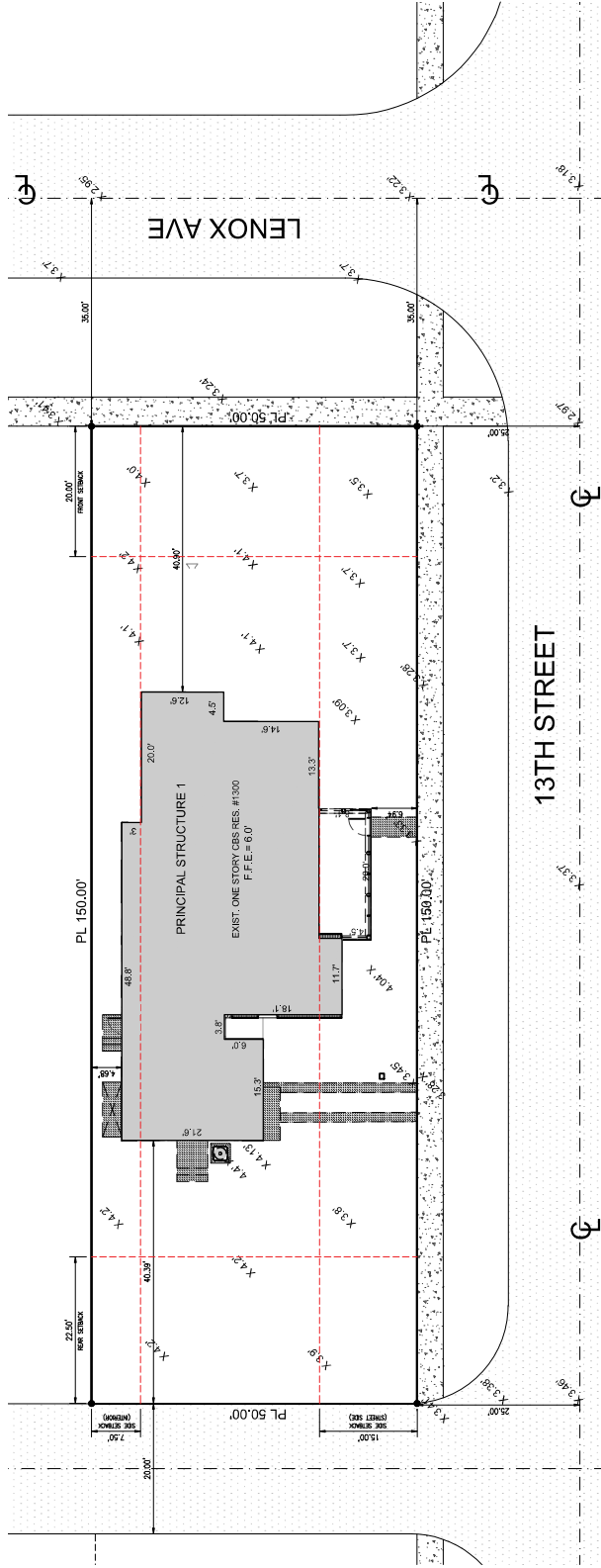
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**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090  
jdu@jduadvisors.com

**UDBARDY**  
design & associates inc.



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1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



A.100  
HPB25-0646

EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"  
02/16/2025

FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

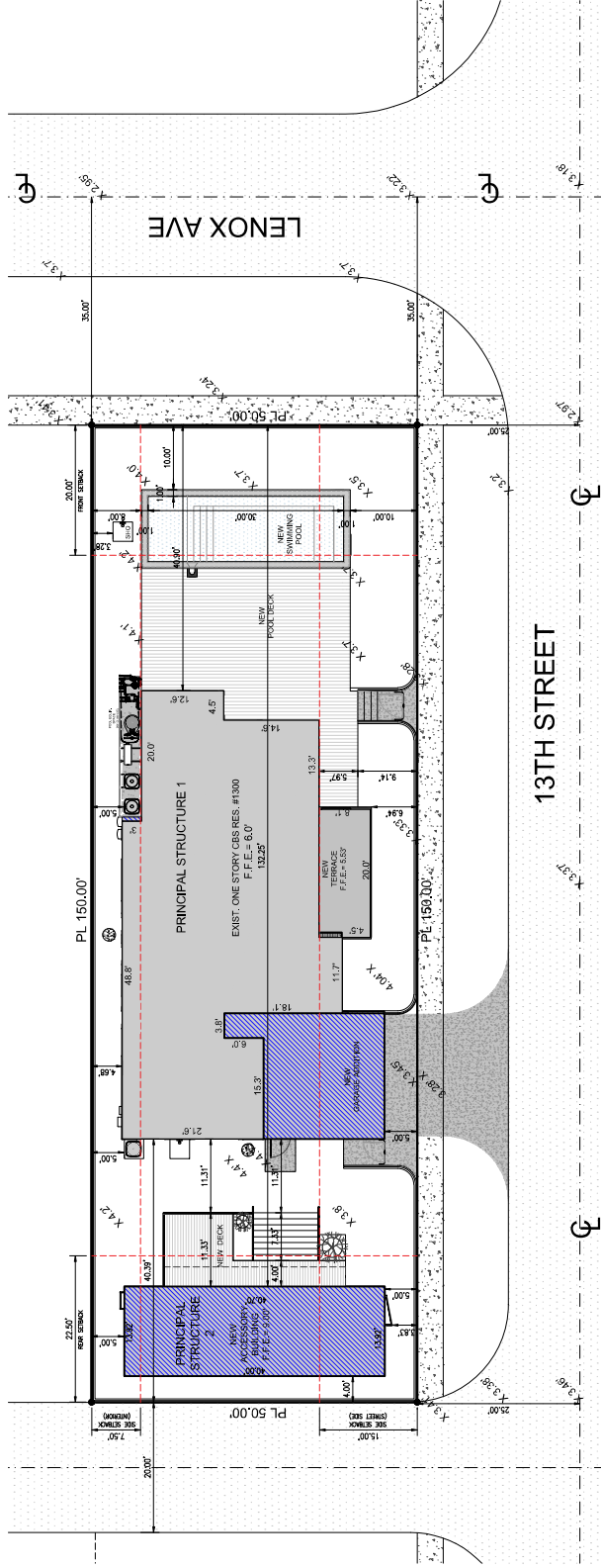
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AR #13382  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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1 PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"

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AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

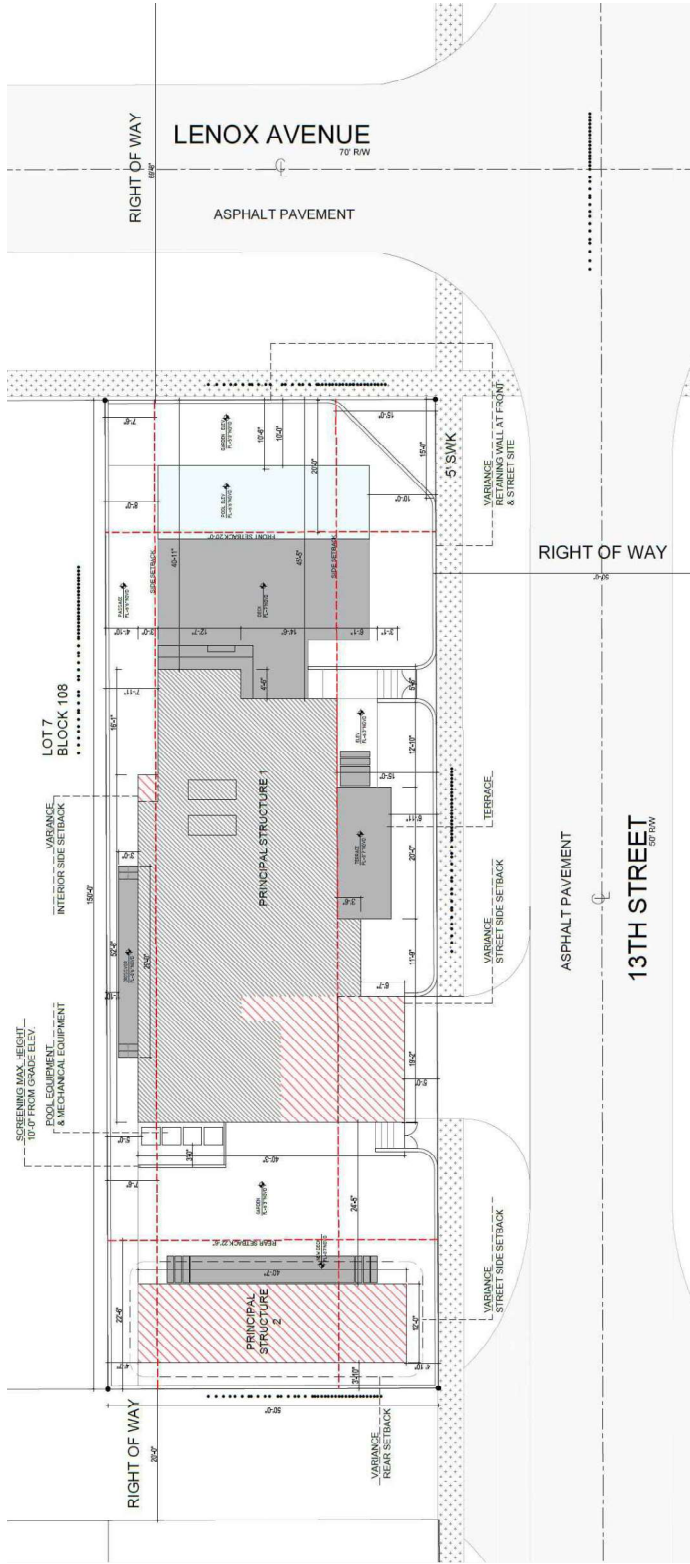
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CALC. No. 23310  
425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
jdu@udb.com

