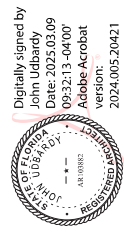


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INDEX SHEET
SCALE: N/A 02/16/2025
A.000
HPB25-0646

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

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SHEET INDEX		01.09.2025 1ST SUBMITTAL	03.09.2025 2ND SUBMITTAL
ARCHITECTURAL			
A.000	INDEX SHEET	●	●
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A.031	COLOR PHOTOS OF EXISTING HOME	●	●
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1 LOCATION MAP

FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
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j.ubbardy.com

SCALE: N/A

02/16/2025

LOCATION MAP

A.020

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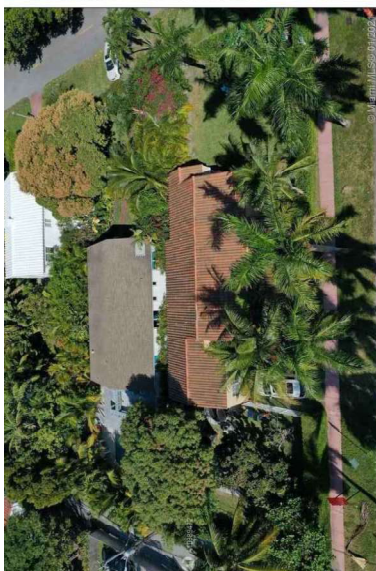
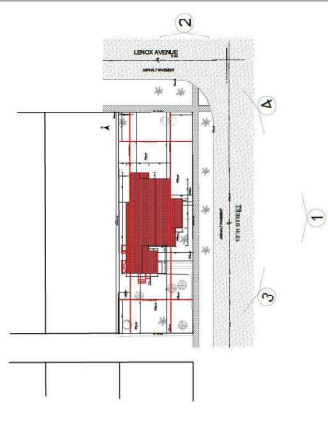
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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

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

A.021
HPB25-0646



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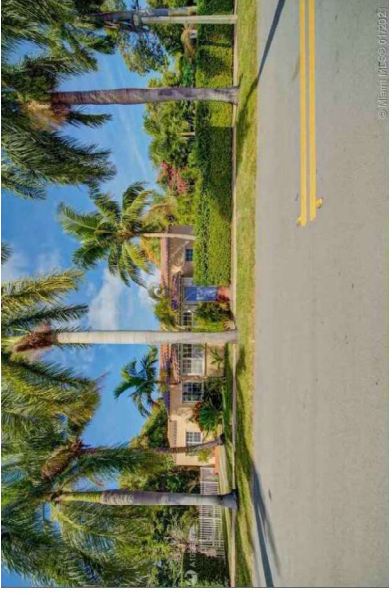
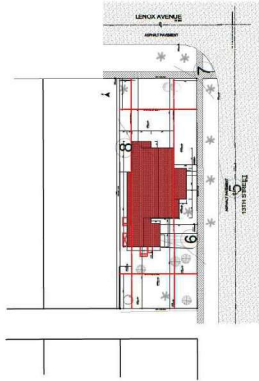
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FIFTH WAVE INVESTMENTS LLC
 1300 LENOX AVE
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COLOR PHOTOS OF EXISTING
 HOME
 SCALE: N/A
 02/16/2025

A.030
 HPB25-0646





5



6



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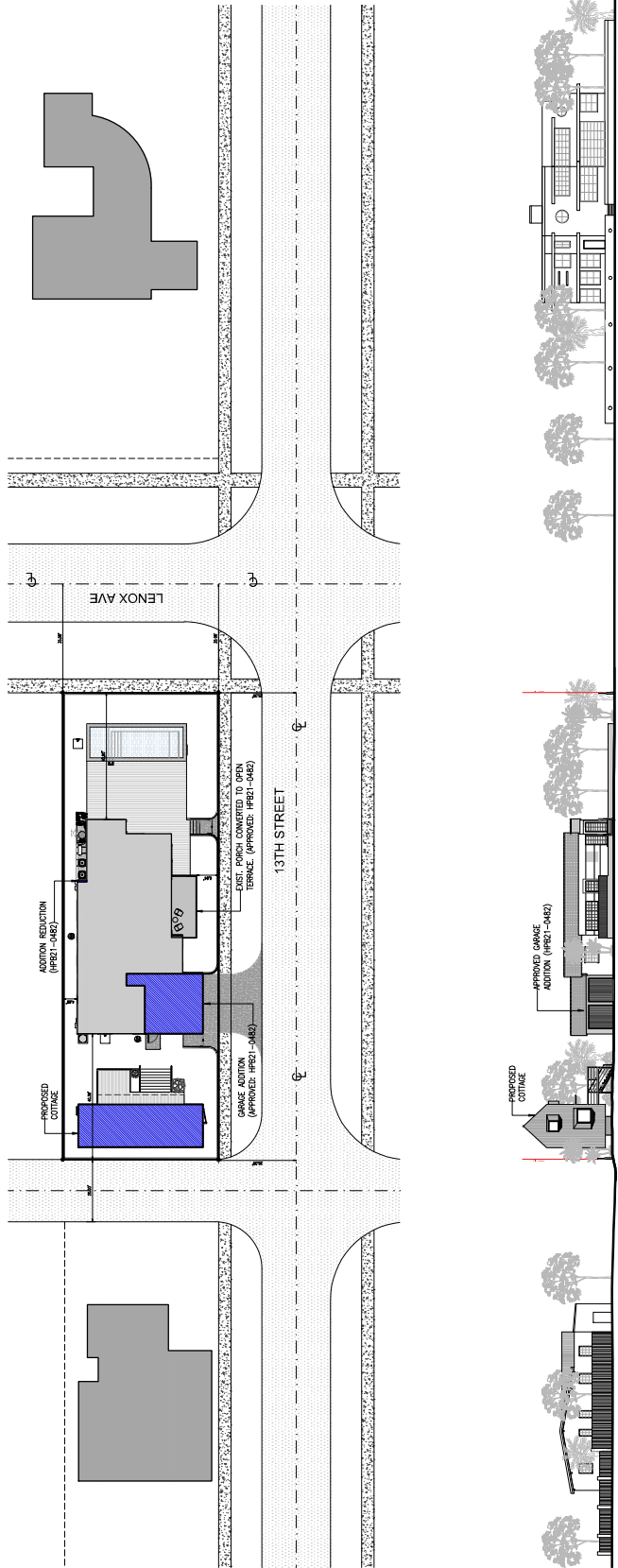
FIFTH WAVE INVESTMENTS LLC
 1300 LENOX AVE
 MIAMI BEACH, FL 33139

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

A.031
 HPB25-0646



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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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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



MIAMI BEACH
BUILDING DEPARTMENT

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:	ZONING DISTRICT:	RS-4
5	BASED FLOOR ELEVATION:	GRADE VALUE IN NVD:	4.00'
6	ADJUSTED GRADE (FLOOR + GRADE/2):	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'	150.00'
9	MAX. LOT COVERAGE SF AND %:	2,250 SQ.FT. (30%)	2,712 SQ.FT. (36%)
10	EXISTING LOT COVERAGE SF AND %:	2,005 SQ.FT. (26.7%)	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,000 SQ. FT. (100%)	574 SQ.FT. (51%) ALLOWABLE ENCROACHMENT SEC. 142.1132 (25% MAX. OF REAR YARD)
	FRONT YARD PERVIOUS:	840 SQ.FT. (84%)	941 SQ.FT. (83.5%)
	FRONT YARD IMPERVIOUS:	160 SQ.FT. (16%)	184 SQ.FT. (16.5%)
12	MAX. UNIT SIZE SF AND %:	3,750 SQ.FT. (50%)	3,336 SQ.FT. (45%)
13	EXISTING FIRST FLOOR UNIT SIZE:	2,005 SQ.FT.	2,754 SQ.FT. (37%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	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 10% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW): N/A
	STREET SIDE YARD SOUTH TO POOL DECK:	10.00'	

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24.00' MAX.	24'-0"	
18	PRINCIPAL BUILDING SETBACKS:			
19	FRONT FIRST LEVEL:	40.90'	40.90'	
20	FRONT SECOND LEVEL:	20.00'	N/A	132.25'
21	SIDE 1:	7.5' MIN.	4.68'	4.68'
22	SIDE 2 OR (FACING STREET):	15.00' MIN.	6.94'	5.00'
23	REAR:	22'-6"	40.39'	40.39'
	SECONDARY STRUCTURE SIDE 1:	10.00' MIN.	N/A	5.00'
24	SECONDARY STRUCTURE SIDE OR FACING STREET:	15.00' MIN.	N/A	5.00'
25	SECONDARY STRUCTURE REAR:	N/A	N/A	4.00'
26	SUM OF SIDE YARD:	12.5'	11.62'	10.00' ¹
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			YES
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			-

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.



