

SHEET INDEX		01.09.2025 1ST SUBMITTAL	03.09.2025 2ND SUBMITTAL
ARCHITECTURAL			
A.000	INDEX SHEET	●	●
A.010	SURFET	●	●
A.020	LOCATION MAP	●	●
A.021	LOCATION SITE MAP	●	●
A.030	COLOR PHOTOS OF EXISTING HOME	●	●
A.031	COLOR PHOTOS OF EXISTING HOME	●	●
A.040	CONTEXT ELEVATION	●	●
A.041	COLOR RENDERING	●	●
A.050	ZONING LEGEND	●	●
A.061	ZONING LEGEND PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.060	ZONING DIAGRAMS & CALCULATIONS	●	●
A.070	ZONING DIAGRAMS & CALCULATIONS	●	●
A.080	ZONING DIAGRAMS & CALCULATIONS	●	●
A.090	ZONING DIAGRAMS & CALCULATIONS	●	●
A.100	EXISTING SITE PLAN	●	●
A.101	EXISTING SITE PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.102	PROPOSED SITE PLAN	●	●
A.103	PROPOSED SITE PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.200	DEMOLITION FLOOR PLAN	●	●
A.201	DEMOLITION FLOOR PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.202	DEMOLITION ROOF PLAN	●	●
A.203	DEMOLITION ROOF PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.300	PROPOSED 1ST FLOOR PLAN	●	●
A.301	PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.302	PROPOSED 2ND FLOOR PLAN	●	●
A.303	PROPOSED 2ND FLOOR PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.304	PROPOSED ROOF PLAN	●	●
A.305	PROPOSED ROOF PLAN PREVIOUSLY APPROVED (HPB21-0482)	●	●
A.400	NORTH & SOUTH ELEVATIONS DEMOLITION	●	●
A.401	NORTH & SOUTH ELEVATIONS DEMO PREV. APPROVED (HPB21-0482)	●	●
A.402	EAST & WEST ELEVATIONS DEMOLITION	●	●
A.403	EAST & WEST ELEVATIONS DEMO PREV. APPROVED (HPB21-0482)	●	●
A.404	PROPOSED NORTH & SOUTH ELEVATIONS	●	●
A.405	PROPOSED NORTH & SOUTH ELEV. PREV. APPROVED (HPB21-0482)	●	●
A.406	MAIN HOUSE PROPOSED EAST & WEST ELEVATIONS	●	●
A.407	MAIN HOUSE PROPOSED E & W ELEV. PREV. APPROVED (HPB21-0482)	●	●
A.408	PROPOSED E & W ACCESS. BUILD. ELEVATIONS	●	●
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@udbardy.com

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

Digitally signed by
John Udbardy
Date: 2025.03.09
09:32:13 -0400
Adobe Acrobat
version: 2024.005.20421



Digitally signed
by John
Ubbardy
Date: 2025.03.09
09:33:21 -0400
Adobe Acrobat
version:
2024.005.20421



1 LOCATION MAP

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UBBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

UBBARDY
design & associates inc.

CALIC, No. 32310
425 NE 22nd ST
MIAMI, FL 33137
O: 786.773.3090
john@ubbardy.com

LOCATION MAP
SCALE: N/A
02/16/2025

A.020
HPB25-0646



Digitally signed
by John Udbardy
Date: 2025.03.10 10:07:00
Version: 1.0
Adobe Acrobat
25271805.10421

UDBARDY
design & associates inc.

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

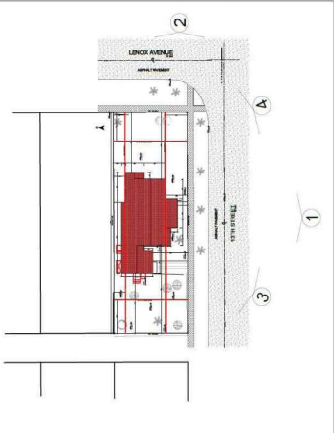
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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

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

A.021
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



Digitally signed
by John Udbardy
Date: 2025.03.09
09:34:00 -0400
Adobe Acrobat
2024.005.20421

UDBARDY
design & associates inc.

JOHN UDBARDY, R.A.
AR #110382
425 NE 22ND ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

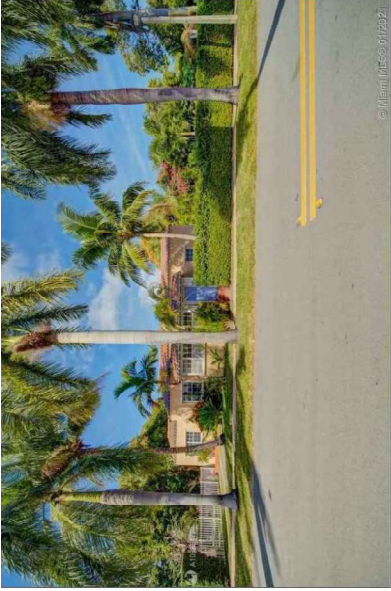
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

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

A.030
HPB25-0646



THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



5

6



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

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

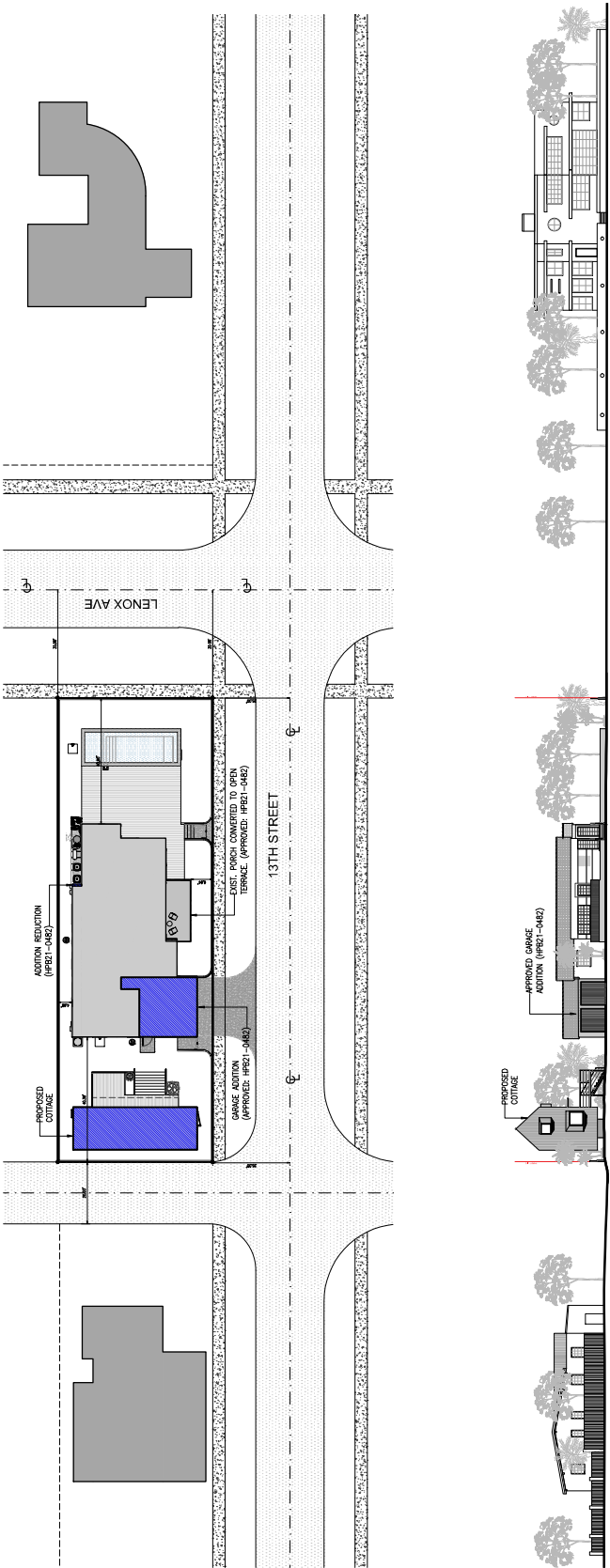
A.031
HPB25-0646

NEW SHEET



THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



Digitally signed
by John Udbardy
Date: 2025.03.09
09:34:44 -0400
Adobe Acrobat
version: 7.5
2024.005.20421



JOHN UDBARDY, R.A.
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@udbardy.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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



THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



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

UDBARDY
design & associates inc.

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

COLORED RENDER

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

02/16/2025

A.041
HPB25-0646



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'							



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 (10.8%)
Front Yard Improvements:	16 sq ft (0.21%)
12 Max Unit Size SF and %:	3,250 sq ft (43%)
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
joh@udbady.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"



Digitally signed
by John Udbardy
Date: 2025.03.09
09:35:31 -0400
Adobe Acrobat
version: 7
2024.005.20421

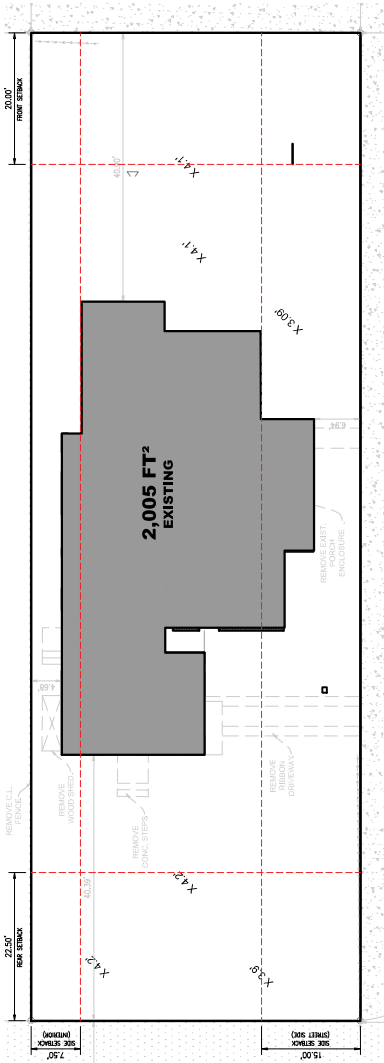


FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

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

A.051
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



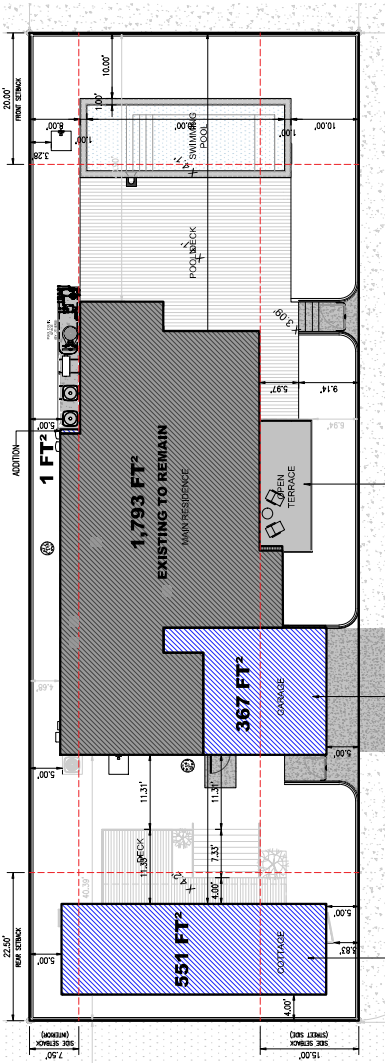
LOT COVERAGE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
EXIST. LOT COVERAGE	2,005 SQ. FT. (27%)
PROPOSED LOT COVERAGE	2,712 SQ. FT. (36%)