A.102  
HPB25-0646

PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"  
02/16/2025

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1 PROPOSED SITE PLAN  
SCALE 1/16" = 1'-0"

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NEW SHEET  
PROPOSED SITE PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482

FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
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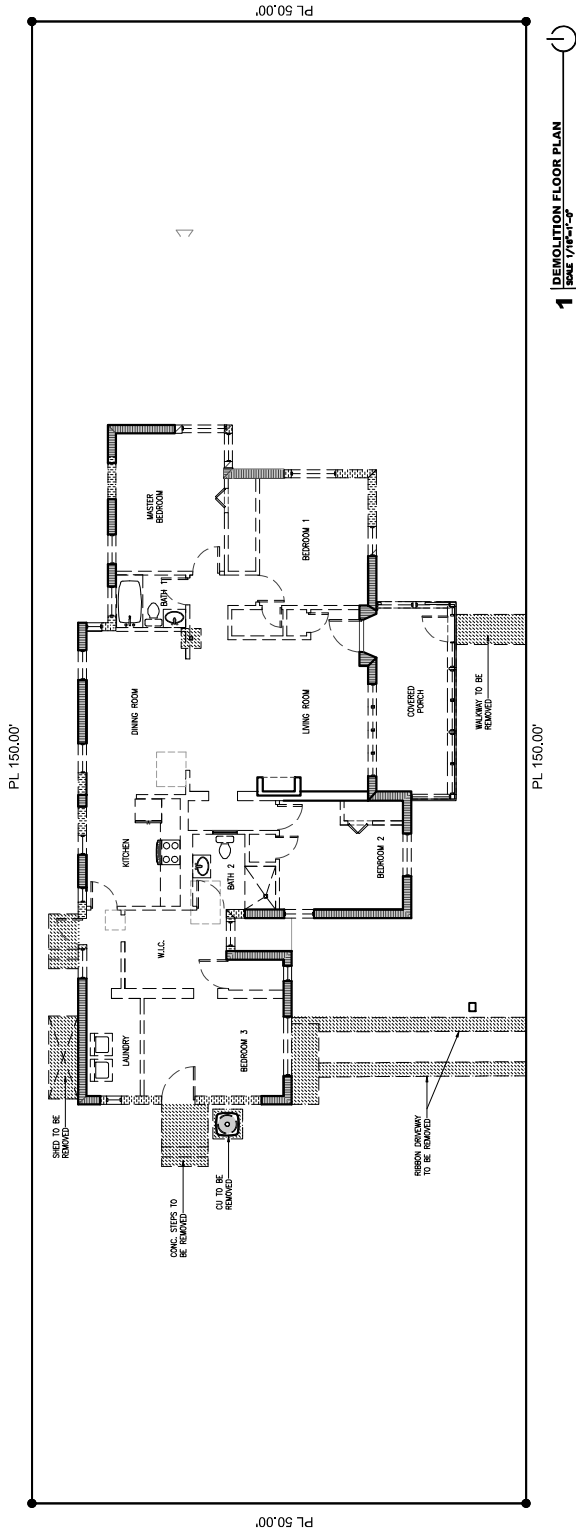
JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

CAL Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
jdu@udbardy.com

**UDBARDY**  
design & associates inc.

PROPOSED SITE PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482  
SCALE: 1/16" = 1'-0"  
02/16/2025  
**A.103**  
HPB25-0646

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CALIC No. 23310  
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MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
jdu@udbardy.com

**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

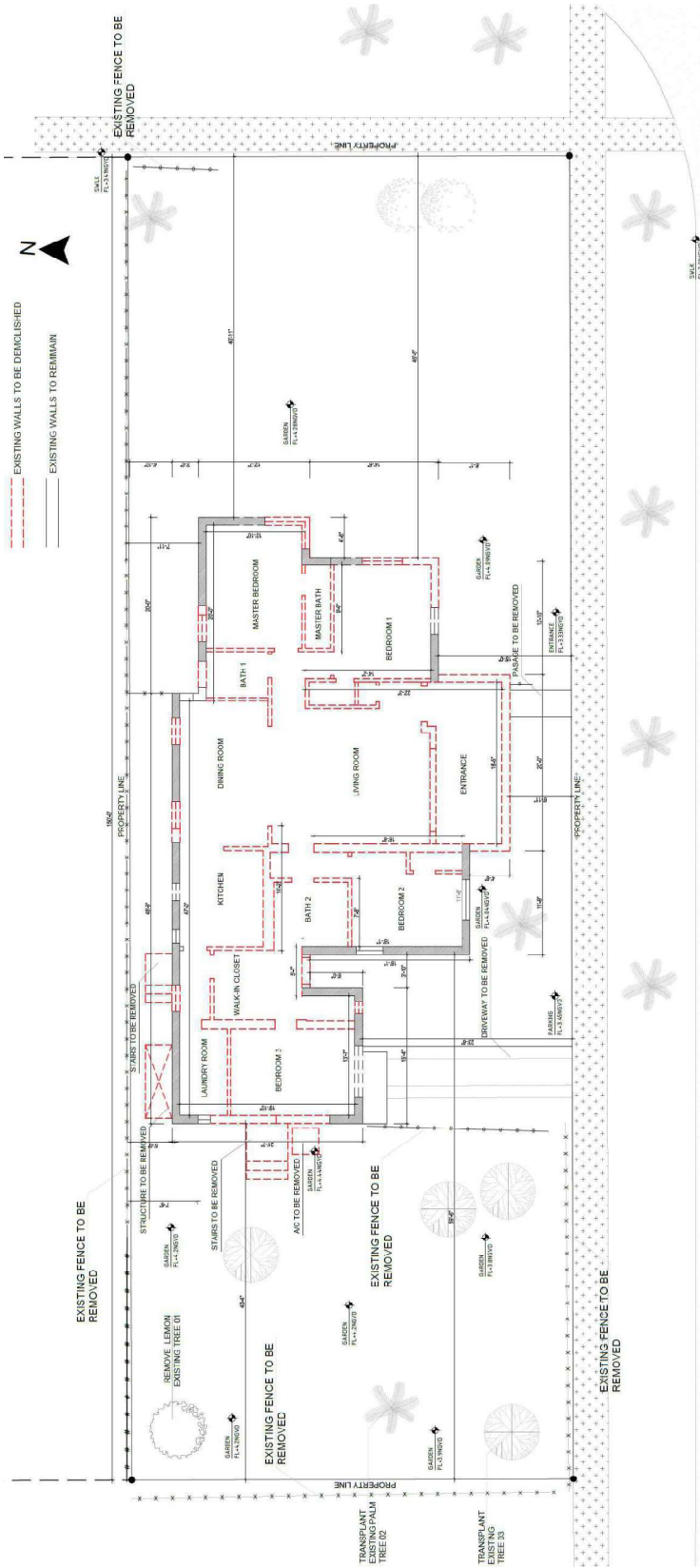
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**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

DEMOLITION FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
02/16/2025

**A.200**  
HPB25-0646





ASPHALT PAVEMENT

1 DEMOLITION FLOOR PLAN

NEW SHEET  
DEMOLITION 1ST FLOOR PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482

DEMOLITION FLOOR PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482  
A.201  
SCALE: 3/32" = 1'-0"  
02/16/2025  
HPB25-0646

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AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

UDBARDY  
design & associates inc.

CALIC No. 32310  
425 NE 22nd ST  
MIAMI, FL 33137  
O 786.773.3090  
F 786.773.3090  
jdu@udb.com

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**UD3A201**  
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AR #103982  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090  
jdu@ud3a201.com