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

ZONING LEGEND
SCALE: N/A
02/16/2025

A.050
HPB25-0646

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION
1	Address: 1300 Lenox Ave, Miami Beach, FL 33139, USA
2	Police number (numbers): 02-4203-009-8880
3	Board and file numbers:
4	Year Built: 1916
5	Basement Flood Elevat bn: 8'
6	Adjusted Grade (Flood + Grade/Z): 6.5'
	Lowest Elevat bn of Mechanical Equipment: 4.4'
7	Lot Area: 7,500sq ft
8	Lot Width: 50'
9	Max Lot Coverage SF and %: 2,250 sq ft (30%)
10	Existng Lot Coverage SF and %: 2,035 sq ft (26.7%)
11	Front Yard Open Space SF and %: 941 sq ft (12.6%)
	Side Yard Open Space SF and %: Allowable per Ordinance sec. 142.1132 (25% Max. of rear yard)
	Rear Yard Previous: 948 sq ft (12.6%)
	Rear Yard Impervious: 217 sq ft (2.9%)
12	Proposed First Floor Unit Size: 2,806 sq ft (37.4%)
13	Proposed Second Floor volumetric Unit Size (per Ordinance Sec. 142.1132): 0 sq ft (0%)
14	Proposed Total Floor Unit Size: 2,806 sq ft (37.4%)
	Proposed First Floor Unit Size SF and %: 2,317 sq ft (30.9%)
	Proposed Second Floor Unit Size SF and %: 487 sq ft (6.5%)
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'
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: 2'2"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



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 1300 LENOX AVE
 MIAMI BEACH, FL 33139

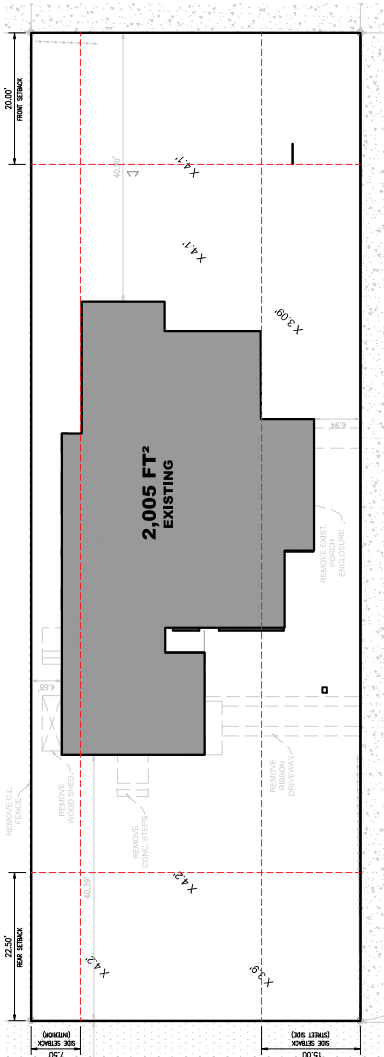
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 UNDER HPB21-0482
 SCALE: 02/16/2025

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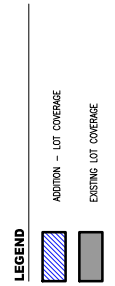


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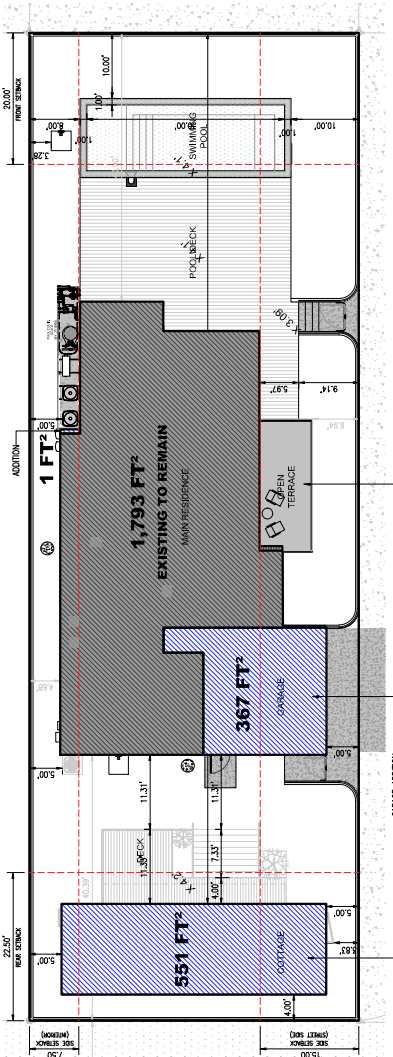
NEW SHEET
 ZONING LEGEND PREVIOUSLY APPROVED
 UNDER HPB21-0482



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%)



1 | EXIST. LOT COVERAGE
SCALE: 1/16" = 1'-0"



2 | PROPOSED LOT COVERAGE
SCALE: 1/16" = 1'-0"



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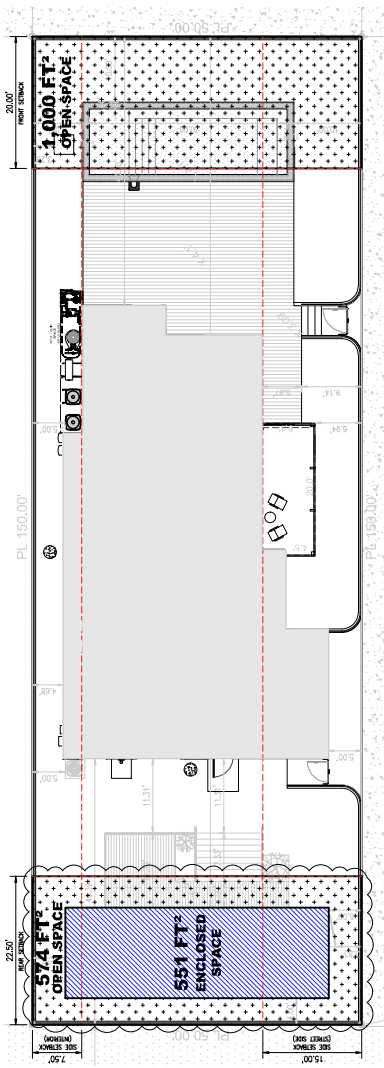
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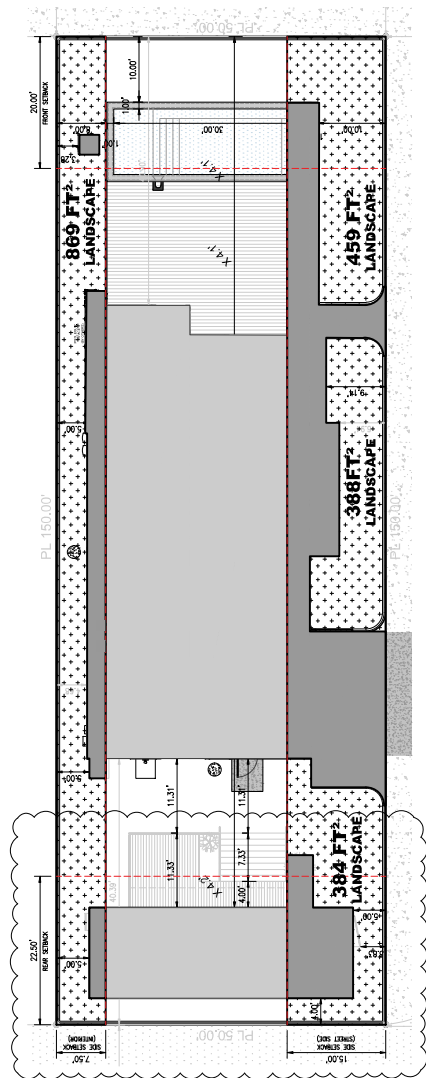
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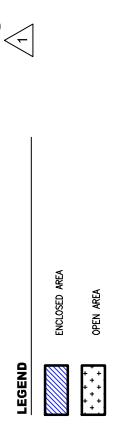


1 FRONT & REAR OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

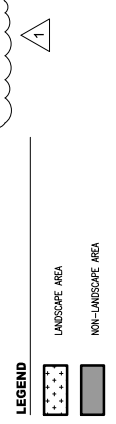


2 SIDE YARD LANDSCAPE DIAGRAM
SCALE: 1/16" = 1'-0"

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%)



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%)



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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

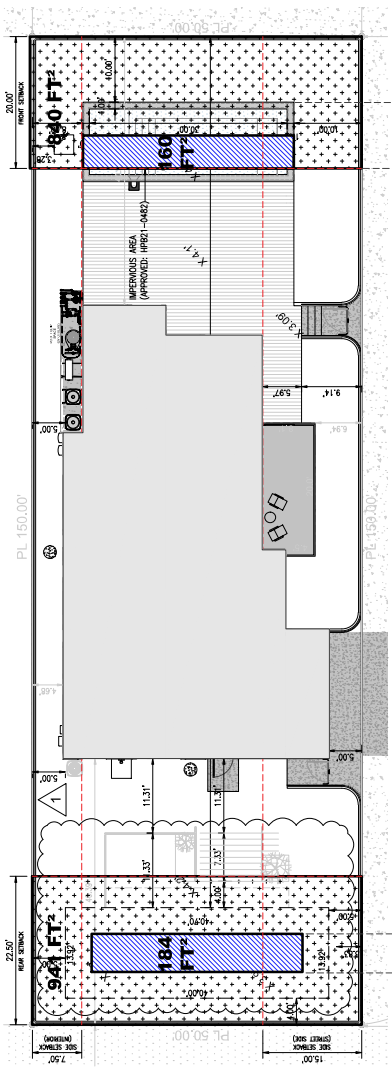
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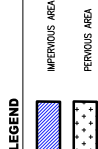
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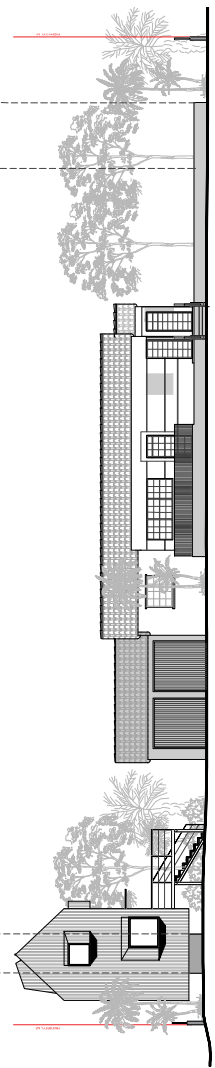
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PERVIOUS / IMPERVIOUS CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD PERVIOUS AREA	840 SQ. FT. (84%)
FRONT YARD IMPERVIOUS AREA	160 SQ. FT. (16%)
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD PERVIOUS AREA	941 SQ. FT. (84.5%)
REAR YARD IMPERVIOUS AREA	184 SQ. FT. (16.5%)