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

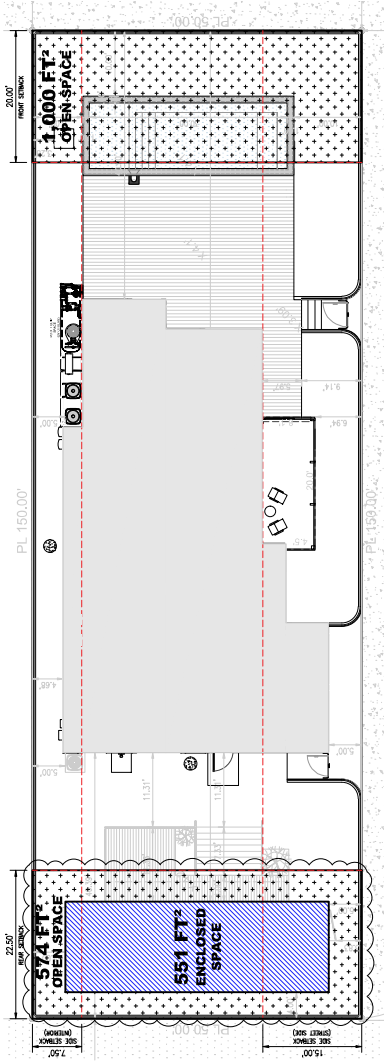
A.060
HPB25-0646

Digitally signed
by John Udbardy
Date: 2025.03.09
09:55:43 -0400
Adobe Acrobat
version: 2024.005.20421



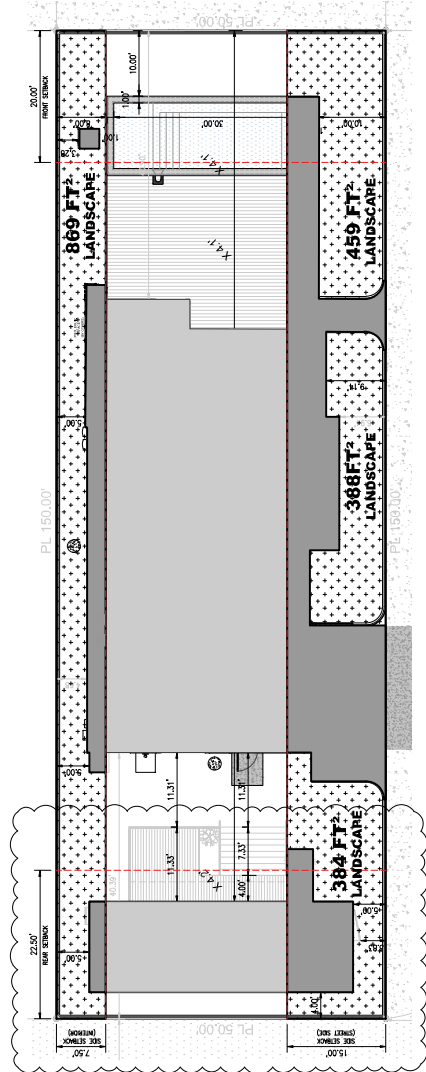
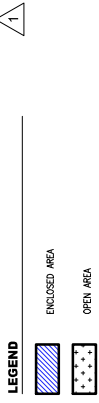
ZONING	DIAGRAMS
SCALE: 1/16" = 1'-0"	02/16/2025

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



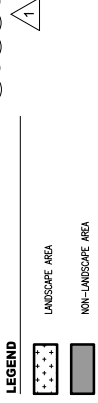
1 FRONT & REAR OPEN SPACE DIAGRAM
SCALE 1/8"=1'-0"

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%)



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%)



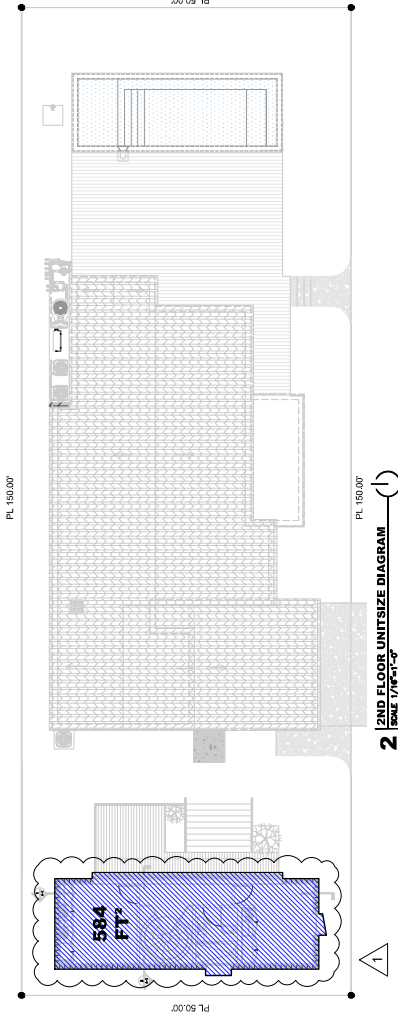
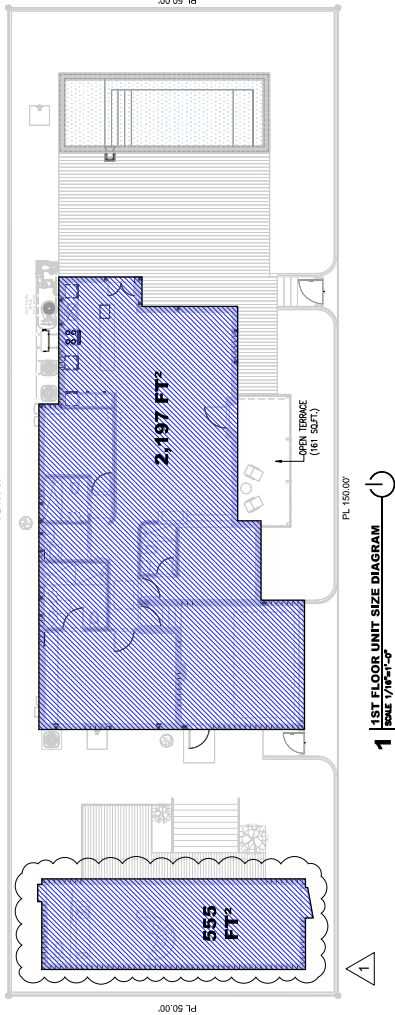
UDBARDY
design & associates inc.

JOHN UDBARDY, R.A.
AR #130382
425 NE 22ND ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090
john@udbardy.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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	2,784 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



Digitally signed
by John Udbardy
Date: 2025.03.09
09:36:21 -0400
Adobe Acrobat
version: 2024.005.20421

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

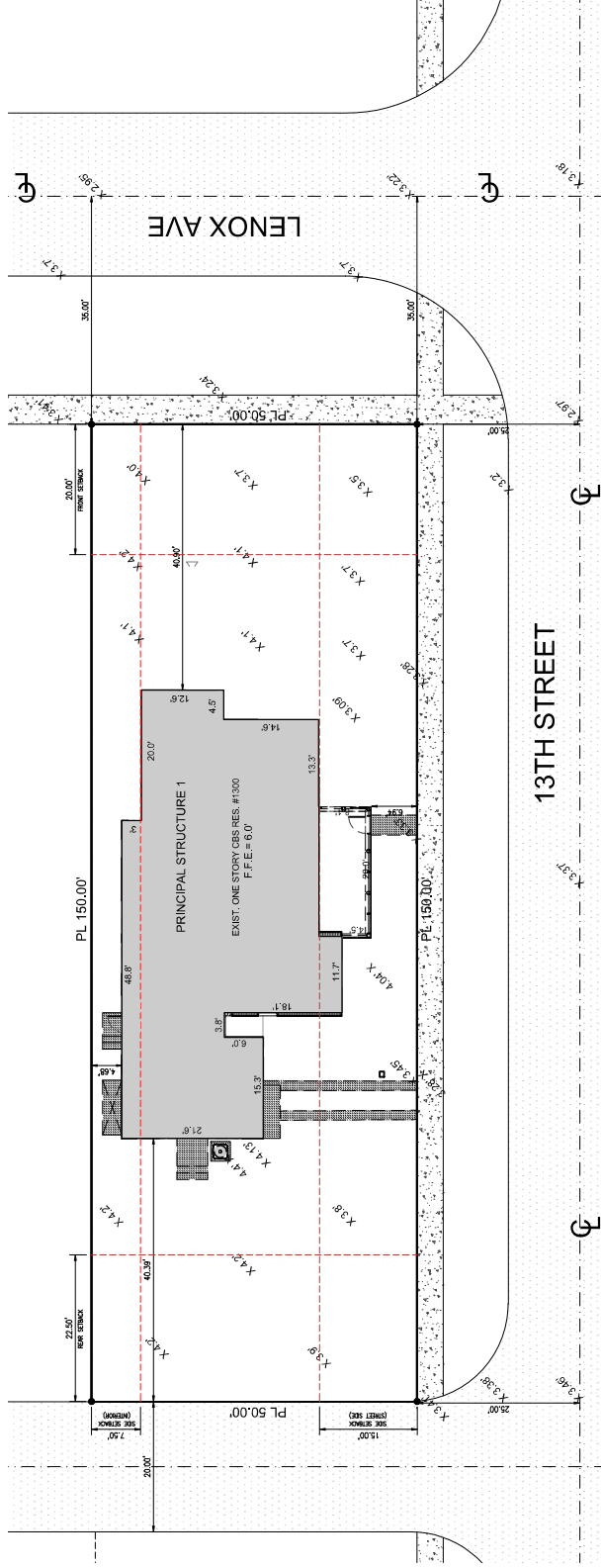
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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@udbardy.com

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



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



Digitally signed
by John Udbardy
Date: 2025.03.09
09:36:34 -0400
Adobe Acrobat
version:
2024.005.20421

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

UD3A3D1
design & associates inc.