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Udbardy  
DN: cn=John Udbardy,  
o=UD3A201 design & associates inc.,  
ou=UD3A201 design & associates inc.,  
email=jdu@ud3a201.com,  
c=US  
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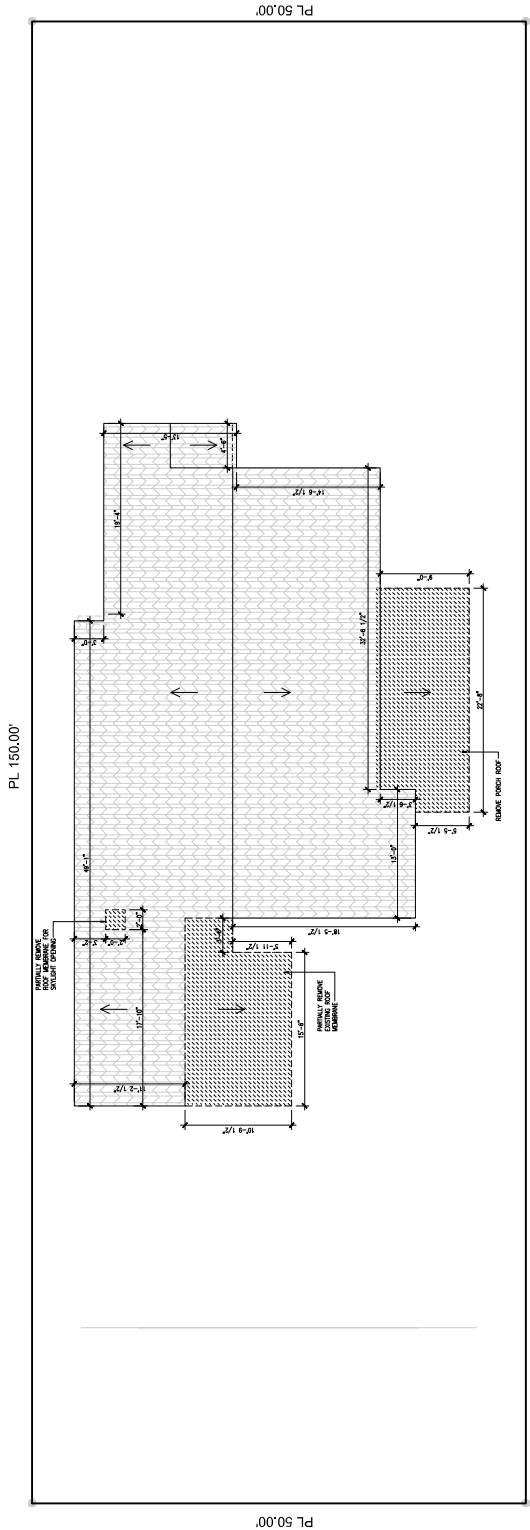
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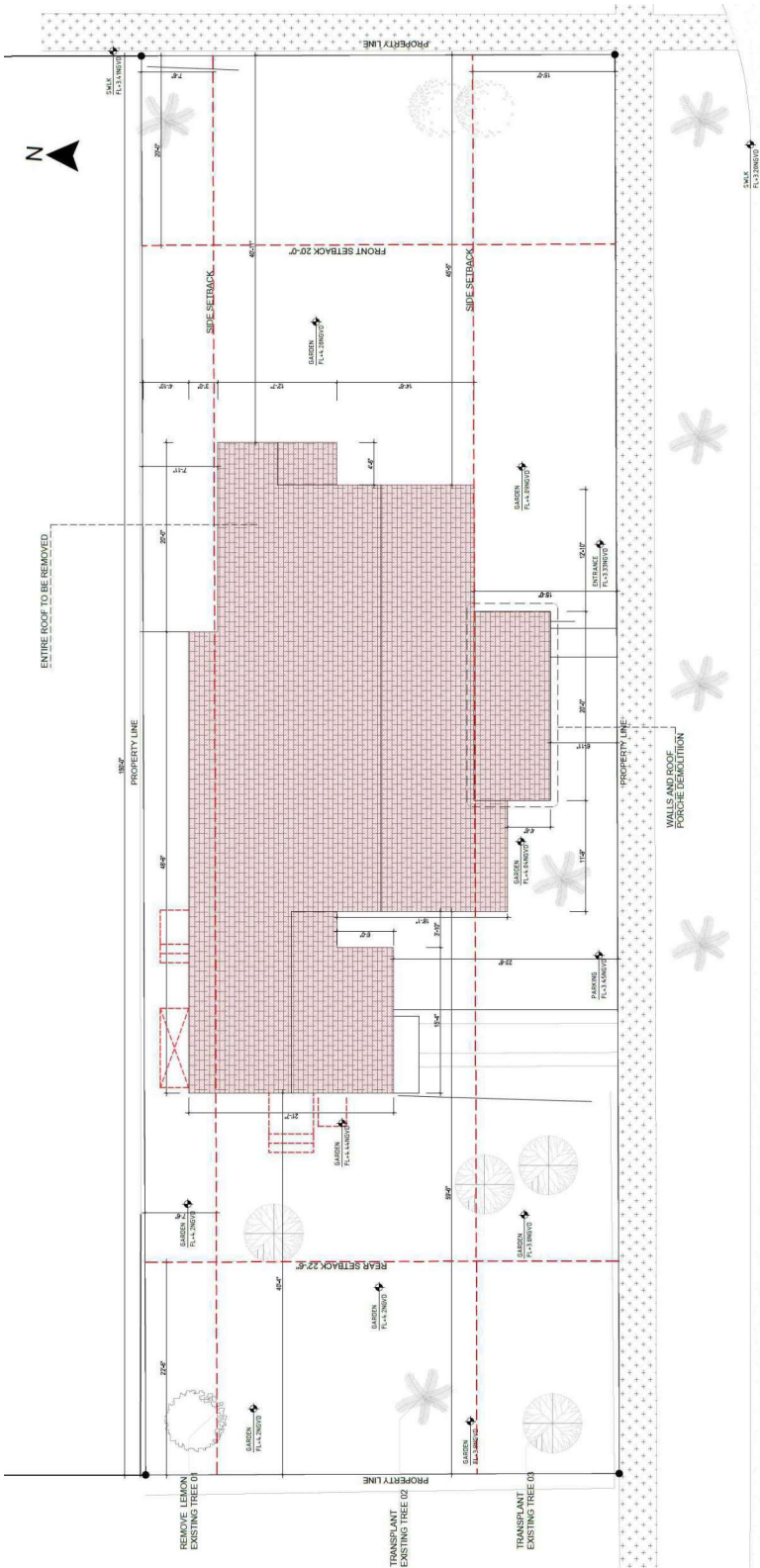
**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

**A.202**  
HPB25-0646

DEMOLITION ROOF PLAN  
SCALE: 3/32" = 1'-0"  
02/16/2025

**1 DEMOLITION ROOF PLAN**  
SCALE 1/8"=1'-0"





ASPHALT PAVEMENT

1 DEMOLITION ROOF PLAN

NEW SHEET  
DEMOLITION ROOF PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482

A.203  
HPB25-0646

DEMOLITION ROOF PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482  
SCALE: NTS 02/16/2025

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MIAMI BEACH, FL 33139

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JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

UDBARDY  
design & associates inc.

CA Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
jdu@udb.com

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CALIC No. 23310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
joh@udbardy.com



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**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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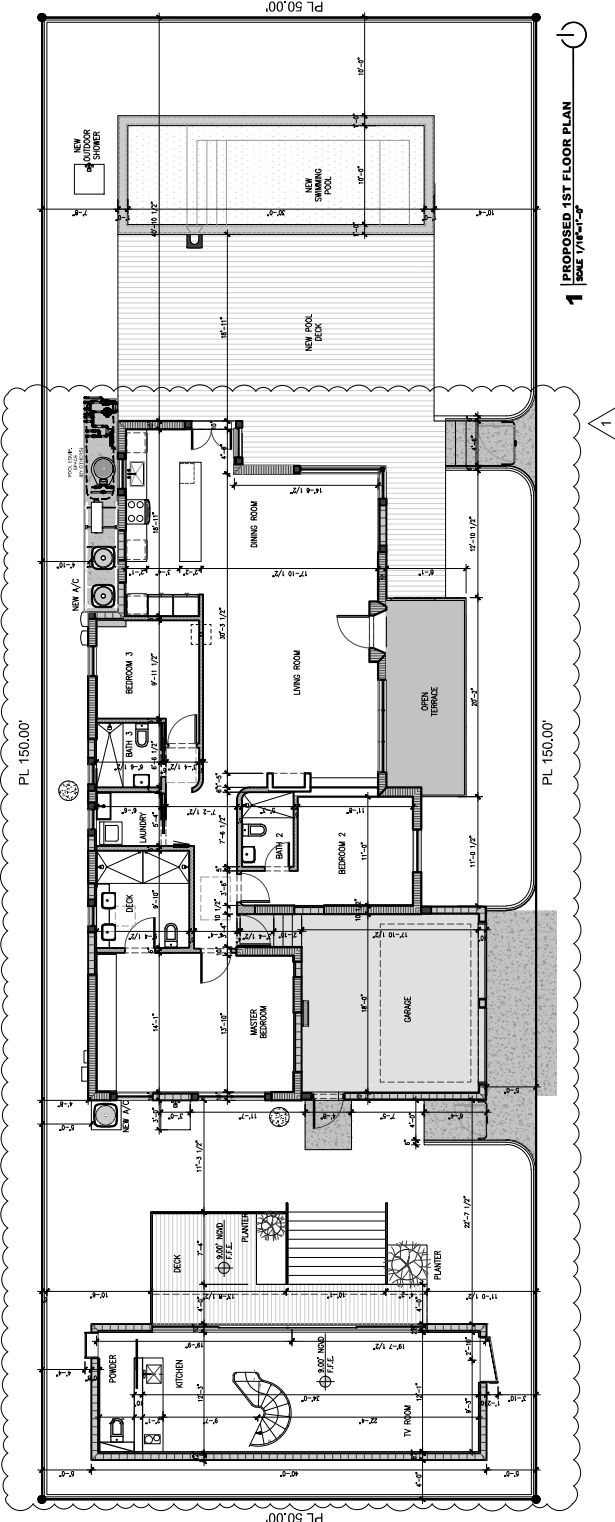
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MIAMI BEACH, FL 33139