1 PERVIOUS/IMPERVIOUS DIAGRAM
SCALE: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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Date: 2025.03.09
09:36:09 -04'00'
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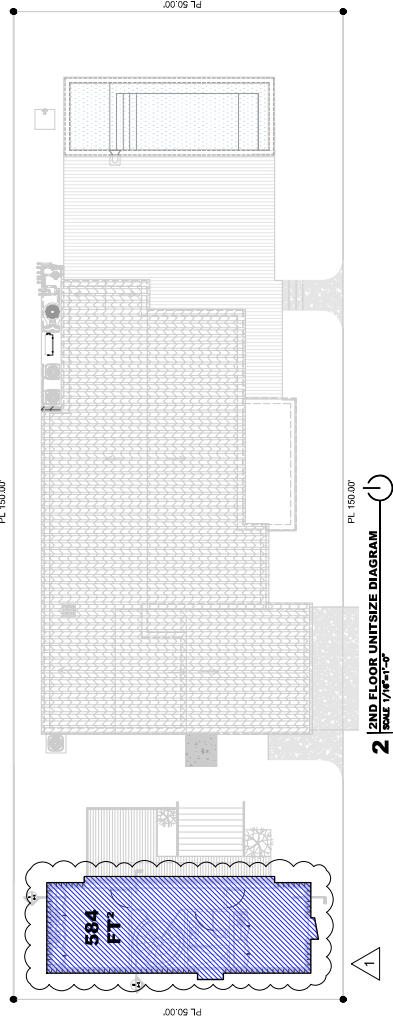
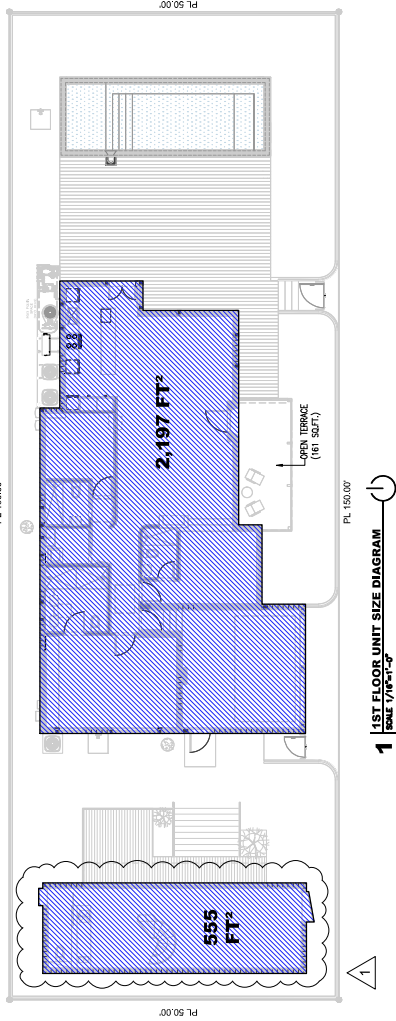
JOHN UBBARDY, R.A.
AR #130382
425 NE 22ND, ST. SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090
jdu@ubbardy.com

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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.080
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%)



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A.090
HPB25-0646

ZONING
DIAGRAM

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

02/16/2025

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

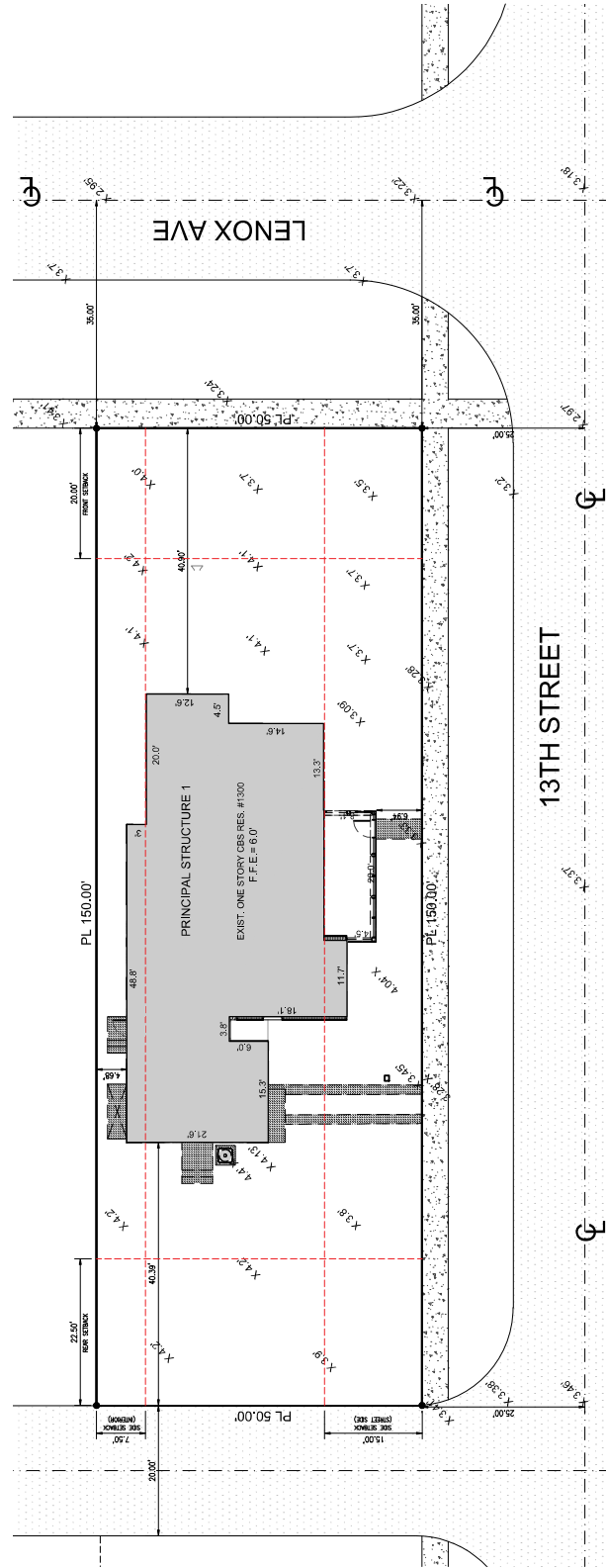
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jdu@udbardy.com

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



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A.100
HPB25-0646

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

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MIAMI BEACH, FL 33139

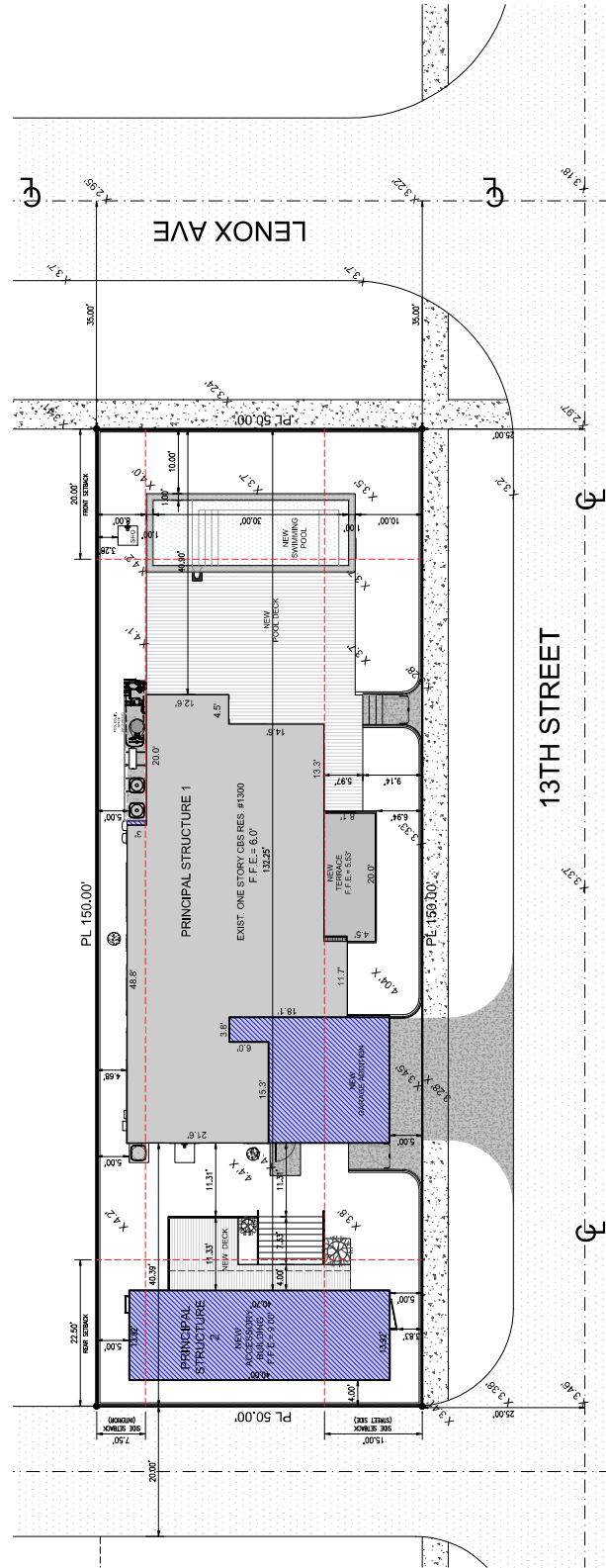
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1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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version:
2024.005.20421