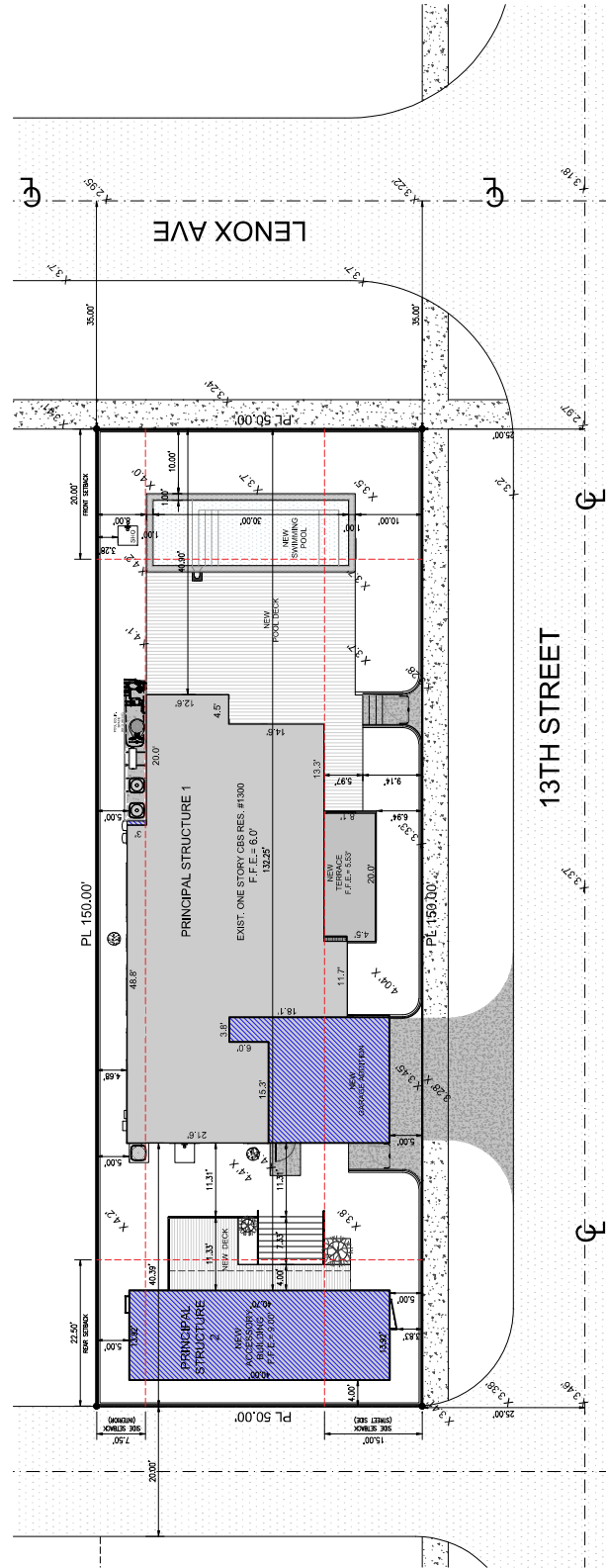
CALC. No. 32310
425 NE 22nd ST
MIAMI, FL 33137
O: 786.773.3090
F: 786.773.3090
jdu@ud3a3d1.com

A.100
HPB25-0646

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



THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



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

Digitally signed by
John Udbardy
Date: 2025.03.09
09:37:01 -0400
Adobe Acrobat
version:
2024.005.20421



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"
02/16/2025
A.102
HPB25-0646

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

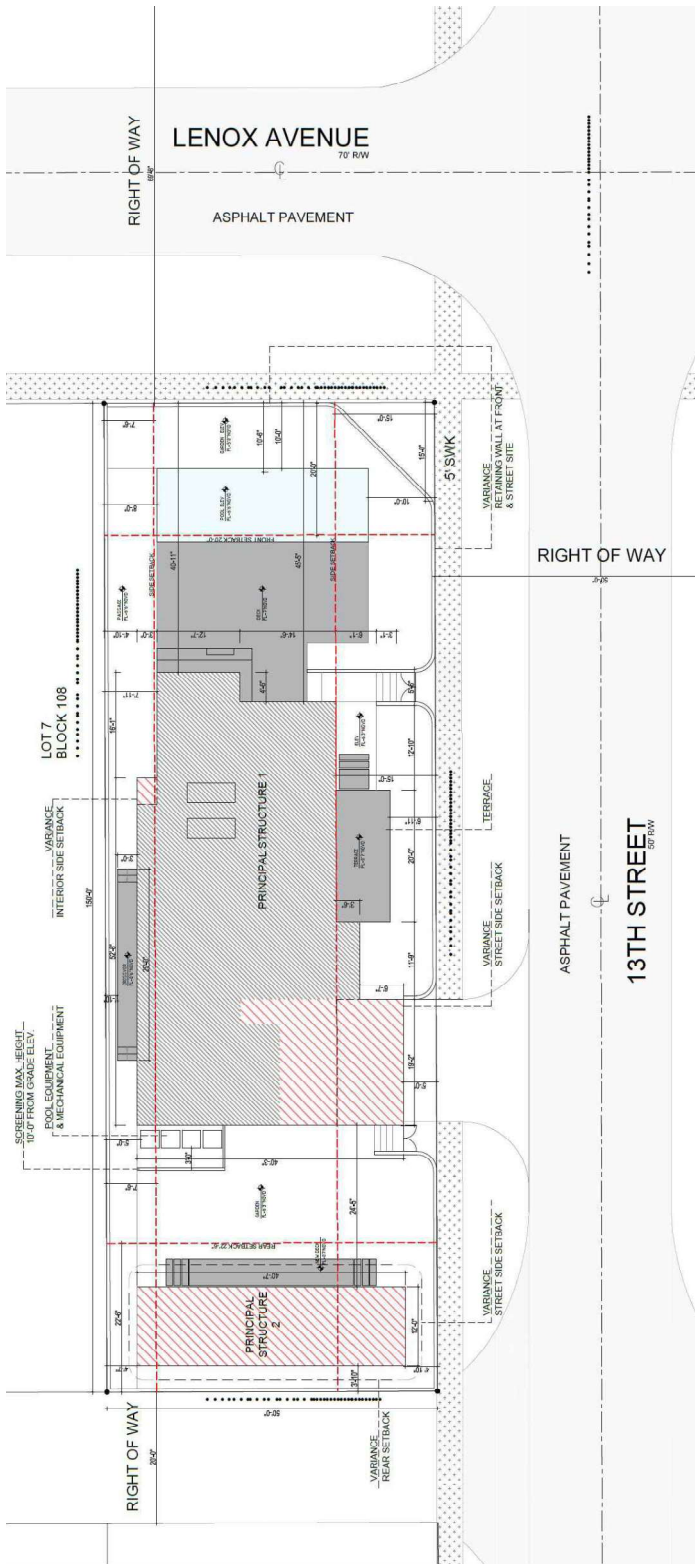
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

UDBARDY
design & associates inc.

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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



Digitally signed
by John Udbardy
Date: 2025.03.09
09:37:16 -0400
Adobe Acrobat
version:
2024.005.20421



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

NEW SHEET
PROPOSED SITE PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE
DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

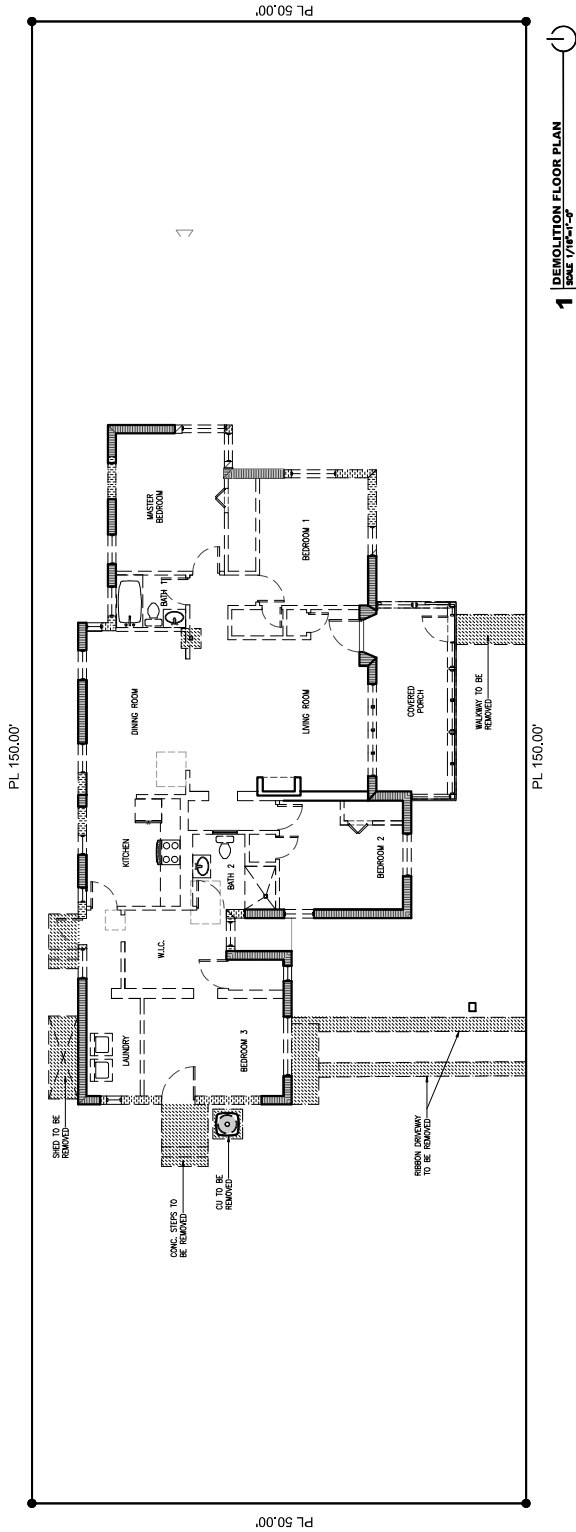
JOHN UDBARDY, R.A.
AR #103982
425 NE 22ND ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090

CAL Lic. No. 32310
425 NE 22nd ST
MIAMI FL 33137
O: 786.773.3090
F: 786.773.3090
jdu@5thwave.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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



Digitally signed
by John
Udbardy
Date: 2025.03.09
09:37:29 -04'00'
Adobe Acrobat
version: 9.0
2024.005.20421



UDBARDY
design & associates inc.

