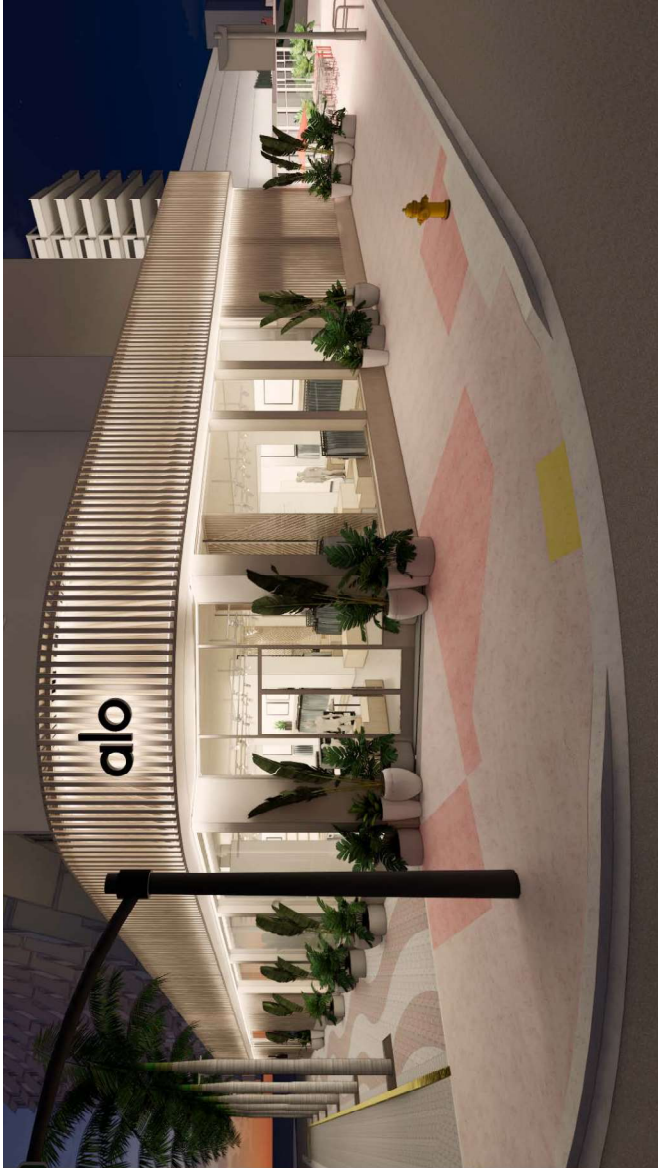




Planning Set Index	
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A.0.02	Aerial Plan
A.0.04	Key Plan
A.0.05	Zoning Data Sheet
A.0.06	Zoning Use Plans and Parking
A.0.07	Survey
A.0.08	Survey
A.0.09	Survey
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A.1.01	Focused Site Plan
A.2.00	Existing Conditions Photos
A.2.01	Existing Conditions Photos
A.2.02	Site Photos (Adjacent Properties)
A.2.03	Site Photos (Corner to Corner)
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SCOPE OF WORK	
Interior work	
• Complete Renovation of existing vacant mercantile space of ±14,300. Within the Ground floor of the Decolage Condominium Building.	
Existing Uses	
First Floor Mercantile: ±14,300 sqft (previously Walgreens)	
Proposed uses:	
• First Floor Mercantile: ±5,950 sqft	
• First Floor Wellness Club and accessory office space: ±8,350 sqft	
Exterior Work	
• Removal and replacement of first floor facade proposed along Lincoln Road (±155' long) and Collins Ave. (±70' long).	
General Building Info	
• Building built – 1965, architect Melvin Grossman, style Post War Modern/Miami Modern	
• 14 Stories – Residential above	
• Construction Classification: Non-Combustible - Type II-B	
• Previous tenant - Walgreens drugstore, vacant since 2016.	
• Previous Existing Fully Sprinklered, proposed Fully Sprinklered	
• Floor Area: ±14,300 sqft	
• Zoning District - RM-3, Residential Multifamily, High Intensity zoning district.	
• The building is within The Ocean Drive/Collins Avenue historic district - listed as non-contributing.	

alo

100 Lincoln Road, Miami Beach FL 33139



Rex P. Lalire
Digitally signed by Rex P. Lalire
DN: cn=Rex P. Lalire, o=Lalire Architects LLP, ou=, c=US