A.102
HPB25-0646

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

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

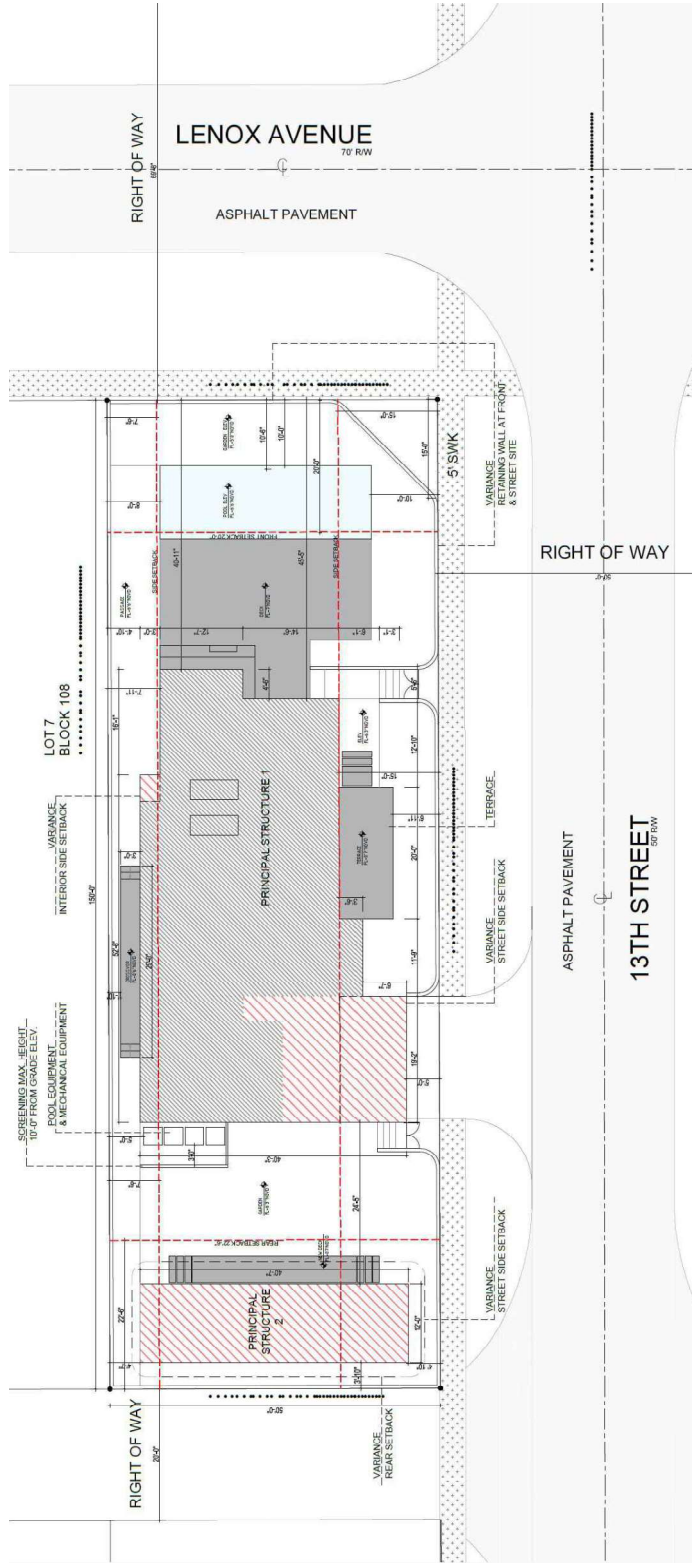
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1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

NEW SHEET
PROPOSED SITE PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482

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PROPOSED SITE PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482
A.103
HPB25-0646

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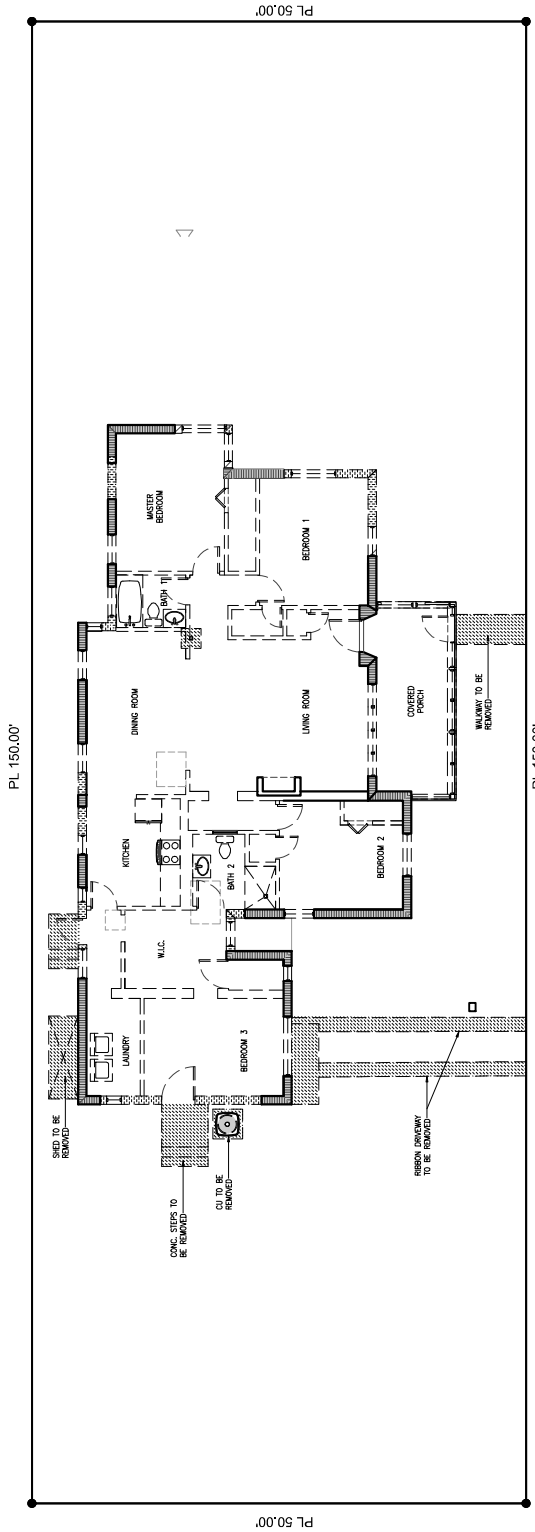
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1 DEMOLITION FLOOR PLAN
Scale: 1/8"=1'-0"

A.200
HPB25-0646

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

FIFTH WAVE INVESTMENTS LLC
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MIAMI BEACH, FL 33139

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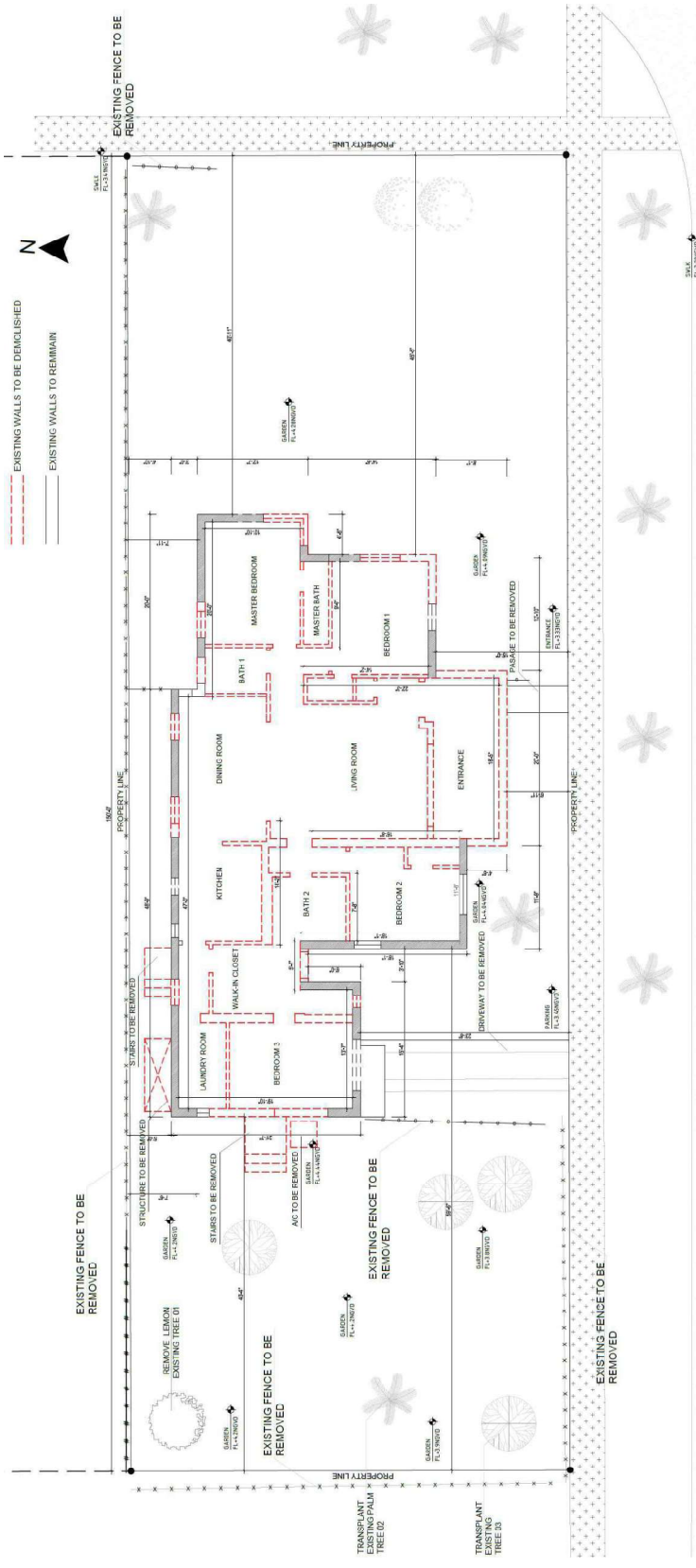
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ASPHALT PAVEMENT