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

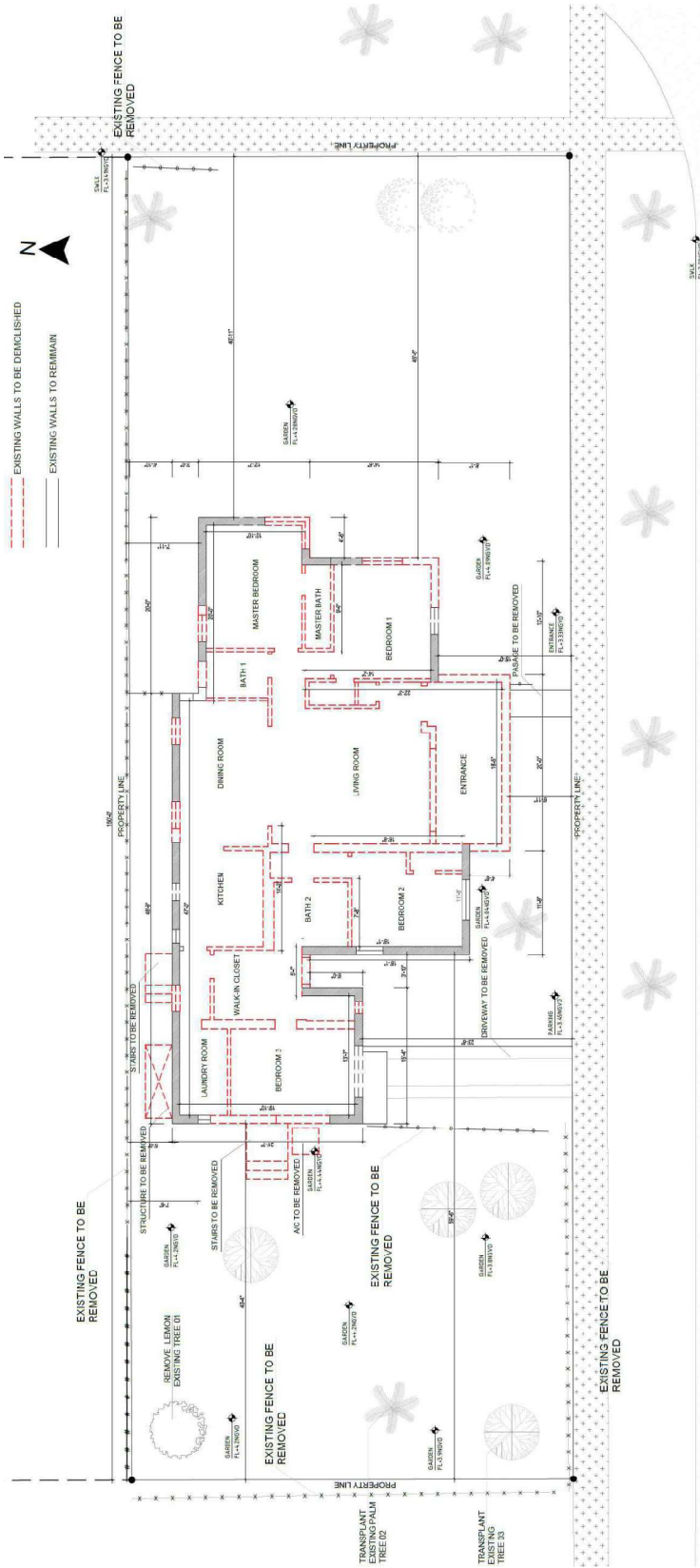
JOHN UDBARDY, R.A.
AR #103982
425 NE 22ND, ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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
SCALE: 3/32" = 1'-0"
02/16/2025
A.201
HPB25-0646

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

Digitally signed
by John Udbardy
Date: 2025.03.09
09:37:43 -04'00'
Adobe Acrobat
version:
2024.005.20421



JOHN UDBARDY, R.A.
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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

UD3A201
design & associates inc.

JOHN UDBARDY, R.A.
AR #103982
425 NE 22ND, ST. SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090
jdu@ud3a201.com

Digitally signed
by John
Udbardy
DN: cn=John
Udbardy,
o=UD3A201
design & associates
inc., ou=UD3A201
design & associates
inc., email=jdu@ud3a201.com,
c=US
Date: 2025.03.09
09:37:58 -0400
Adobe Acrobat
version: 2024.005.20421

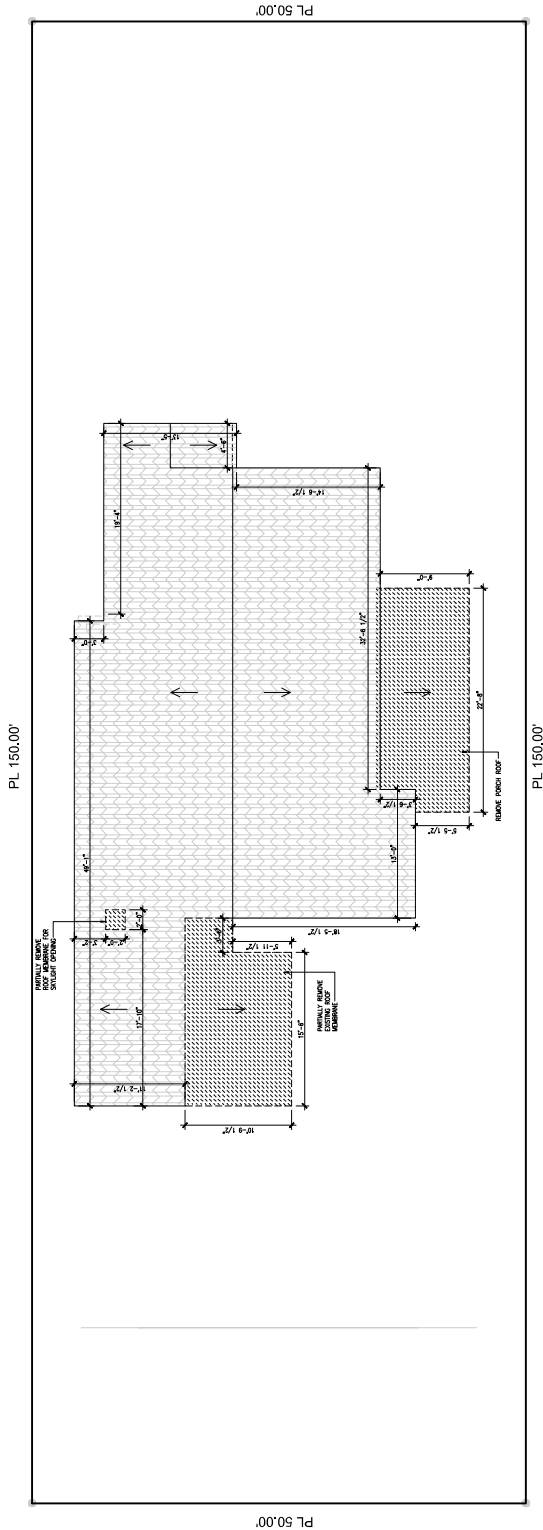
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

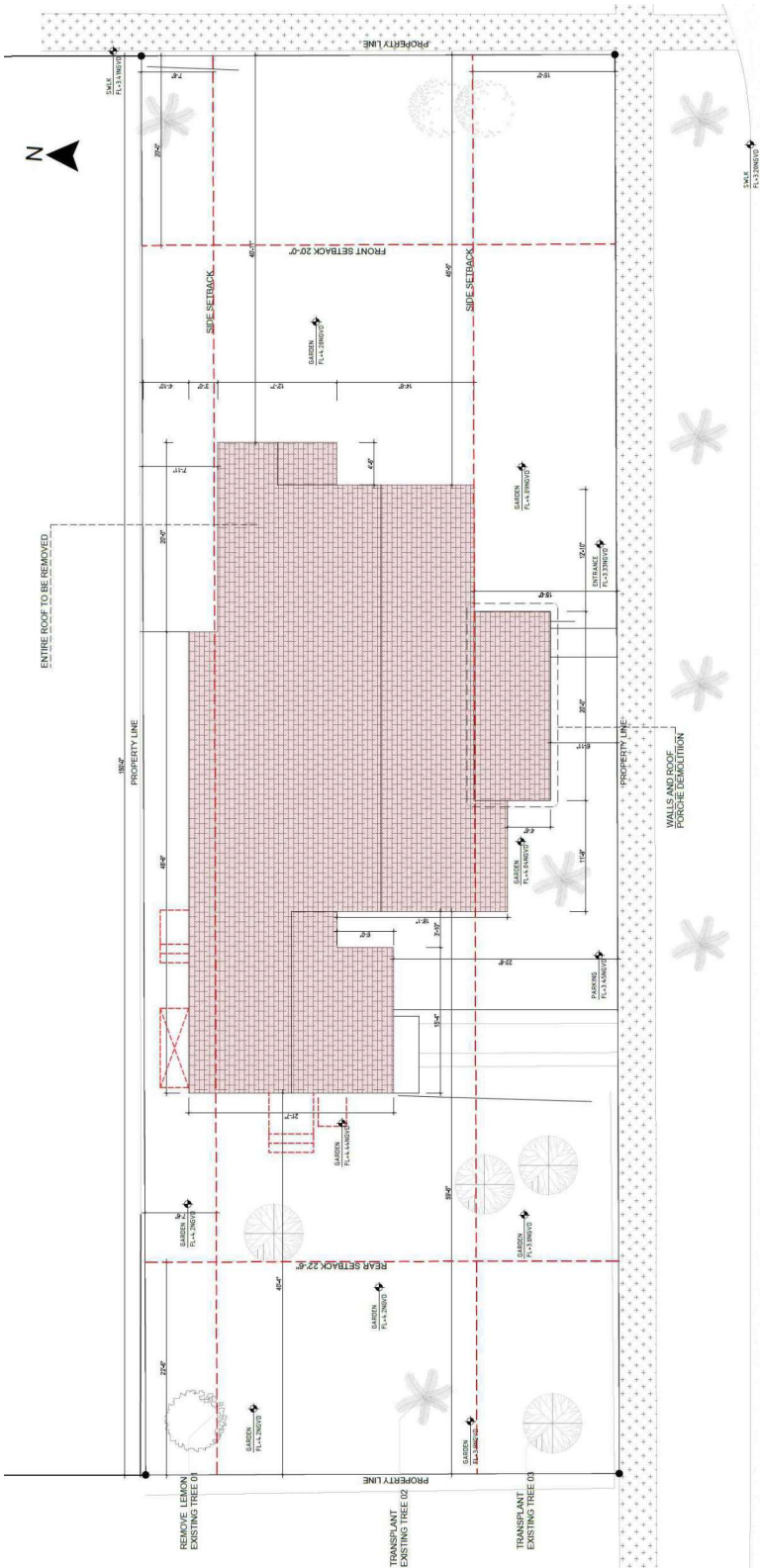
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

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

Digitally signed
by John Udbardy
Date: 2025.03.09
09:38:14 -0400
Adobe Acrobat
version:
2024.005.20421

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

UDBARDY
design & associates inc.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

UDBARDY
design & associates inc.