PROPOSED 1ST FLOOR PLAN

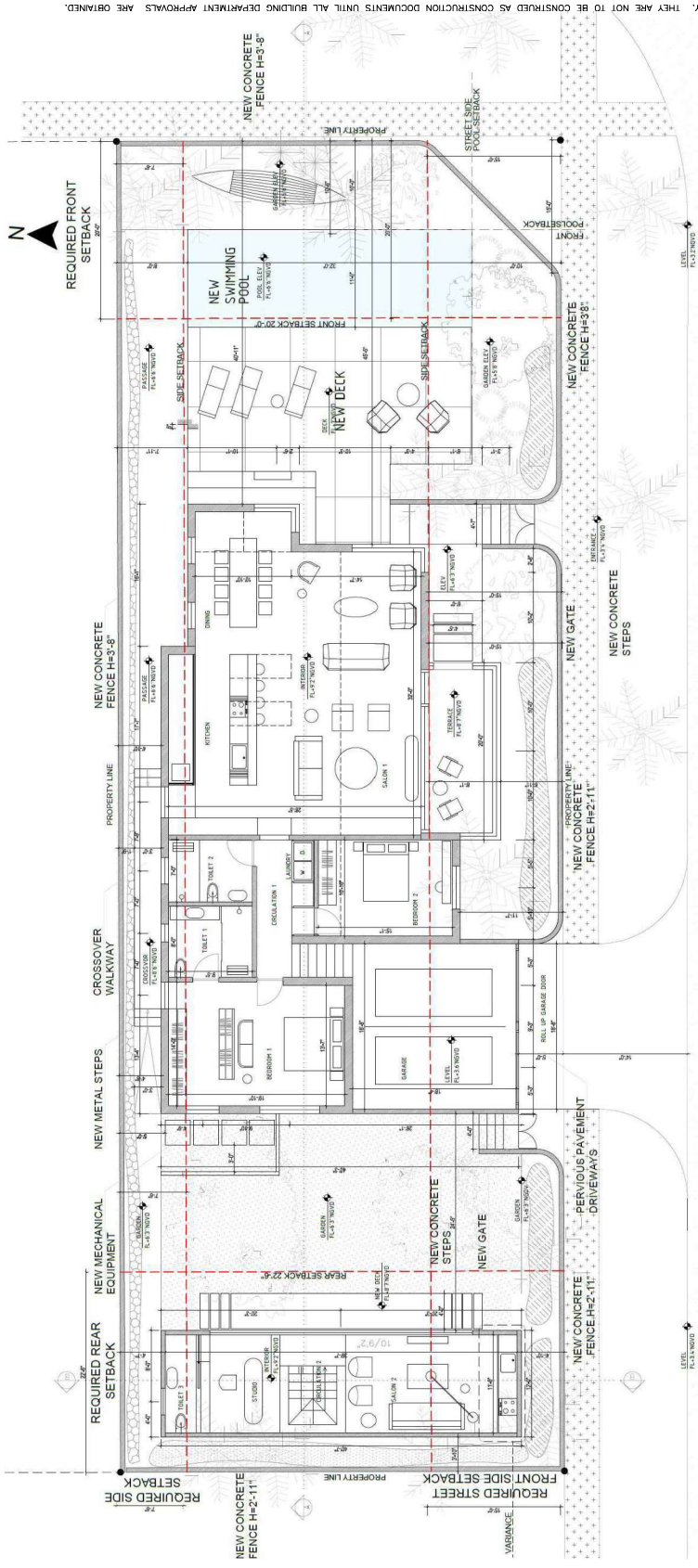
**A.300**  
HPB25-0646

SCALE: 3/32" = 1'-0"

02/16/2025



**1** PROPOSED 1ST FLOOR PLAN  
DATE: 7/16/21



ASPHALT PAVEMENT

1 PROPOSED 1ST FLOOR PLAN

NEW SHEET  
PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482



JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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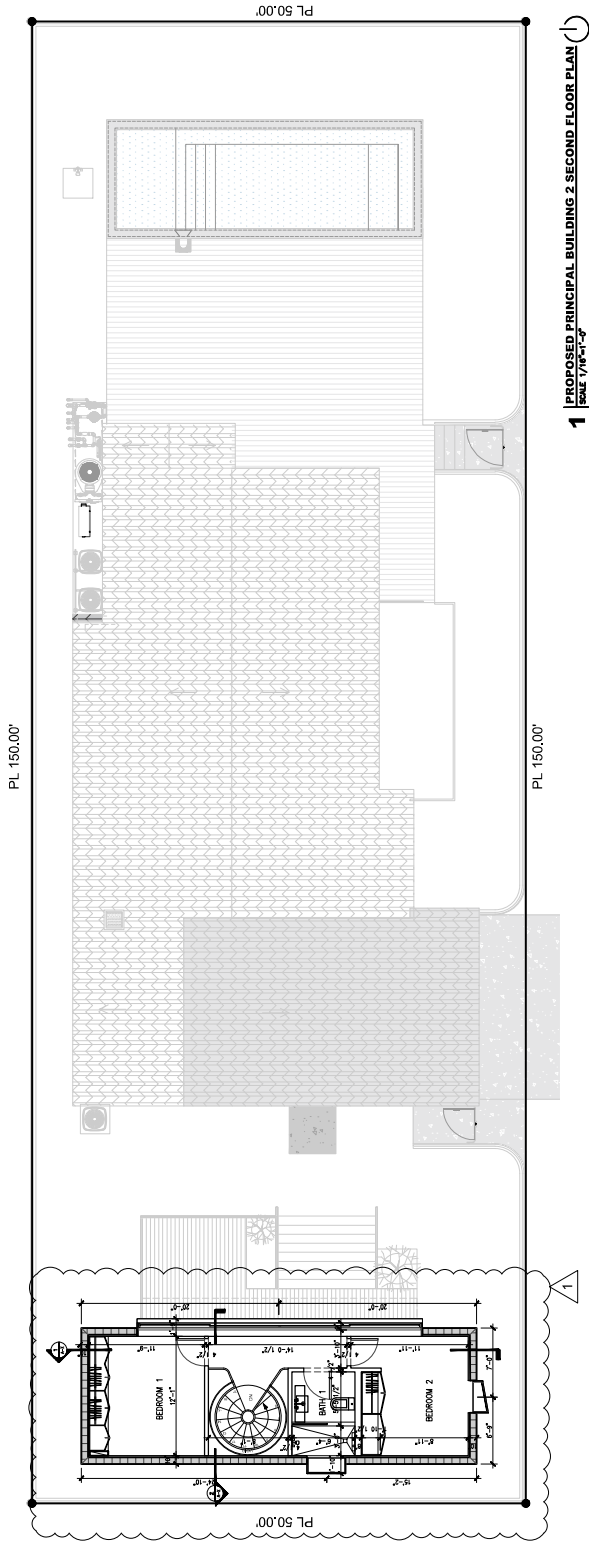
FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

PROPOSED 1ST FLOOR PLAN PREVIOUSLY  
APPROVED UNDER HPB21-0482  
SCALE: 3/32" = 1'-0"  
02/16/2025  
A.301  
HPB25-0646

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**JOHN URBARD, R.A.**  
AR #13382  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

**UD3A321**  
design & associates inc.

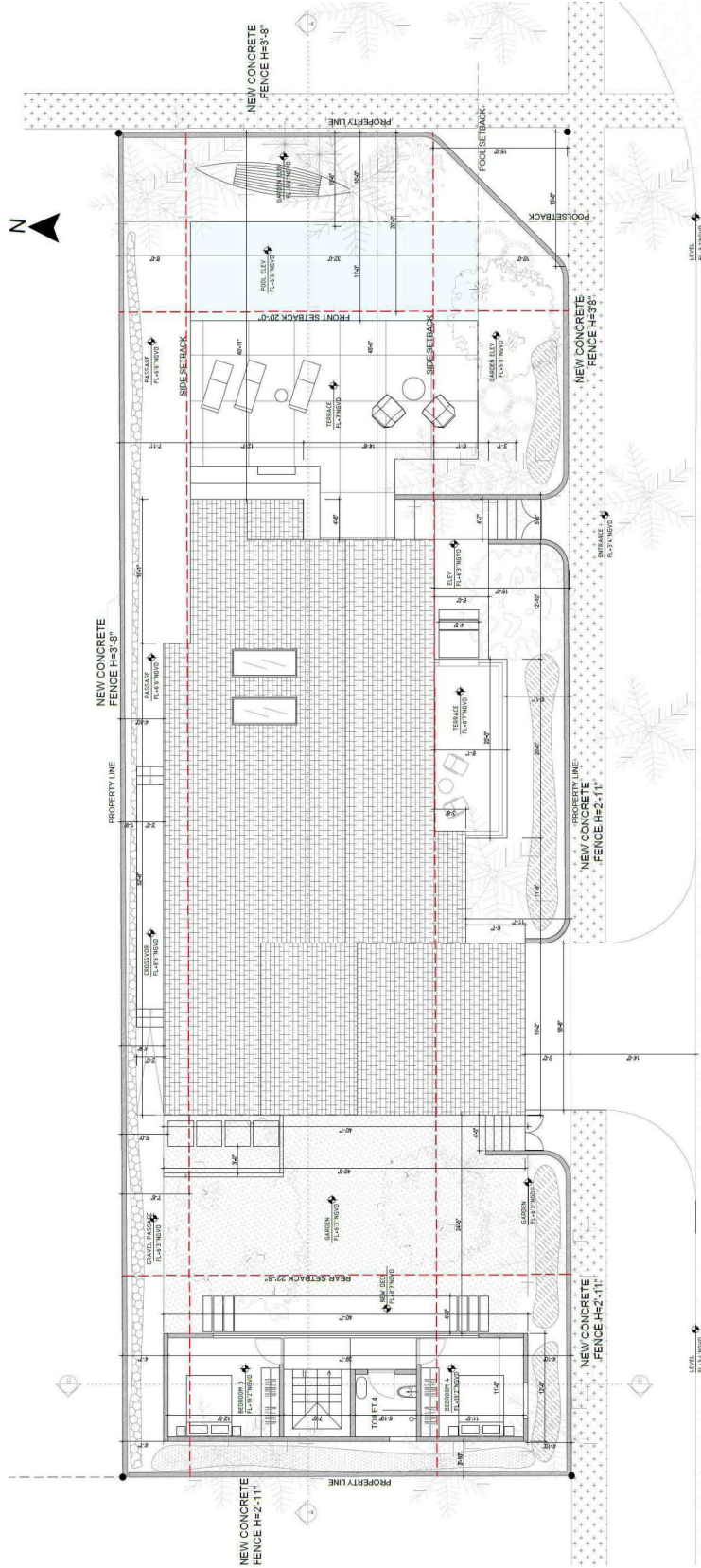
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425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
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1300 LENOX AVE  
MIAMI BEACH, FL 33139