1 DEMOLITION FLOOR PLAN

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 Version 10.0.0
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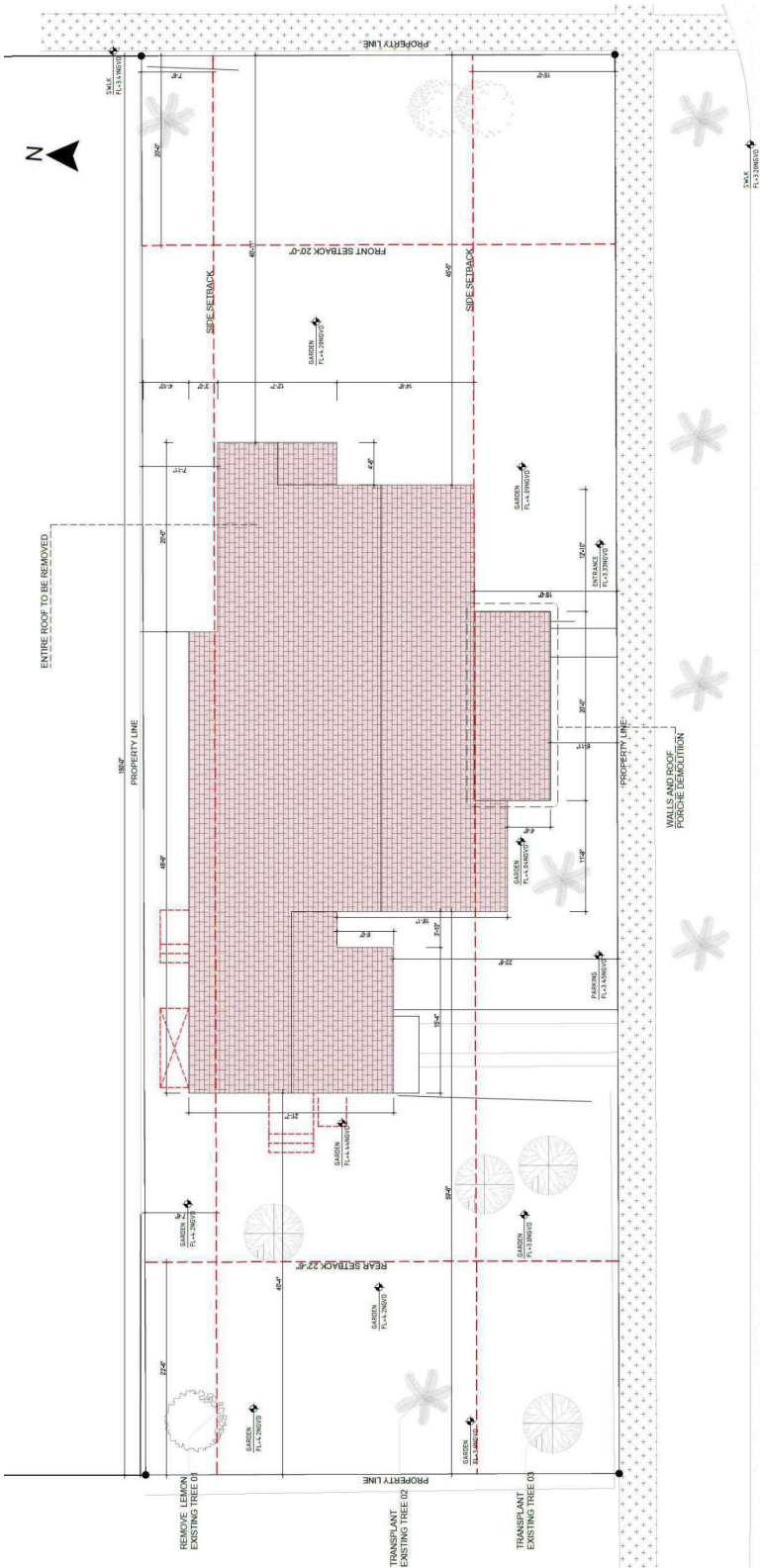
DEMOLITION FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482
 SCALE: 3/32" = 1'-0"
 02/16/2025

A.201
 HPB25-0646

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

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ASPHALT PAVEMENT

1 DEMOLITION ROOF PLAN

NEW SHEET
DEMOLITION ROOF PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482



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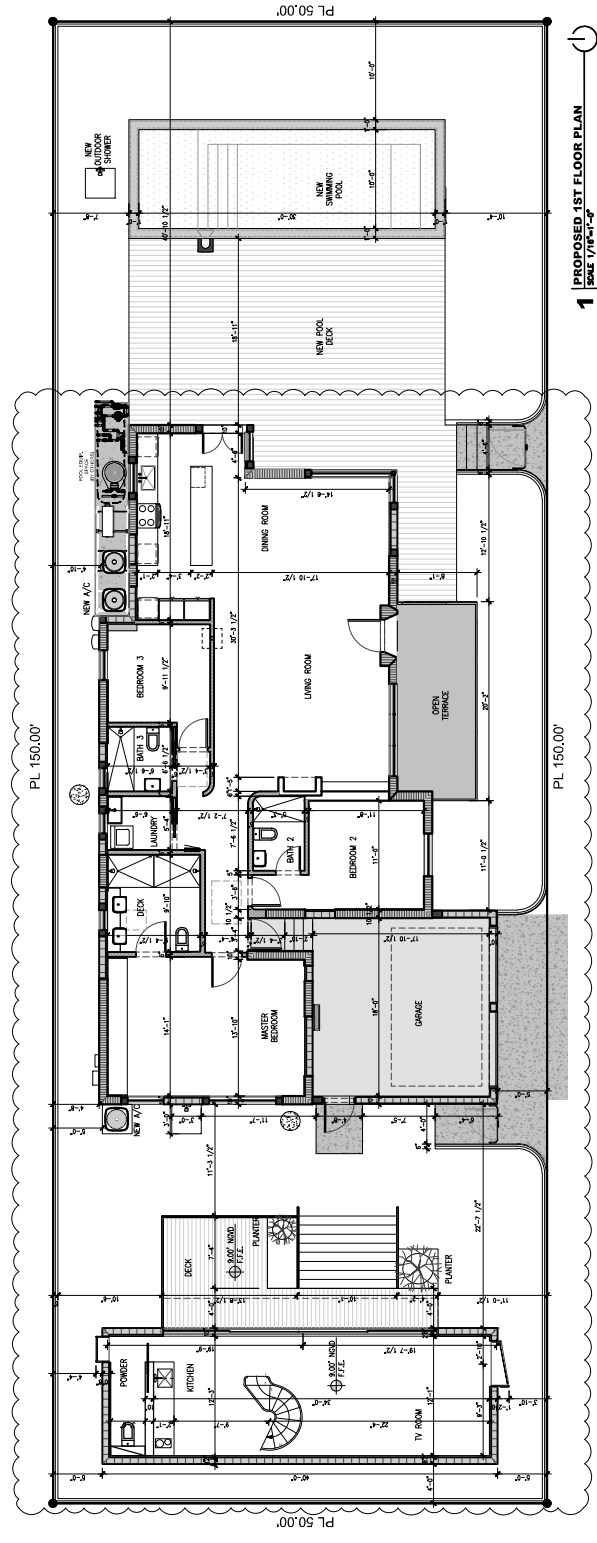
FIFTH WAVE INVESTMENTS LLC
 1300 LENOX AVE
 MIAMI BEACH, FL 33139

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

A.203
 HPB25-0646

CALC. No. 23310
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 P: 786.773.3090
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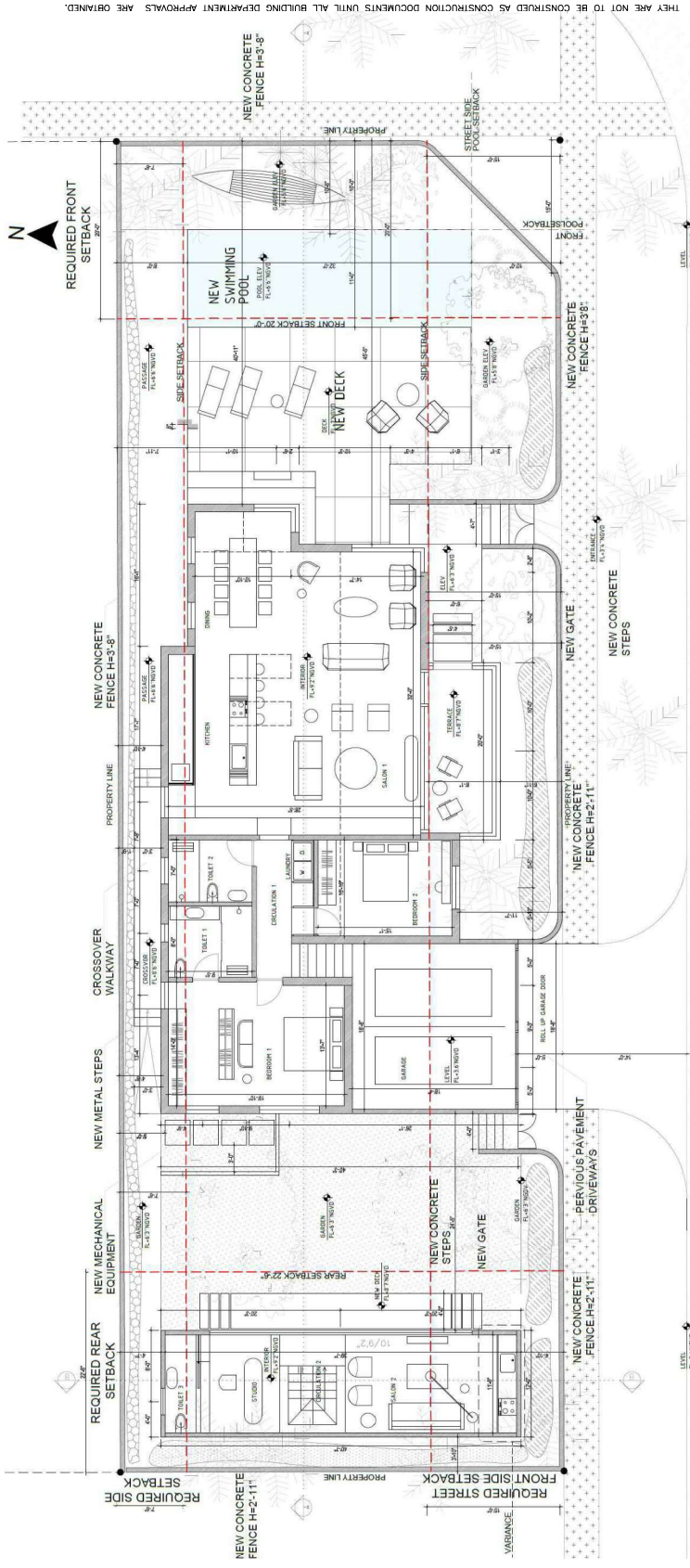
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PROPOSED 1ST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 02/16/2025