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



Digitally signed by
John Udbardy
Date: 2025.03.09
13:00:00 -0400
Reason: I am the author
Made: Acrobat
version:
2024.005-20421

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

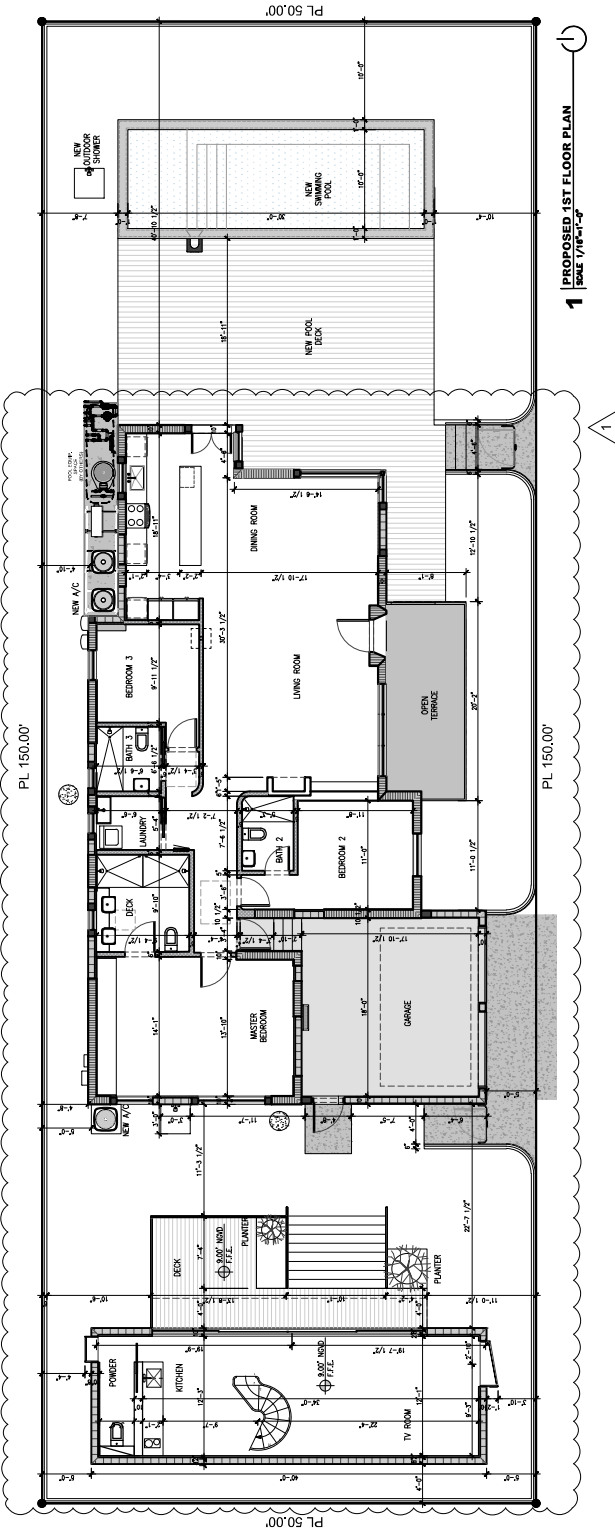
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED 1ST FLOOR PLAN

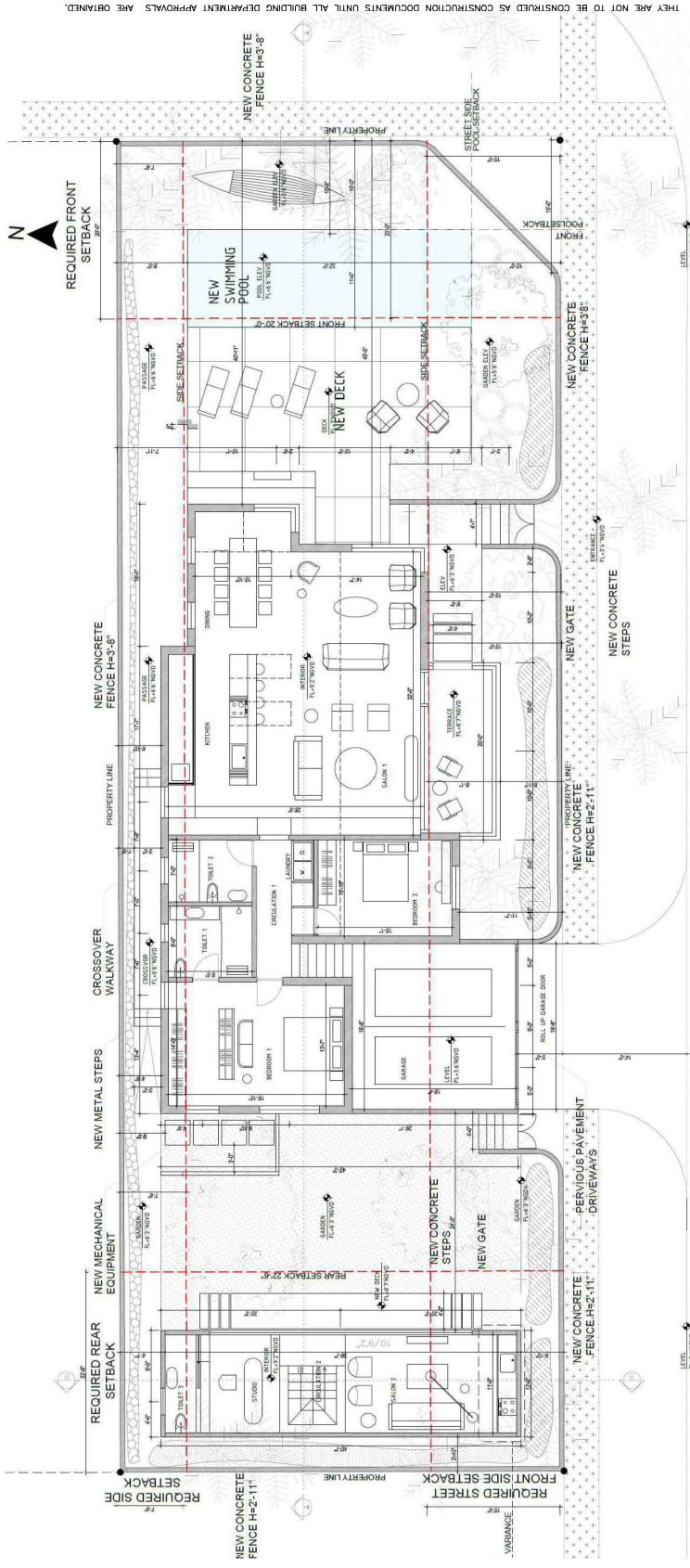
A.300
HPB25-0646

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

02/16/2025



1 PROPOSED 1ST FLOOR PLAN
DATE: 7/16/21-22



ASPHALT PAVEMENT

1 PROPOSED 1ST FLOOR PLAN

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



Digitally signed
By John Udbardy
Date: 2025.03.09
09:38:54 -0400
Adobe Acrobat
version:
2024.005.20421

UDBARDY
design & associates inc.

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

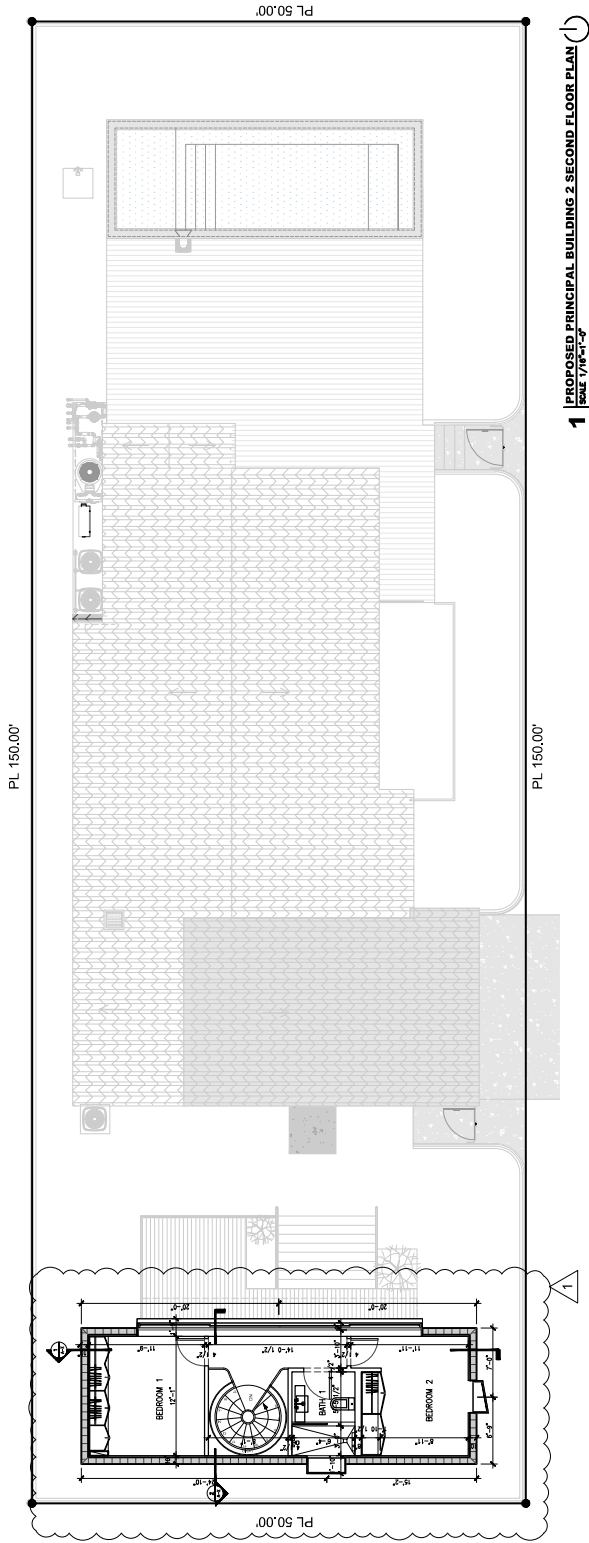
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



1 PROPOSED PRINCIPAL BUILDING 2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

Digitally signed
by John
Urbard
Date: 2025.03.09
09:35:09 -04'00'
Adobe Acrobat
Version: 10.0.0
2024.005.20421