PROPOSED 2ND FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
02/16/2025

**A.302**  
HPB25-0646



ASPHALT PAVEMENT

1 | PROPOSED 2ND FLOOR PLAN



JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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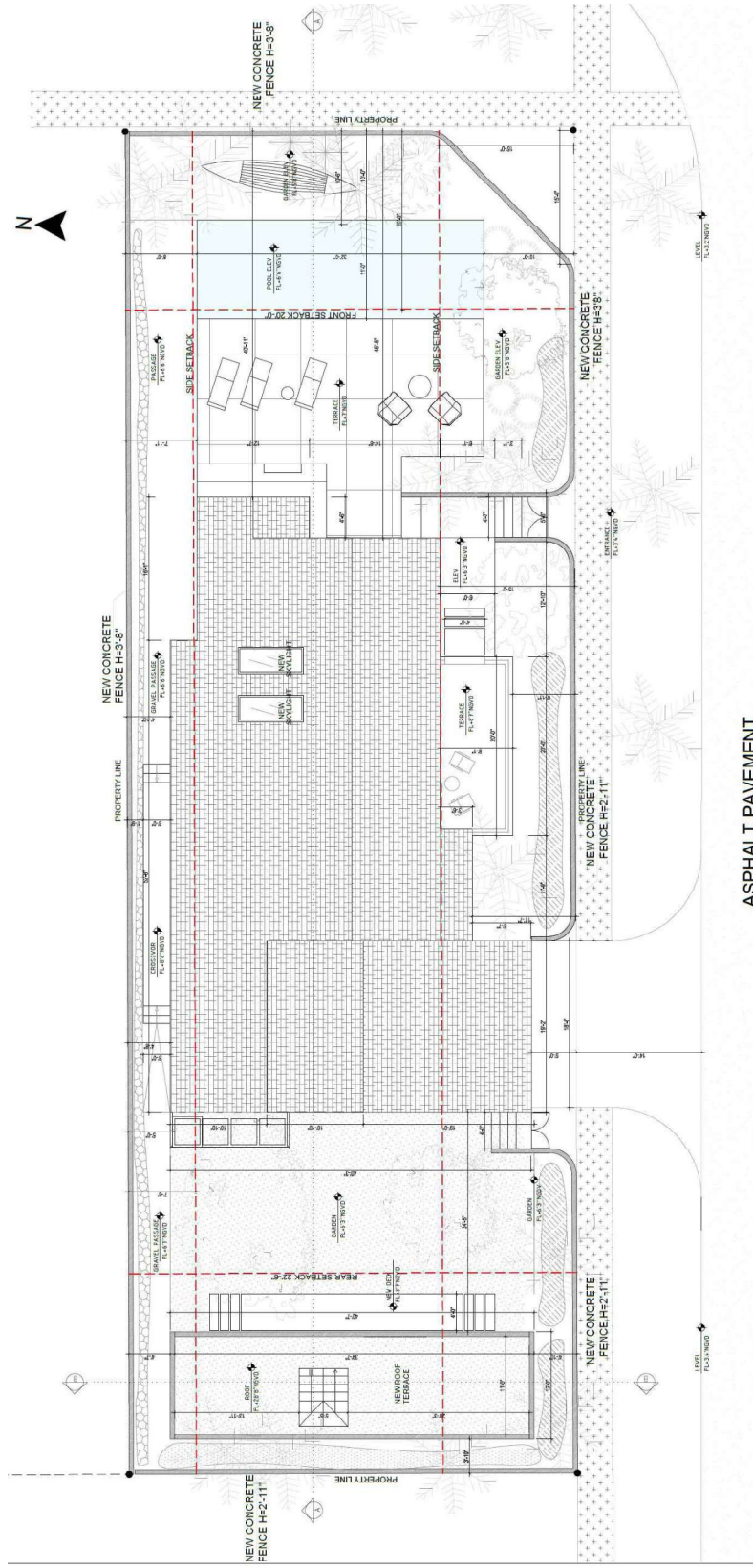
FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

PROPOSED 2ND FLOOR PLAN PREVIOUSLY  
APPROVED UNDER HPB21-4482  
SCALE: NTS 02/16/2025  
A.303  
HPB25-0646

NEW SHEET  
PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482

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ASPHALT PAVEMENT

**1** **PROPOSED ROOF PLAN**

NEW SHEET

**PROPOSED ROOF PLAN PREVIOUSLY APPROVED  
UNDER HPB21-0482**

**FIFTH WAVE INVESTMENTS LLC**  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

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**JOHN UDBARDY, R.A.**  
AR #103882  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

**UB3ARDY**  
**design & associates inc.**  
CA Lic. No. 32310  
425 NE 22nd ST  
SUITE 403  
MIAMI, FL 33137  
O: 786.773.3090  
M: 954.880.5206  
info@ub3ard.com

**A.305**  
HPB25-0646

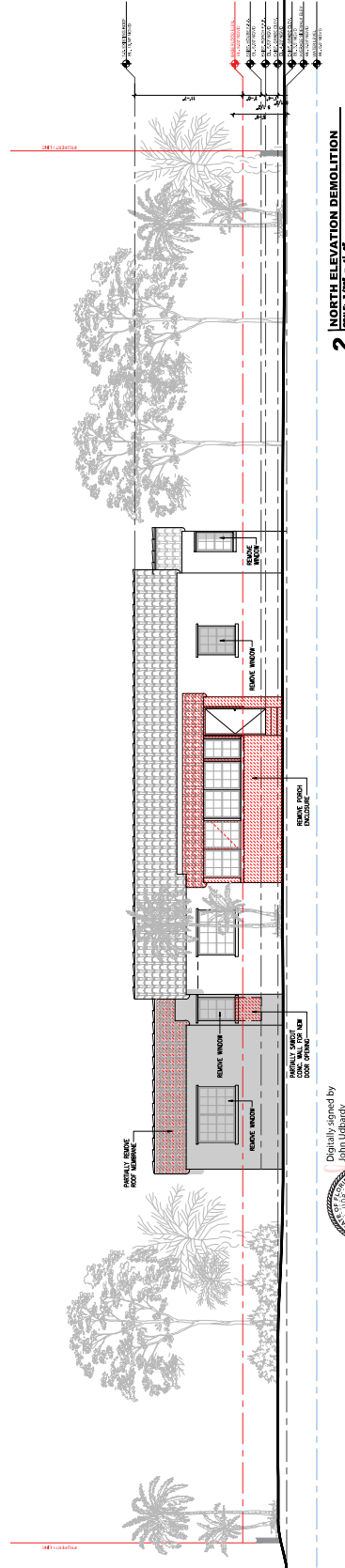
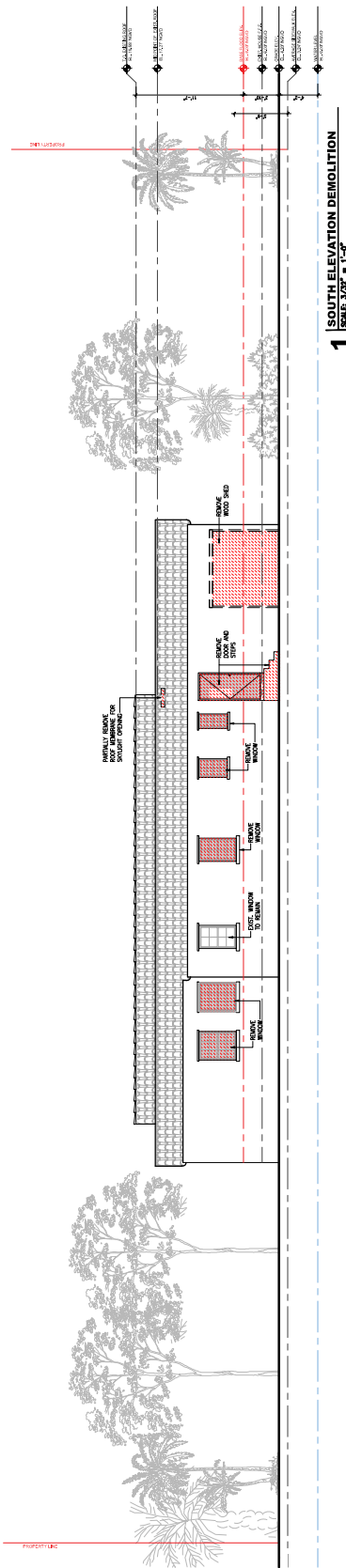
PROPOSED ROOF PLAN PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: NTS	02/16/2025

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Udbardy  
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design & associates inc.