A.300
 HPB25-0646

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



ASPHALT PAVEMENT

1 PROPOSED 1ST FLOOR PLAN

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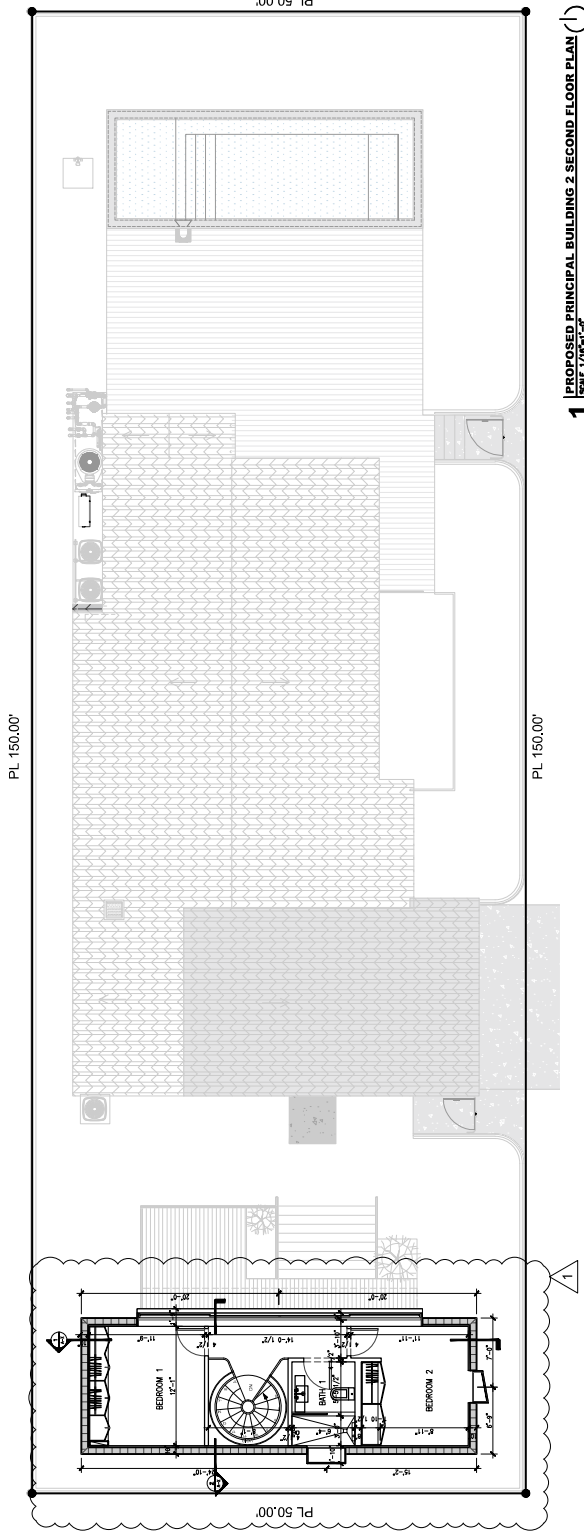
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 SCALE: 3/32" = 1'-0"
 02/16/2025

A.301
 HPB25-0646

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

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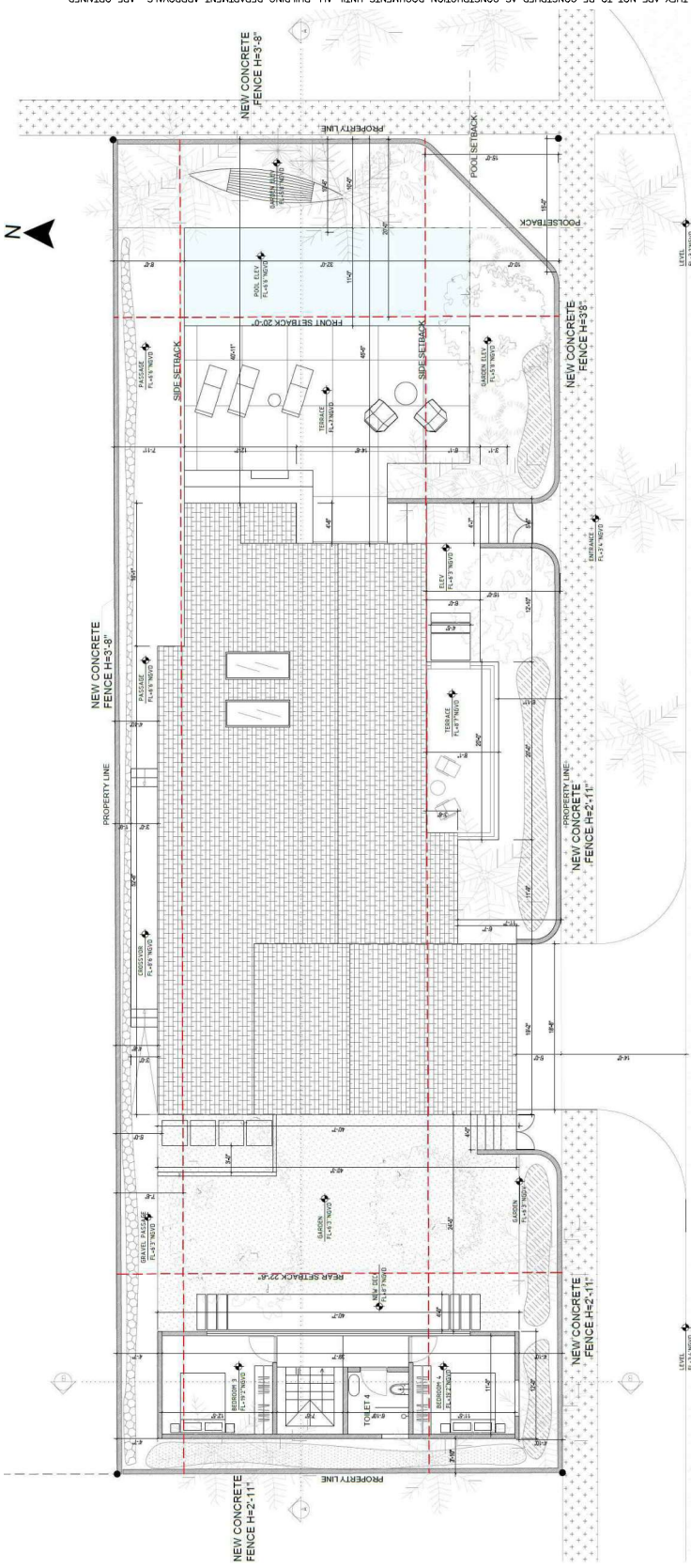
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PROPOSED 2ND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 02/16/2025

A.302
 HPB25-0646



ASPHALT PAVEMENT

1 | PROPOSED 2ND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482
A.303
 HPB25-0646

SCALE: NTS 02/16/2025

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 Phone: 786.773.3090

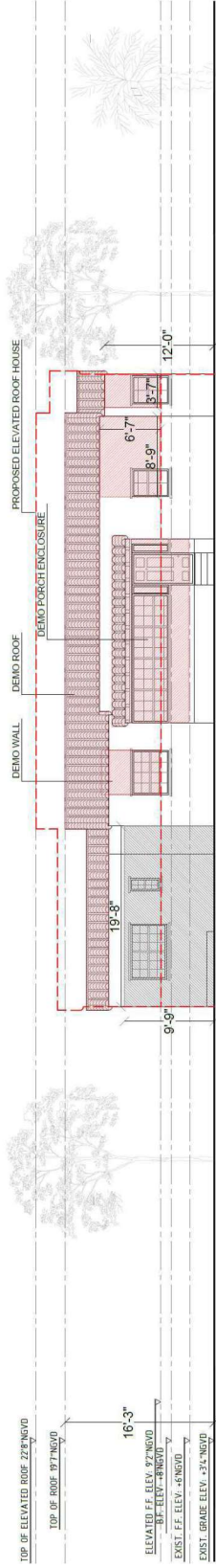
UDBARDY
 design & associates inc.