Lalire
18:20:19 -05'00'
3/7/25

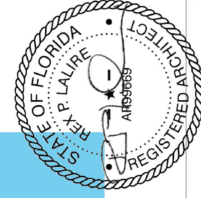
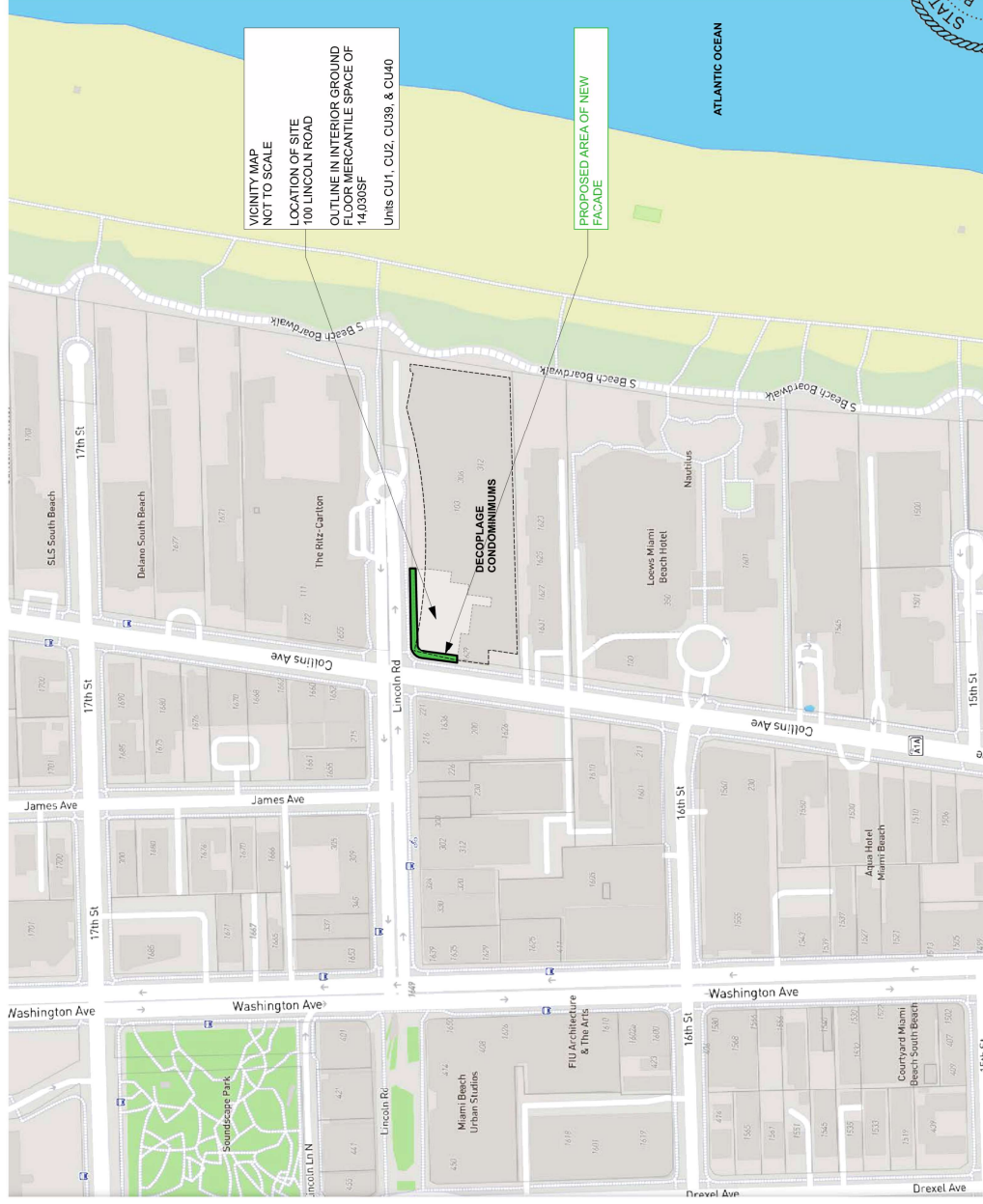
FIRST SUBMITTAL
HPB24-0644
SUBMISSION DATE: 2/14/25

FINAL SUBMITTAL
HPB24-0644
SUBMISSION DATE: 3/7/25

A.0.01
3/7/25

Cover Sheet & Index





Key Plan

Alo, 100 Lincoln Road, Miami Beach, FL
 Lalre March Architects LLP, 830 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