CALC. No. 23310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
joh@udbardy.com

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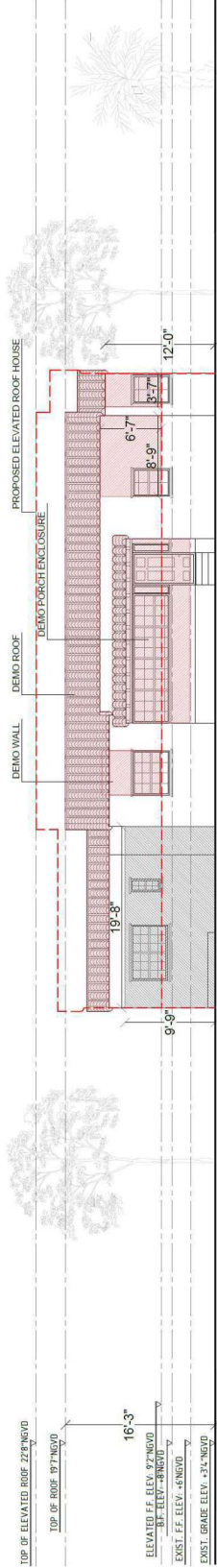
FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

ELEVATIONS DEMOLITION  
SCALE: 3/32" = 1'-0"  
02/16/2025  
**A.400**  
HPB25-0646

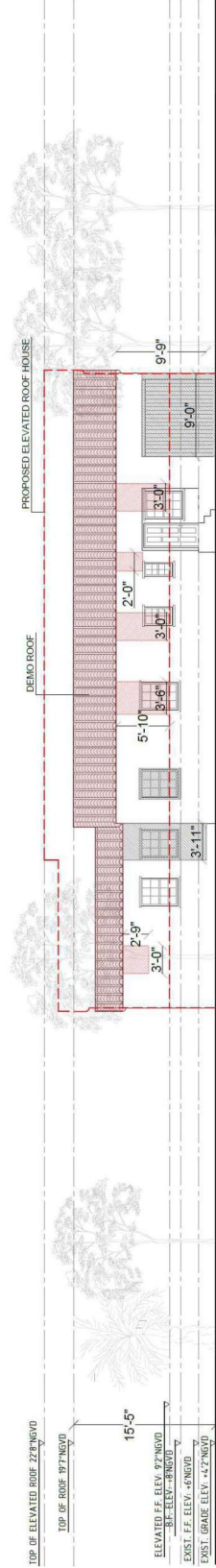


ADDITION  
DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV. +8'



SOUTH ELEVATION



NORTH ELEVATION



JOHN UDBARDY, R.A.  
AR #103582  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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ELEVATION DEMOLITION PREVIOUSLY APPROVED  
UNDER HPB21-0482  
SCALE: NTS 02/16/2025

A.401  
HPB25-0646

NEW SHEET  
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED  
UNDER HPB21-0482



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A.402  
HPB25-0646

ELEVATIONS DEMOLITION

SCALE: 3/32" = 1'-0"

02/16/2025

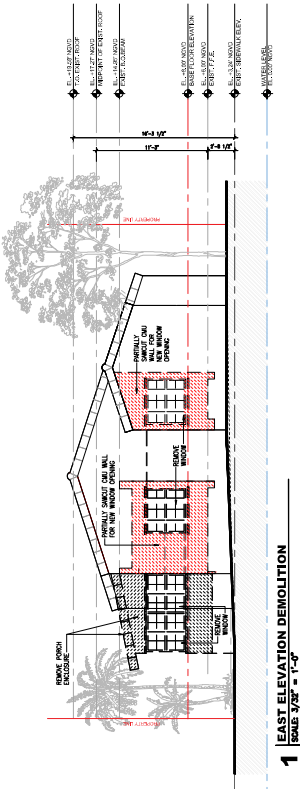
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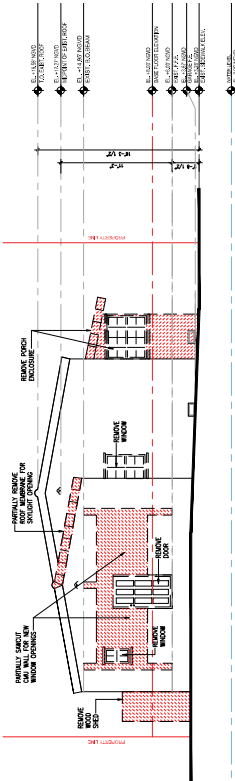
JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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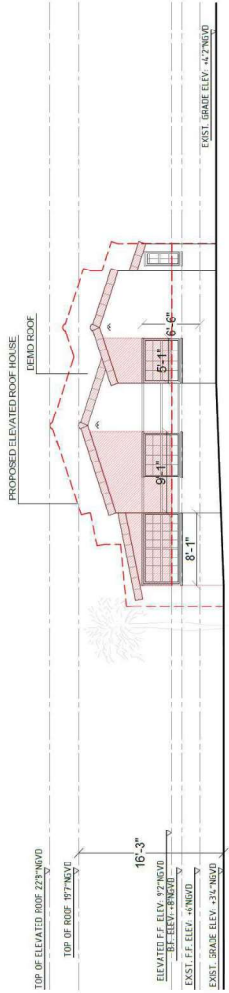
1 EAST ELEVATION DEMOLITION  
Scale: 3/32" = 1'-0"



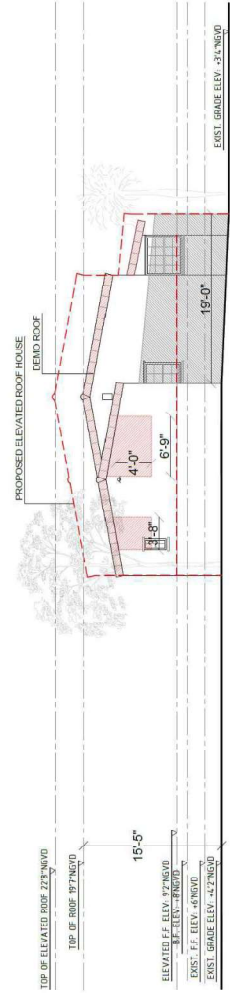
2 WEST ELEVATION DEMOLITION  
Scale: 3/32" = 1'-0"

ADDITION  
DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV: +8'



EAST ELEVATION



WEST ELEVATION

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Date: 2025.03.09  
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425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
joh@udbardy.com

**JOHN UDBARDY, R.A.**  
AR #1103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

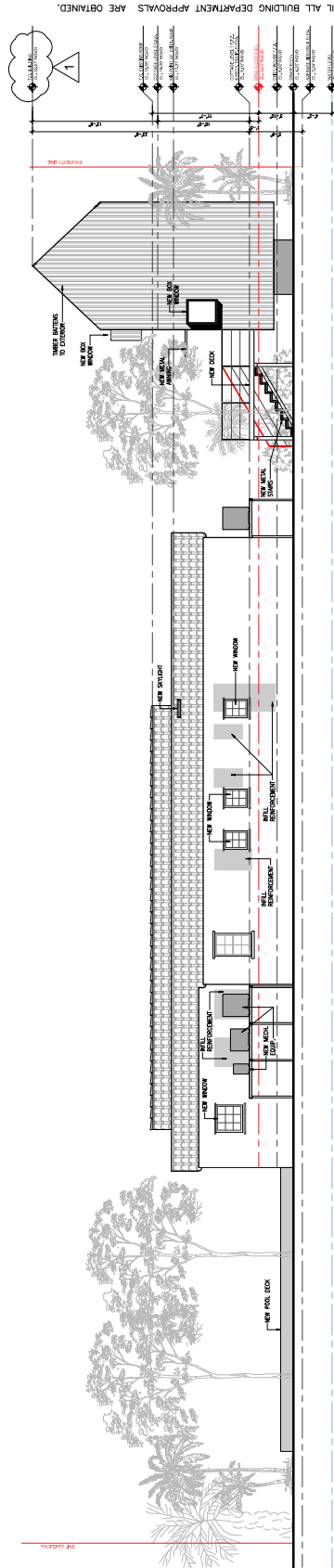
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1300 LENOX AVE  
MIAMI BEACH, FL 33139

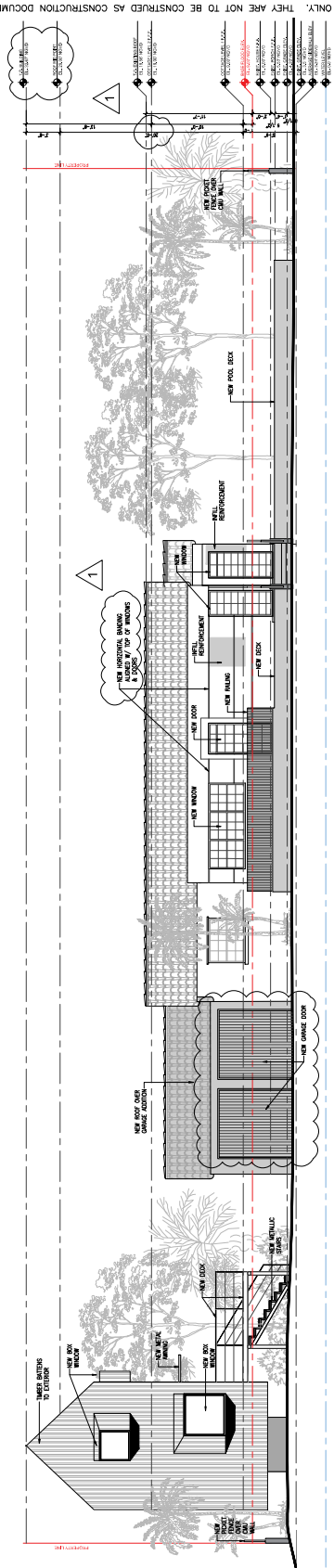
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482  
SCALE: NTS 02/16/2025