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 by John Udbardy
 DN: cn=John Udbardy,
 o=John Udbardy,
 ou=John Udbardy,
 email=j.udb@udb.com,
 c=US

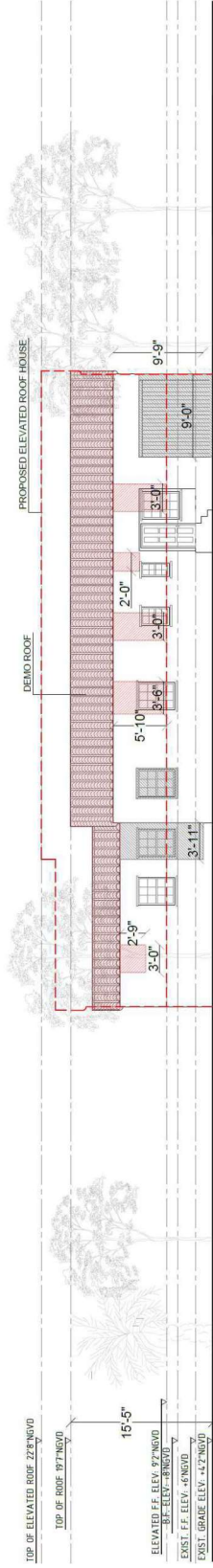
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- ADDITION
- DEMOLITION

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



SOUTH ELEVATION



NORTH ELEVATION



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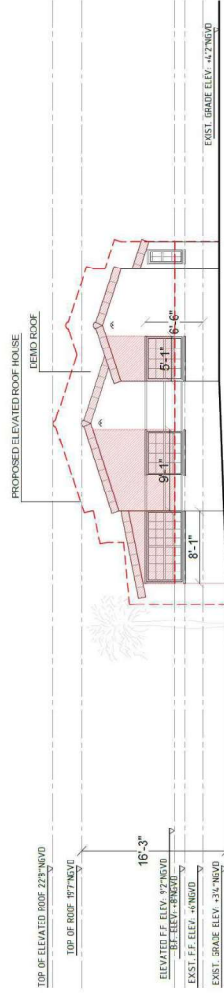
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UNDER HPB21-0482
SCALE: NTS 02/16/2025

A.401
HPB25-0646

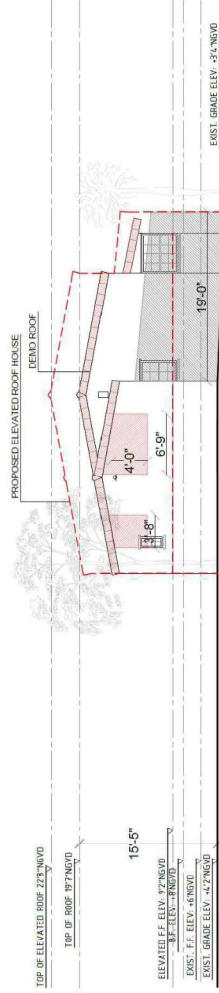
NEW SHEET
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED
UNDER HPB21-0482

ADDITION
 DEMOLITION

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



EAST ELEVATION



WEST ELEVATION

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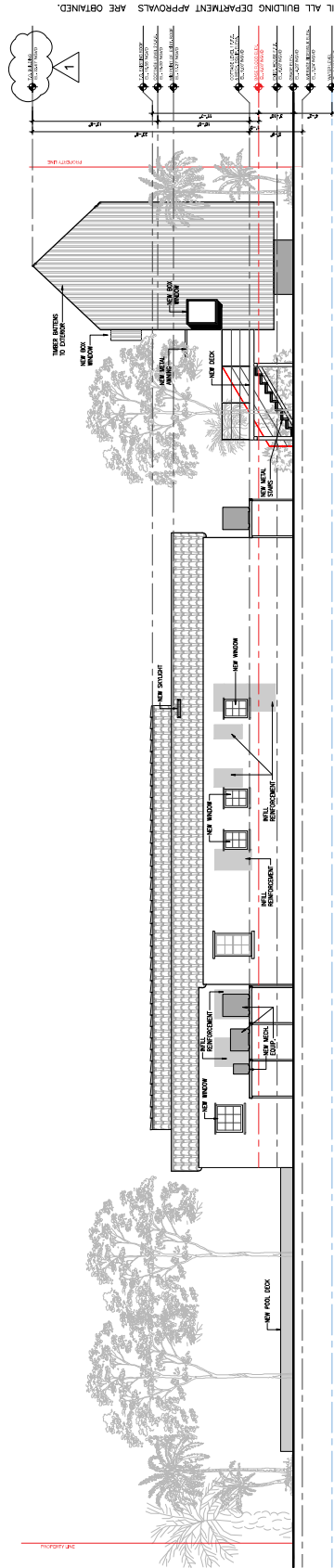
NEW SHEET
 ELEVATIONS DEMOLITION PREVIOUSLY APPROVED
 UNDER HPB21-0482

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

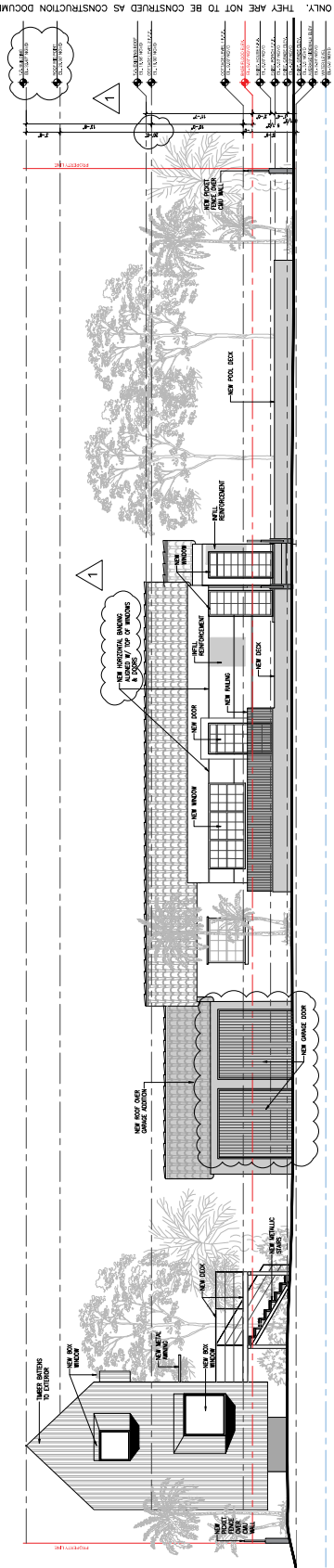
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 MIAMI BEACH, FL 33139

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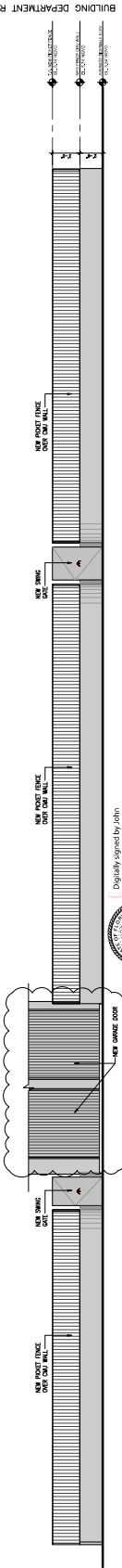
A.403
 HPB25-0646



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"

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Phone: 786.773.3090

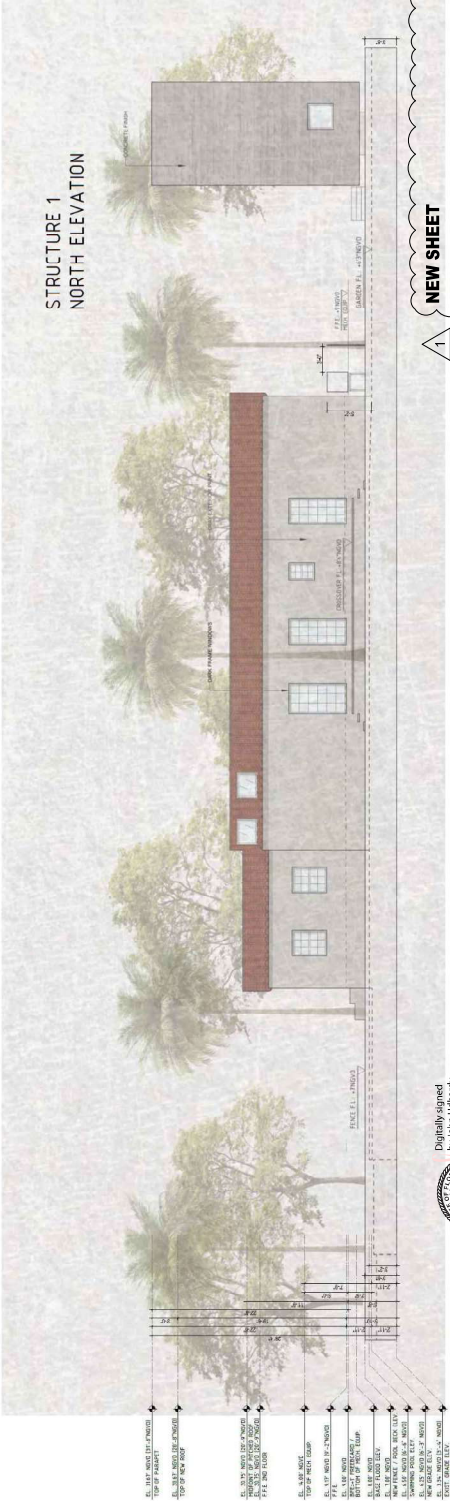
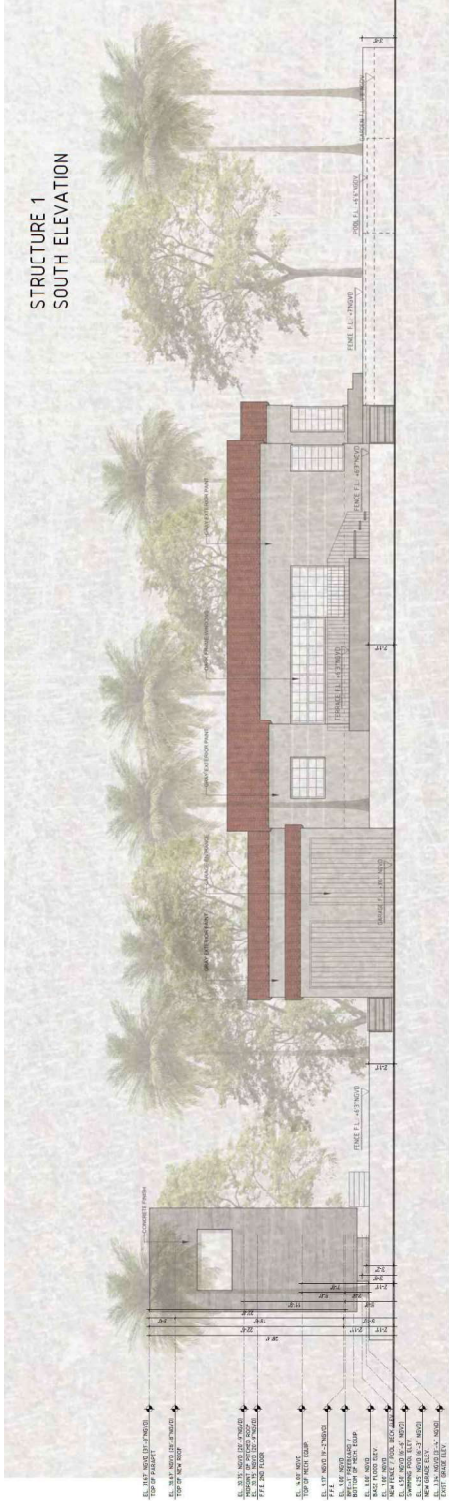
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2025.03.09 10:20:42
2025.03.09 10:20:42