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

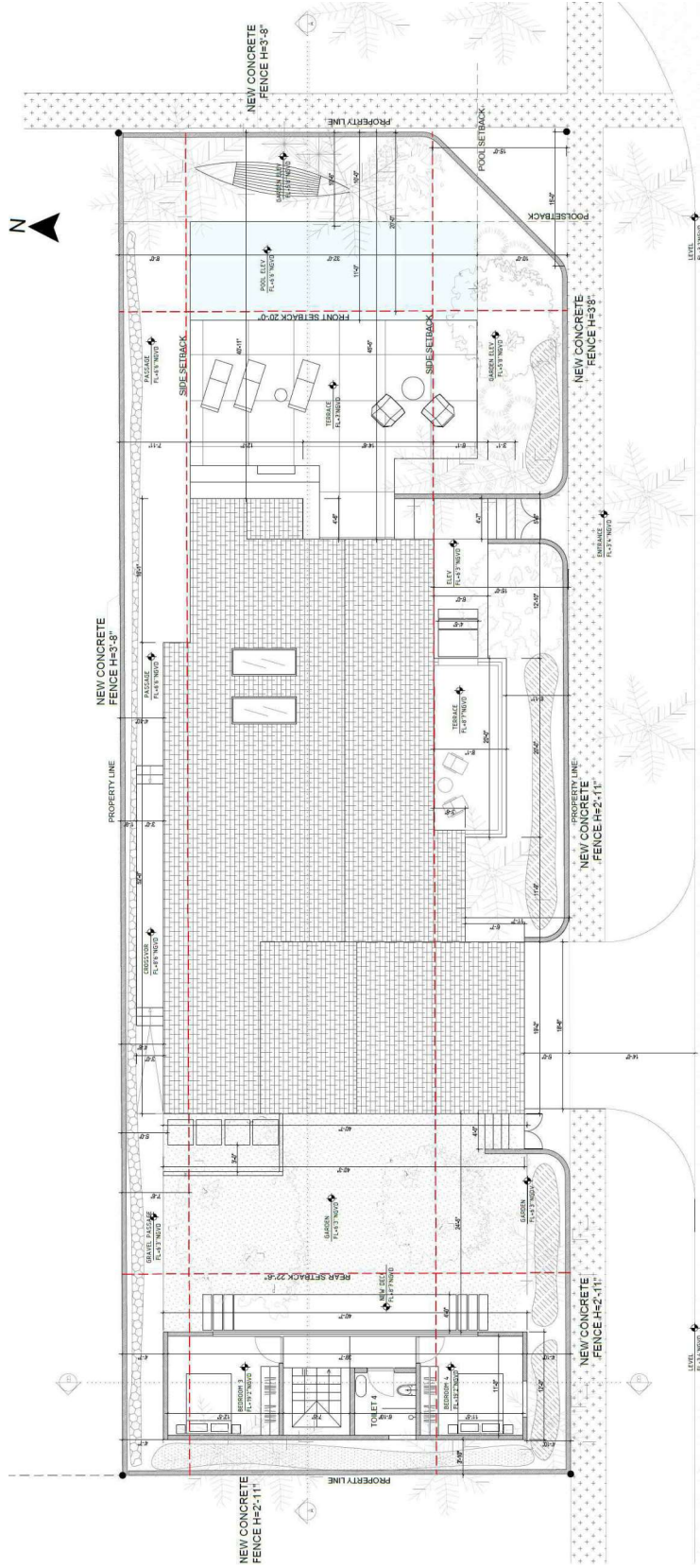
URBARD
design & associates inc.

CA Lic. No. 32310
425 NE 22nd ST
MIAMI, FL 33137
O: 786.773.3090
F: 786.773.3090
jurbard@urbard.com

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

A.302
HPB25-0646

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



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

UDBARDY
design & associates inc.

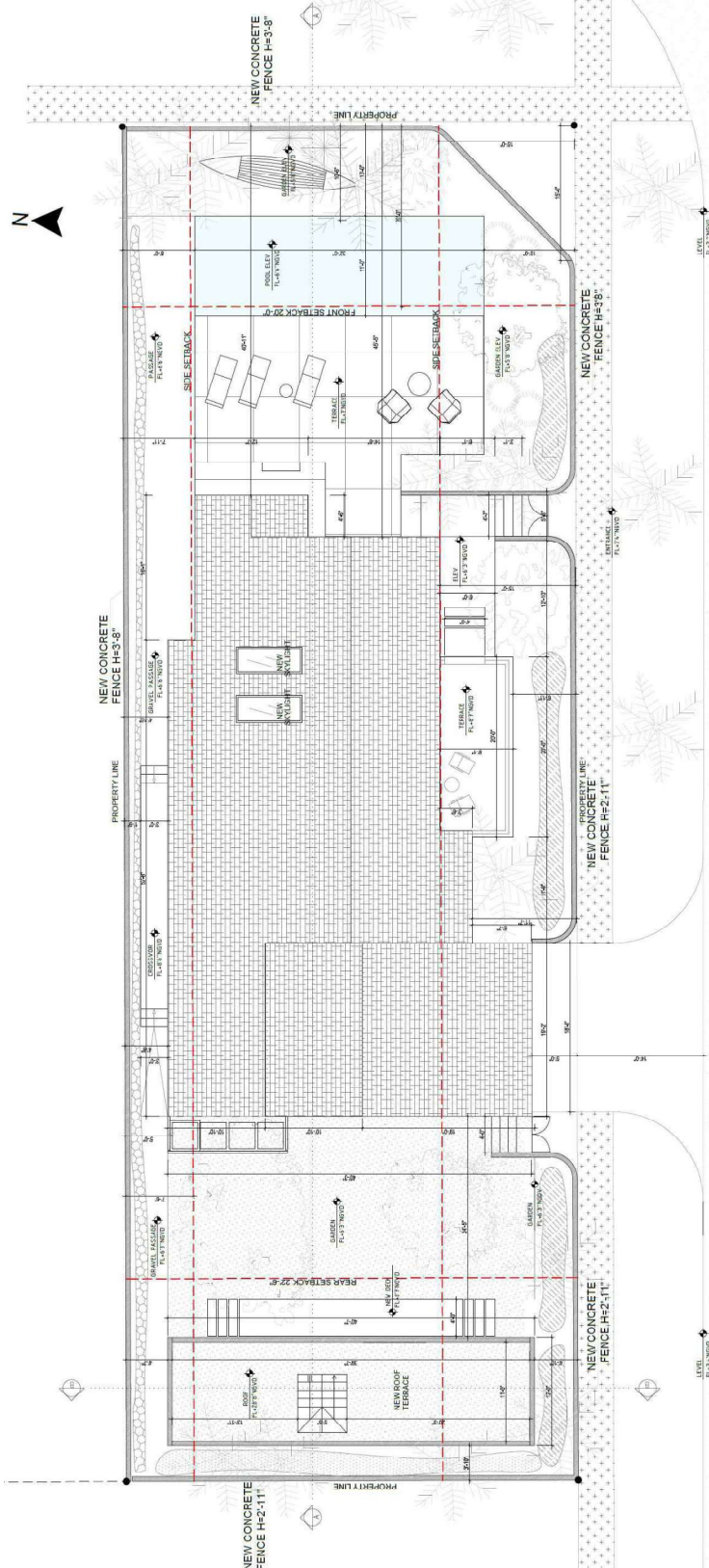
NEW SHEET
PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

PROPOSED 2ND FLOOR PLAN PREVIOUSLY
APPROVED UNDER HPB21-0482
SCALE: NTS 02/16/2025
A.303
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



ASPHALT PAVEMENT

1 PROPOSED ROOF PLAN

NEW SHEET
PROPOSED ROOF PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482

Digitally signed
by John
Udbardy
Date: 2025.03.09
Time: 10:07:07
Adobe Acrobat
version:
2024.005.2042.1



UDBARDY
design & associates inc.

JOHN UDBARDY, R.A.
AR #133982
425 NE 22ND ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090
jdu@udbardi.com

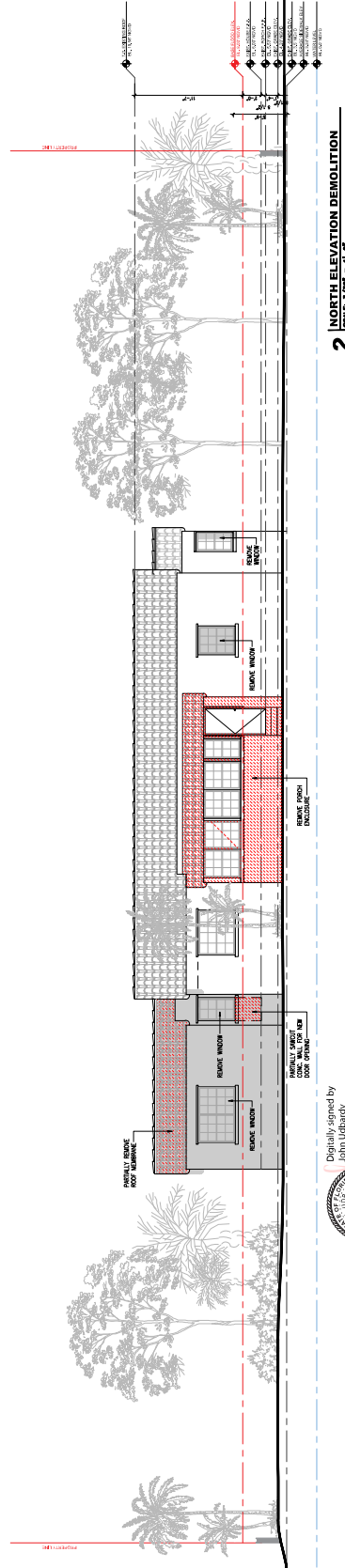
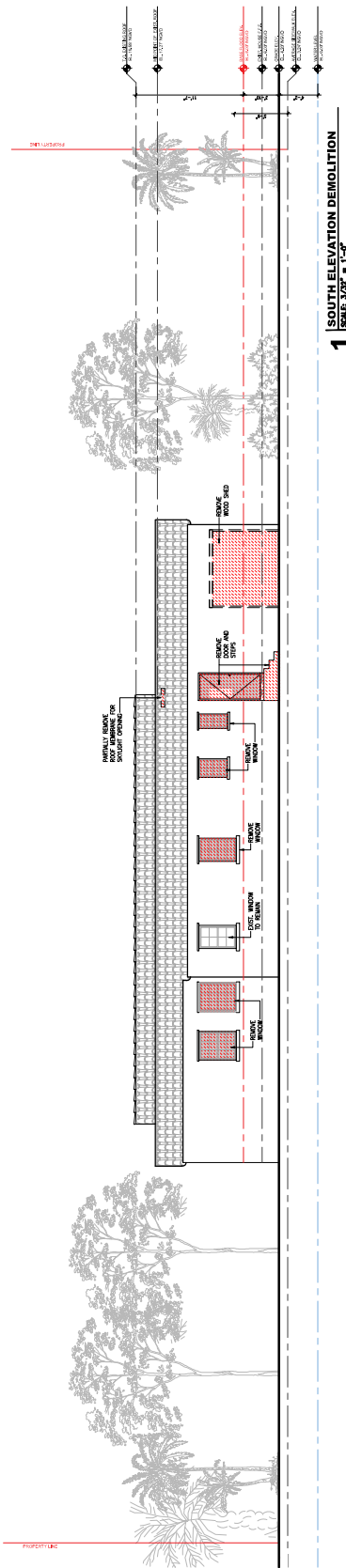
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

PROPOSED ROOF PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482
SCALE: NTS 02/16/2025
A.305
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



UDBARDY
design & associates inc.