**A.403**  
HPB25-0646

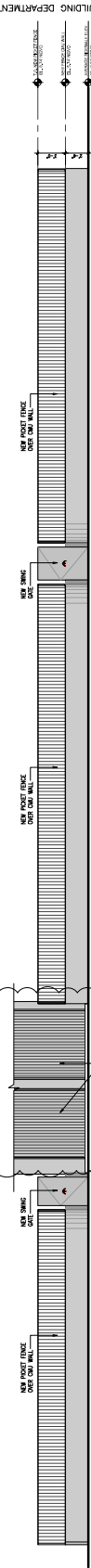
**NEW SHEET**  
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482



1 | PROPOSED SOUTH ELEVATION  
SCALE 1/8"=1'-0"



2 | PROPOSED NORTH ELEVATION  
SCALE 1/8"=1'-0"



3 | PROPOSED FENCE NORTH ELEVATION  
SCALE 1/8"=1'-0"

**UD3A321**  
design & associates inc.

JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090  
john@ud3a321.com

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Time: 14:45:00  
Reason: I am the author

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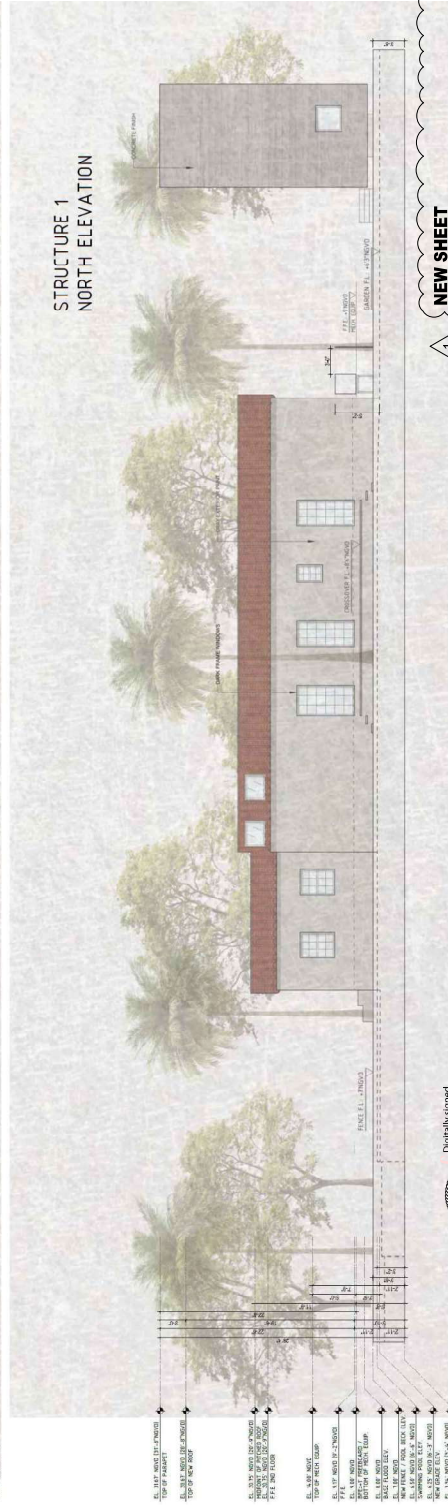
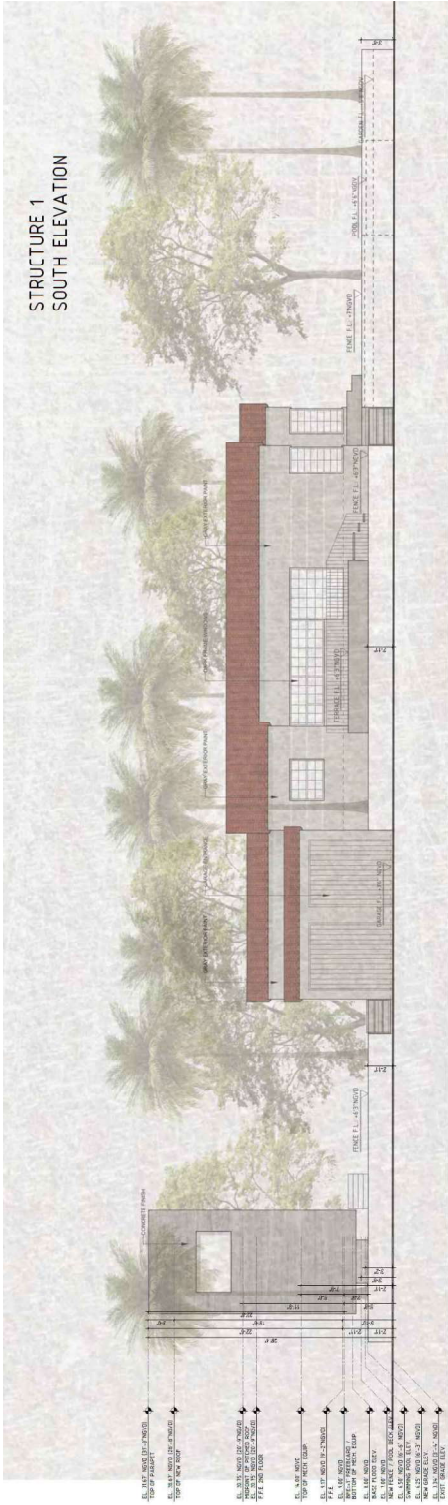
FIFTH WAVE INVESTMENTS LLC  
1300 LENOX AVE  
MIAMI BEACH, FL 33139

PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

A.404  
HPB25-0646

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**NEW SHEET**  
1  
**PROPOSED ELEVATIONS PREVIOUSLY APPROVED UNDER HPB21-0482**

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Date: 2023.03.09  
Time: 10:00:00  
Version: 2024.005.20421  
Adobe Acrobat

PROPOSED ELEVATIONS PREVIOUSLY APPROVED UNDER HPB21-0482  
SCALE: NTS 02/16/2025  
**A.405**  
HPB25-0646

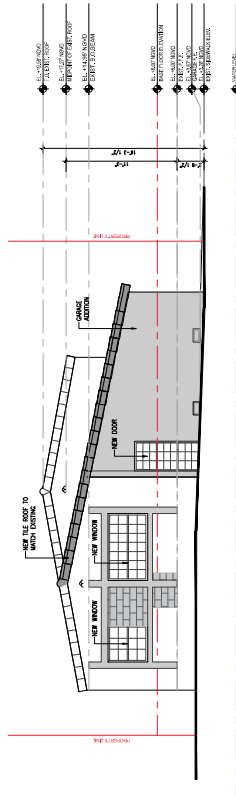
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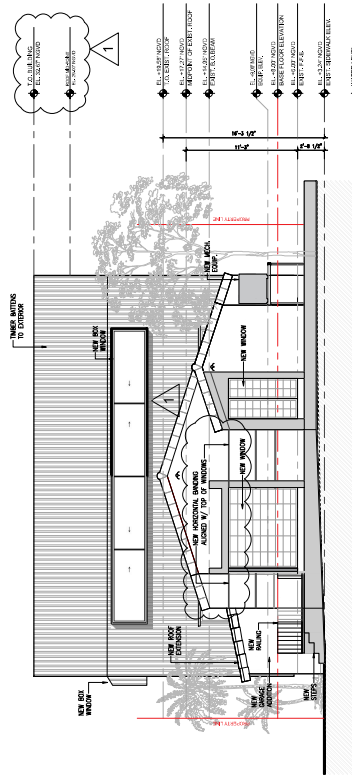
**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

UDBARDY  
design & associates inc.