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

PROPOSED ELEVATIONS
SCALE: 3/32" = 1'-0"
02/16/2025
A.404
HPB25-0646

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NEW SHEET
PROPOSED ELEVATIONS PREVIOUSLY APPROVED
UNDER HPB21-0482



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 by John Udbardy
 Date: 2023.03.09
 Reason: I am the Approver
 version: 2024.005.20421

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 425 NE 22ND, ST, SUITE 403
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 Phone: 786.773.3090

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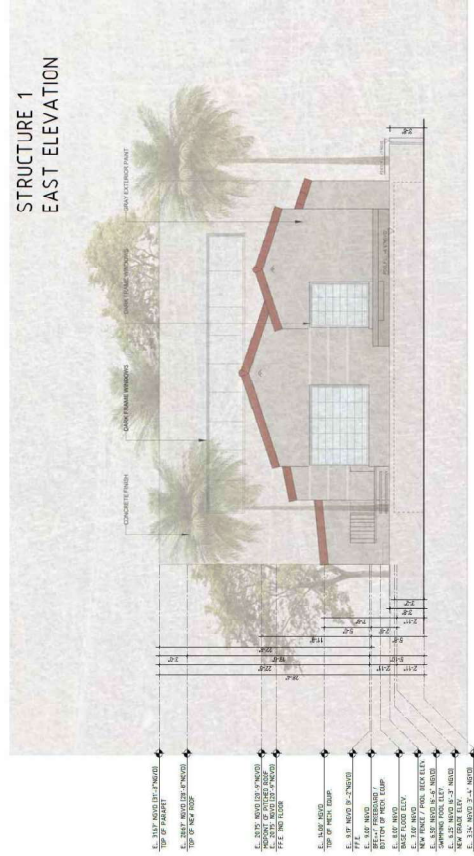
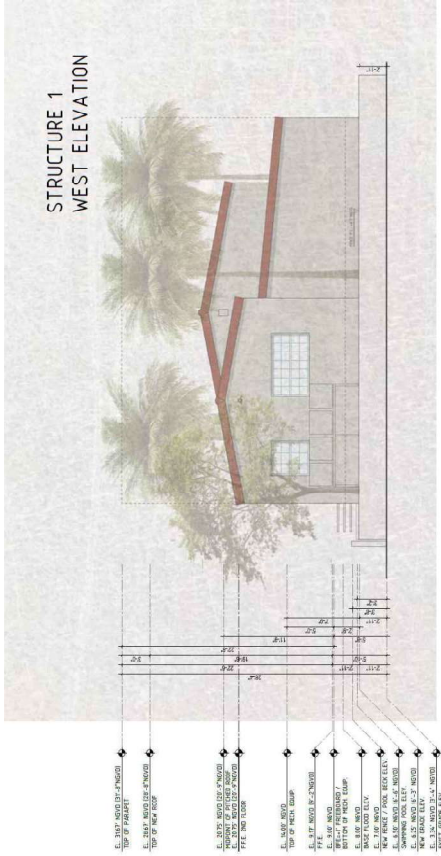
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 jdu@udbardy.com

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

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

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Udbardy
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JOHN UDBARDY, R.A.
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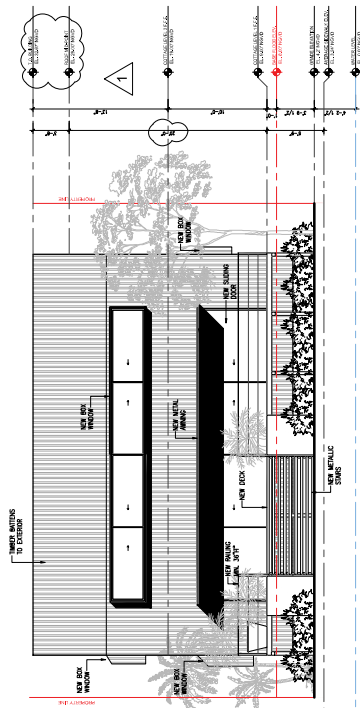
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A.407
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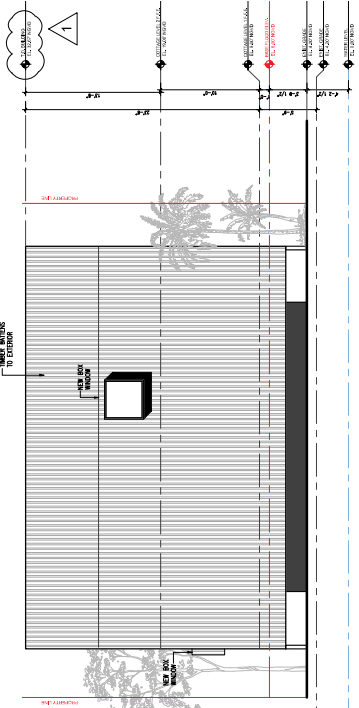
1
NEW SHEET
PROPOSED ELEVATIONS PREVIOUSLY APPROVED UNDER HPB21-0482

CALC. No. 23310
425 NE 22nd ST
MIAMI FL 33137
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1 PROPOSED WEST ELEVATION
Accessory Building



2 PROPOSED EAST ELEVATION
Accessory Building

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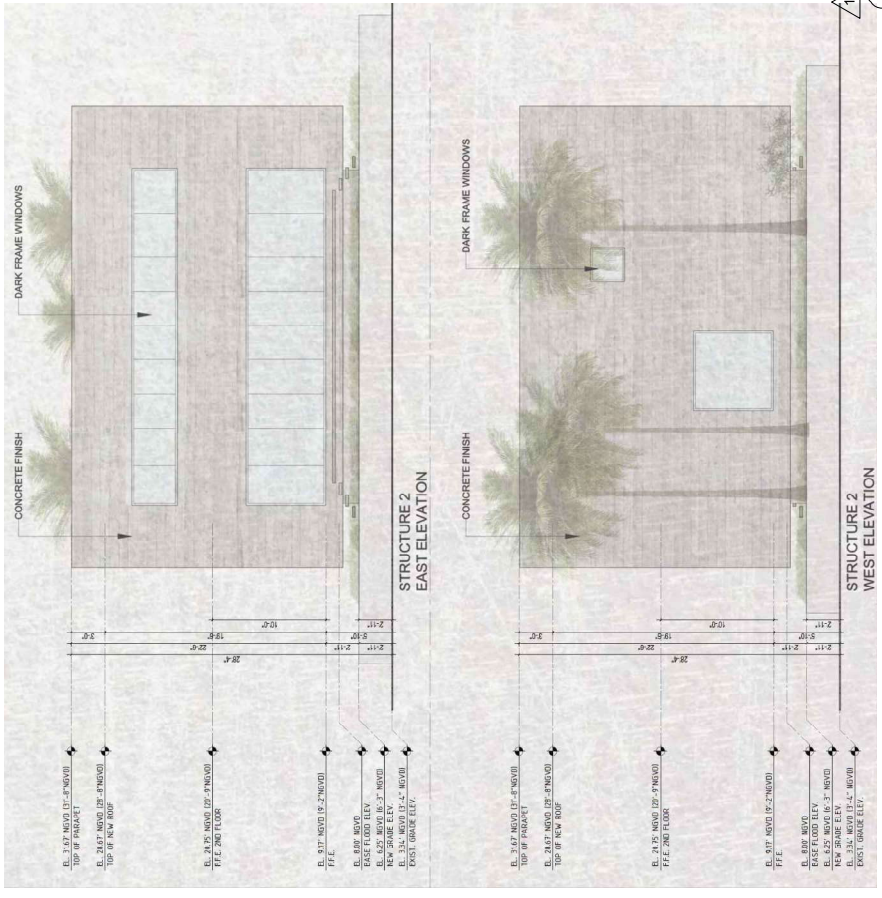
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1300 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED ELEVATIONS
SCALE: 3/32" = 1'-0"
02/16/2025

A.408
HPB25-0646

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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

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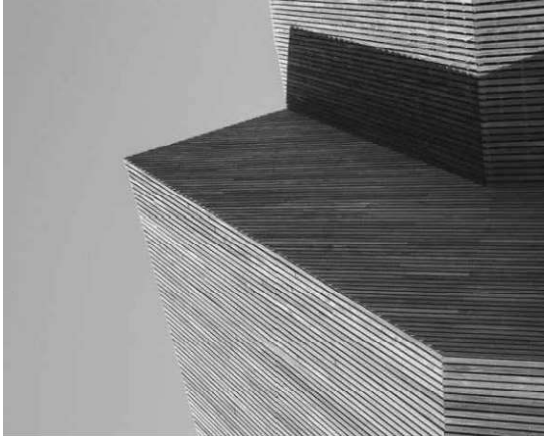
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INSPIRATIONAL IMAGES &
EXTERIOR MATERIALS AND FINISHES
SCALE: NTS 02/16/2025
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