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

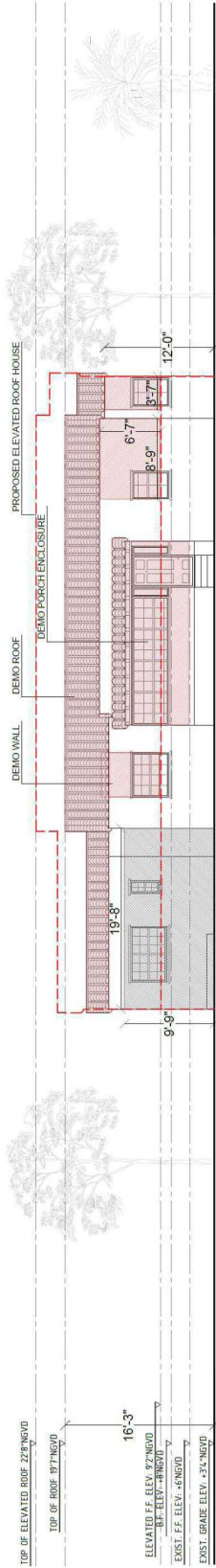
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

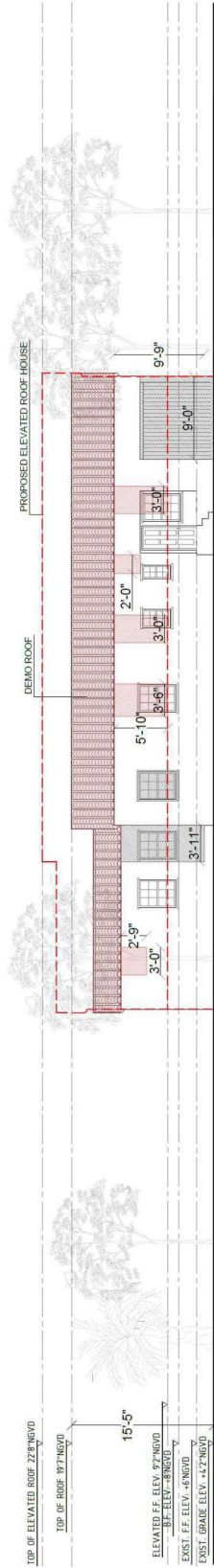
ELEVATIONS DEMOLITION
SCALE: 3/32" = 1'-0"
02/16/2025
A.400
HPB25-0646

ADDITION
DEMOLITION

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



SOUTH ELEVATION



NORTH ELEVATION



Digitally signed
by John Udbardy
Date: 2023.03.09
10:54:10 -0400
Adobe Acrobat
Version 10.0.0
2024.005.20421

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

UDBARDY
design & associates inc.

NEW SHEET
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED
UNDER HPB21-0482

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

A.401
HPB25-0646

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

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A.402
HPB25-0646

ELEVATIONS DEMOLITION

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

02/16/2025

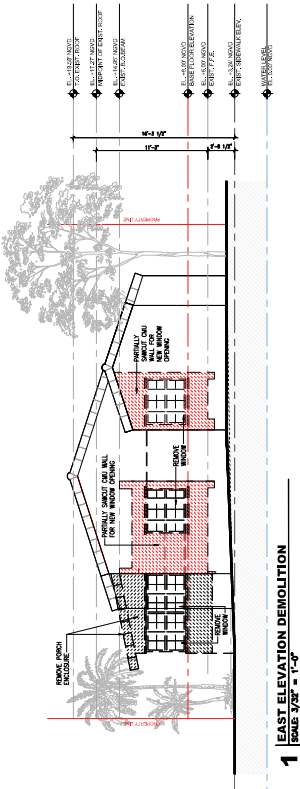
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

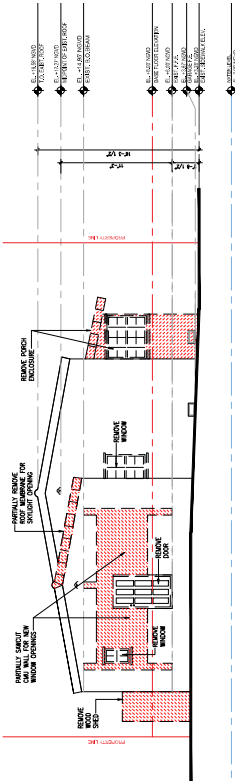
JOHN UDBARDY, R.A.
AR #103982
425 NE 22ND ST, SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090

UDBARDY
design & associates inc.

Digitally signed
by John Udbardy
Date: 2025.03.09
094123-04100
Adobe Acrobat
Version:
2024.005.20421



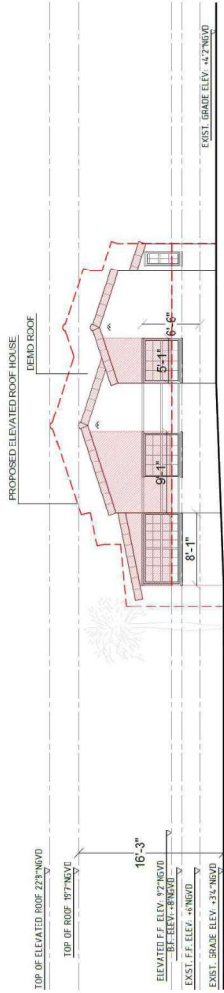
1 EAST ELEVATION DEMOLITION
Scale: 3/32" = 1'-0"



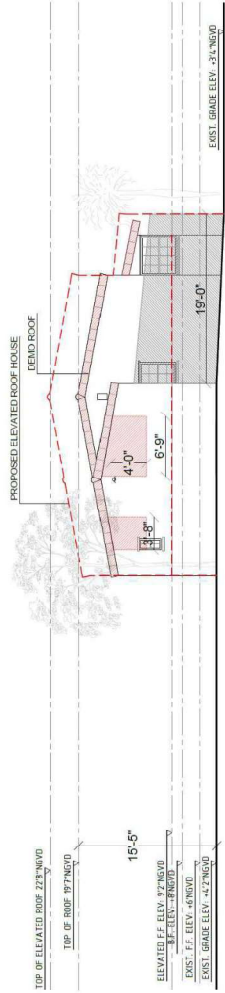
2 WEST ELEVATION DEMOLITION
Scale: 3/32" = 1'-0"

ADDITION
DEMOLITION

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



EAST ELEVATION



WEST ELEVATION

Digitally signed
by John Udbardy
Date: 2025.03.09
09:22:02 -0400
Reason: Acrobat
2024.005.20421



UDBARDY
design & associates inc.

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

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

A.403
HPB25-0646

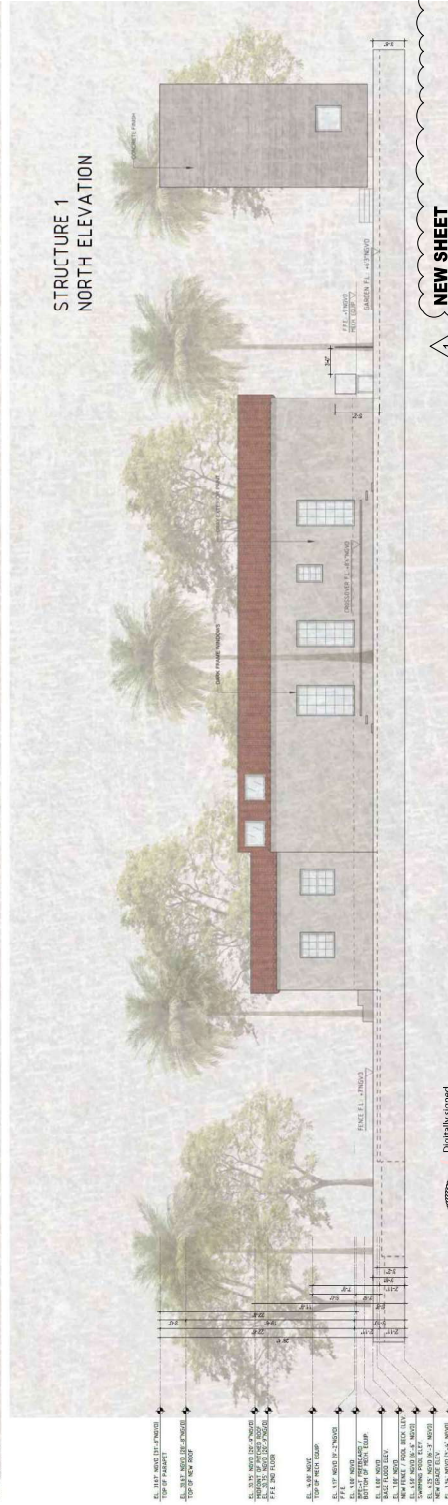
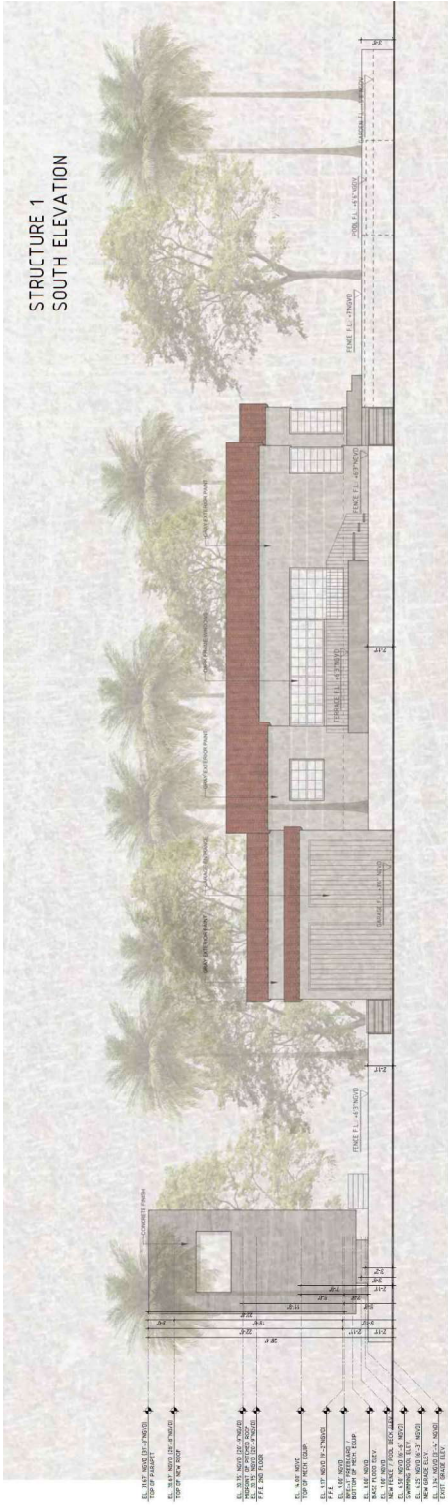
NEW SHEET
ELEVATIONS DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482

[illegible][illegible]

State of Florida
JOHN U. LUBARDY
GOVERNOR
ANTHONY
ANTHONY

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

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



NEW SHEET
PROPOSED ELEVATIONS PREVIOUSLY APPROVED
UNDER HPB21-0482

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

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

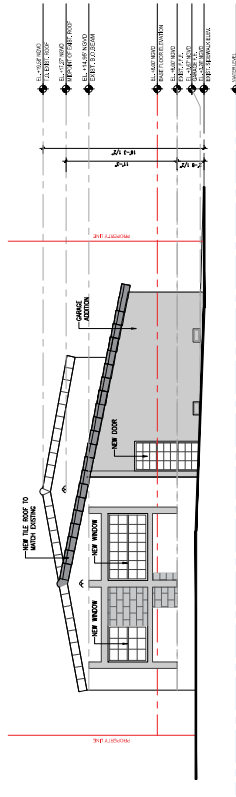
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE
DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

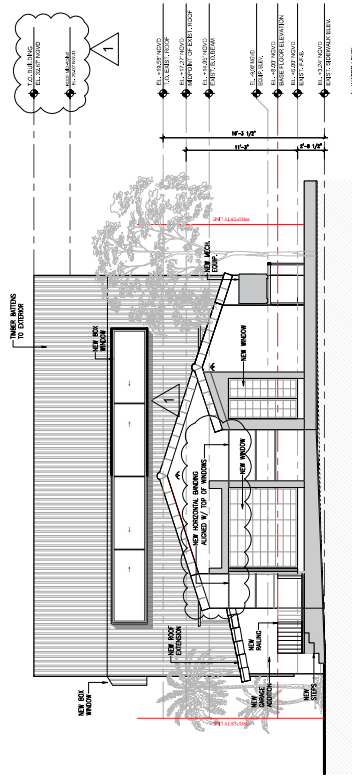
UD3A321
design & associates inc.