CAL Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O 786.773.3090  
F 786.773.3090  
jdu@udbardi.com



**1 MAIN HOUSE PROPOSED WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 MAIN HOUSE PROPOSED EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**JOHN UDBARDY, R.A.**  
AR #103882  
425 NE 22ND. ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

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MIAMI BEACH, FL 33139

### PROPOSED ELEVATIONS

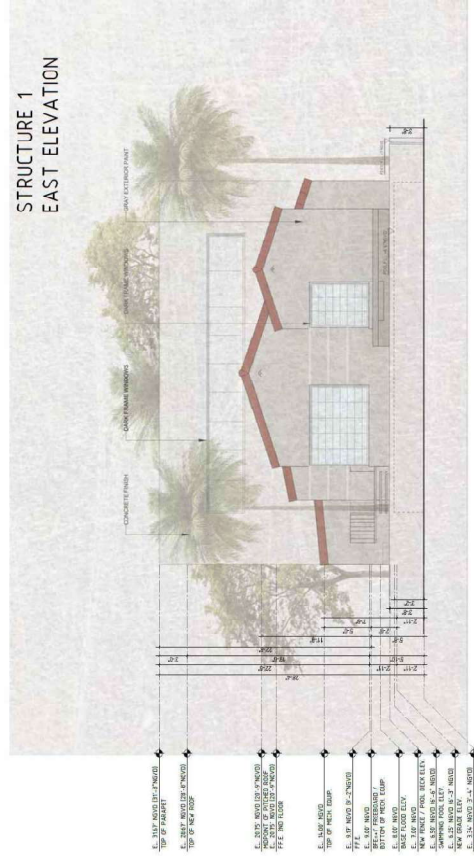
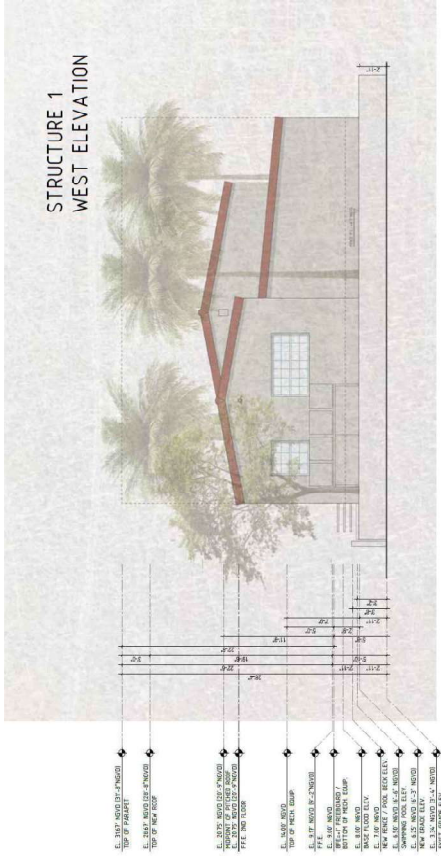
SCALE: 3/32" = 1'-0"

**A.406**  
HPB25-0646

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**UB3ARDY**  
**design & associates inc.**





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Udbardy  
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Adobe Acrobat  
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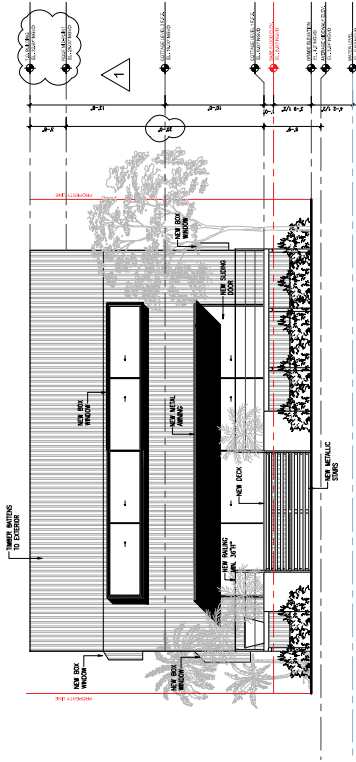
JOHN UDBARDY, R.A.  
AR #13582  
425 NE 22ND ST, SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090  
joh@udbardy.com

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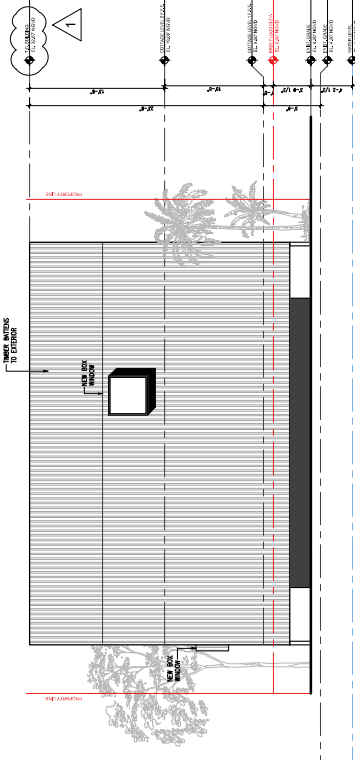
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PROPOSED ELEVATIONS PREVIOUSLY  
APPROVED UNDER HPB21-0482  
SCALE: NTS 02/16/2025  
**A.407**  
HPB25-0646

**NEW SHEET**  
PROPOSED ELEVATIONS PREVIOUSLY APPROVED  
UNDER HPB21-0482



**1** | PROPOSED WEST ELEVATION  
ACCESSORY BUILDING

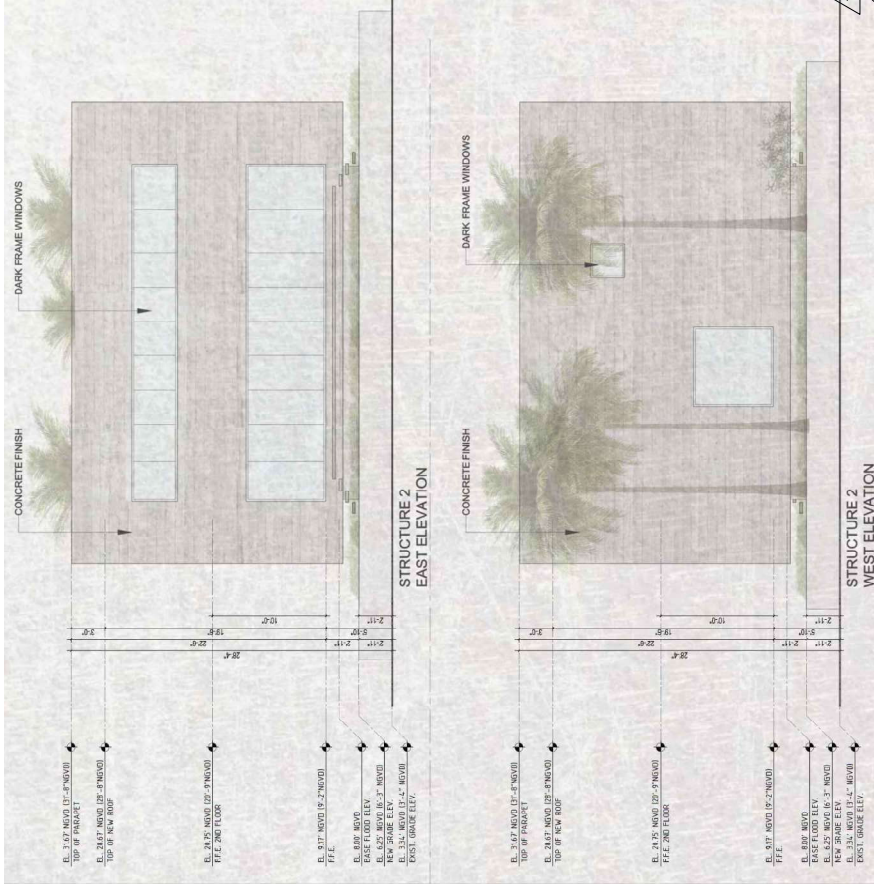


**2** | PROPOSED EAST ELEVATION  
ACCESSORY BUILDING

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CA Lic. No. 32310  
425 NE 22nd ST  
MIAMI FL 33137  
O: 786.773.3090  
F: 786.773.3090  
john@ud3a321.com



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design & associates inc.

JOHN UDBARDY, R.A.  
AR #103982  
425 NE 22ND, ST. SUITE 403  
MIAMI, FL 33137  
Phone: 786.773.3090

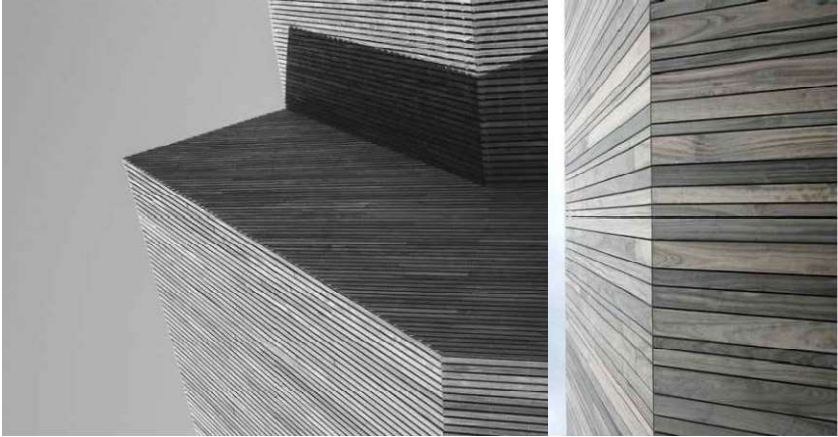
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NEW SHEET  
PROPOSED ELEVATIONS PREVIOUSLY APPROVED  
UNDER HPB21-0482

PROPOSED ELEVATIONS PREVIOUSLY  
APPROVED UNDER HPB21-0482  
SCALE: 3/32" = 1'-0"  
02/16/2025  
**A.409**  
HPB25-0646

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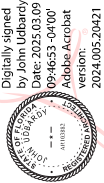
**JOHN UDBARDY, R.A.**  
AR #103982  
425 NE 22ND, ST, SUITE 403  
MIAMI, FL 33137  
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MIAMI BEACH, FL 33139

INSPIRATIONAL IMAGES &  
EXTERIOR MATERIALS AND FINISHES  
SCALE: NTS 02/16/2025  
**A.500**  
HPB25-0646

**NEW SHEET**



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