Digitally signed
by John Udbardy
Date: 2025.03.09
Time: 10:00:00
Version: 2024.005.20421

CALIC No. 32310
425 NE 22nd ST
MIAMI FL 33137
O 786.773.3090
C 786.773.3090
jdu@ud3a321.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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

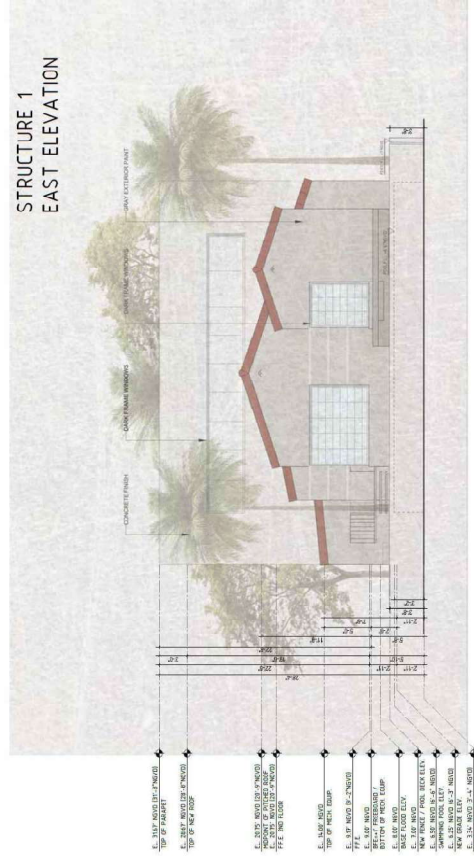
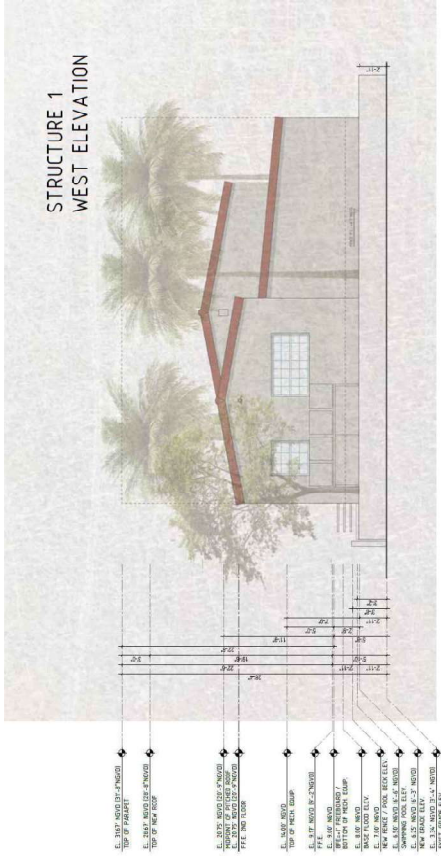
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED ELEVATIONS

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

A.406
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.



Digitally signed
by John
Udbardy
Date:
2025.03.09
09:45:46-04'00'
Adobe Acrobat
version:
2025.005.20421



UDBARDY
design & associates inc.

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

PROPOSED ELEVATIONS PREVIOUSLY
APPROVED UNDER HPB21-4482
SCALE: NTS 02/16/2025
A.407
HPB25-0646

1
NEW SHEET
PROPOSED ELEVATIONS PREVIOUSLY APPROVED
UNDER HPB21-0482



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

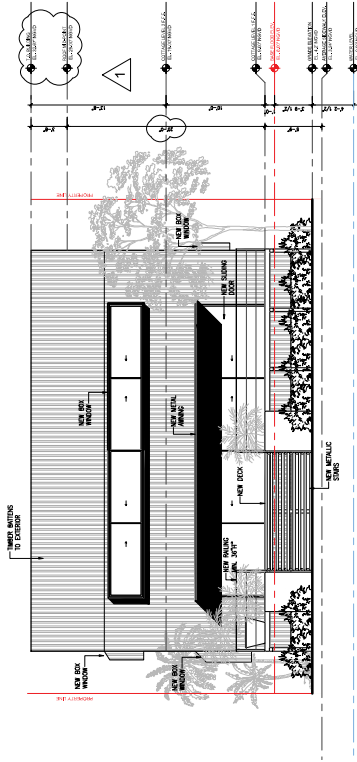
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

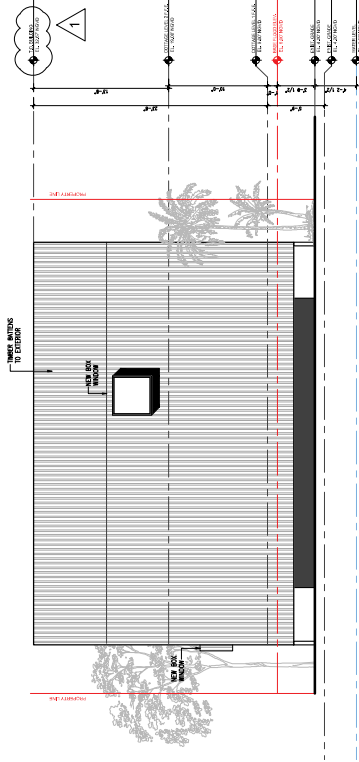
PROPOSED ELEVATIONS

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

A.408
HPB25-0646



1 | PROPOSED WEST ELEVATION
ACCESSORY BUILDING

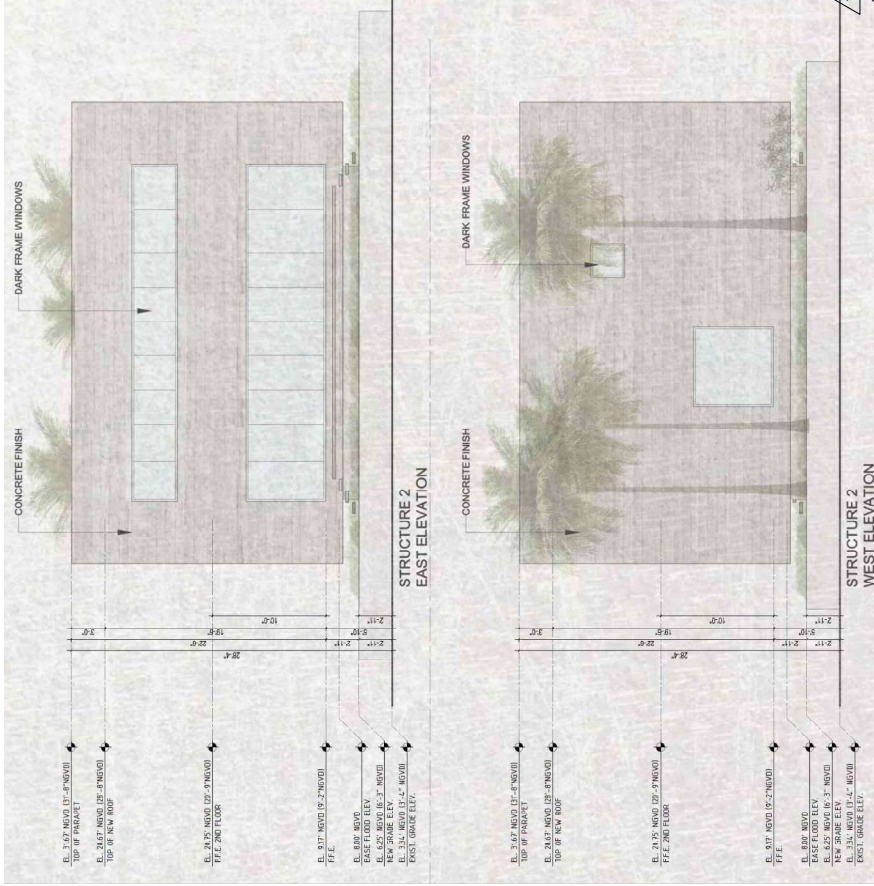


2 | PROPOSED EAST ELEVATION
ACCESSORY BUILDING

Digitally signed
by John Udbardy
Date: 2025.03.09
09:46:09 -0400
Adobe Acrobat
version:
2024.005.20421



CALIC No. 32310
425 NE 22nd ST
MIAMI FL 33137
O: 786.773.3090
F: 786.773.3090
joh@ud3a321.com



Digitally signed
by John
Udbardy
Date: 2025.03.09
09:46:31 -0400
Adobe Acrobat
Version:
2024.005.20421



UDBARDY
design & associates inc.

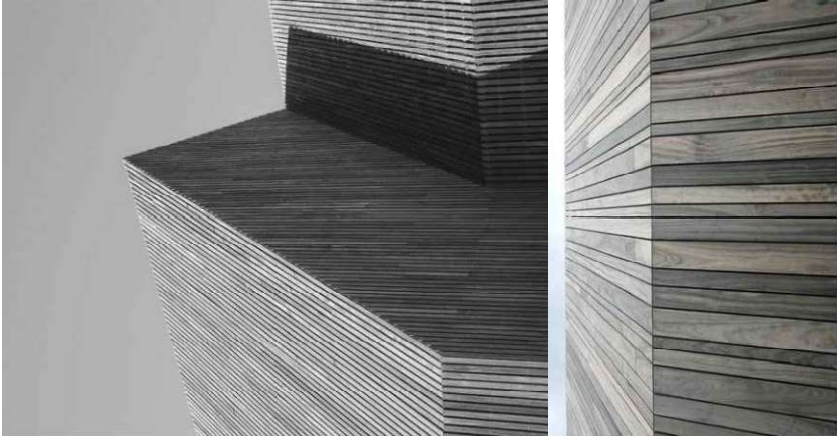
JOHN UDBARDY, R.A.
AR #103982
425 NE 22ND, ST. SUITE 403
MIAMI, FL 33137
Phone: 786.773.3090

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

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



UDBARDY
design & associates inc.

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN UDBARDY, R.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES"

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

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

NEW SHEET

Digitally signed
by John Udbardy
Date: 2025.03.09
09:46:53 -0400
Adebe Acrobat
version:
2024.005.20421

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.