MIAMI BEACH

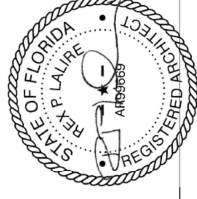
Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7330

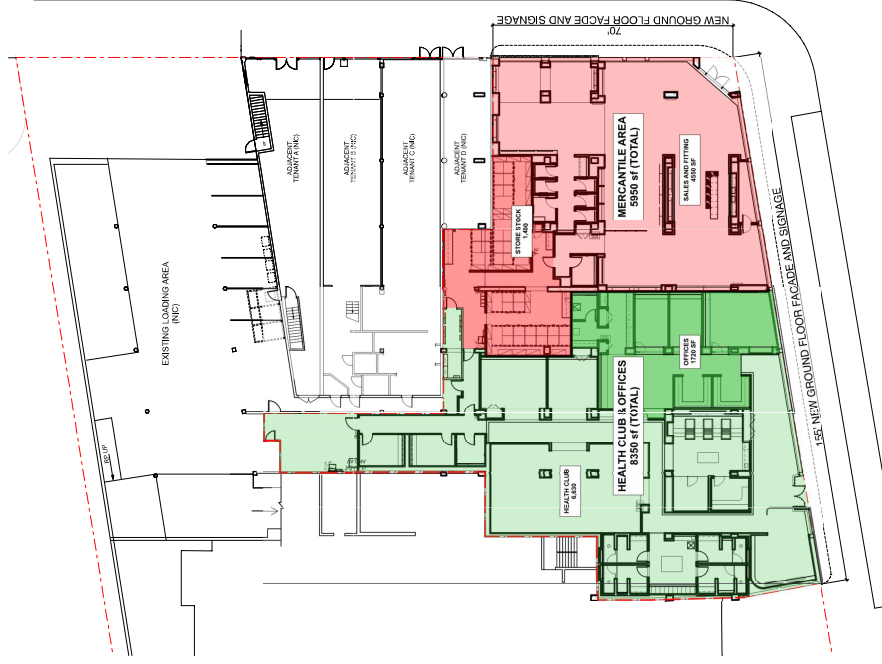
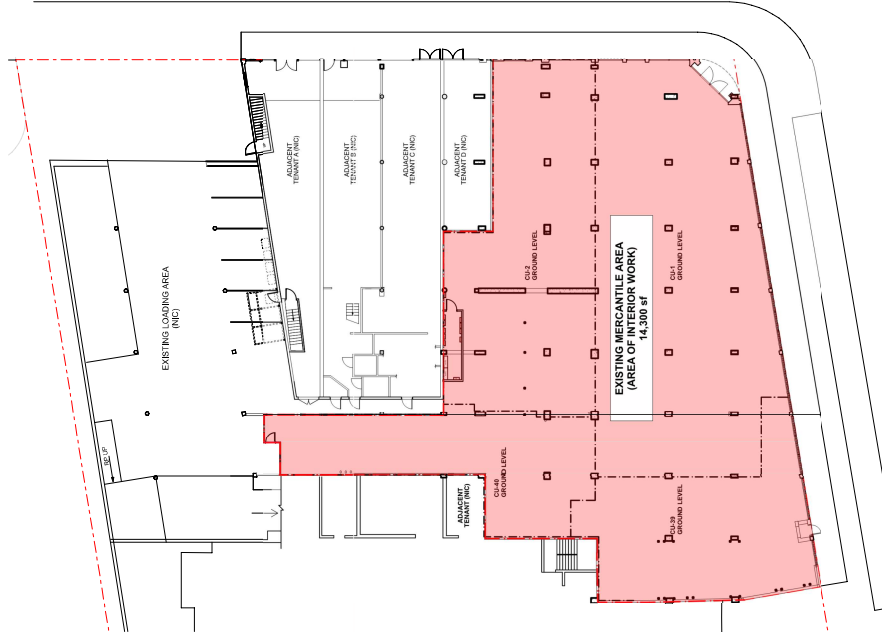
COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information	Folio number(s):	Year built:
1	Address: 100 Lincoln Rd, Miami Beach, FL 33139	09-2024-080-6280	1965
2	Board file number(s), Determination of Architectural Significance:		127,692 square feet
3	Located within a Local Historic District (Yes or No): Yes	RM-3	284
4	Individual Historic Site (Yes or No):	No	575
5	Base Flood Elevation:	AE (EL. 8)	+7.5 N.G.V.D.
6	Adjusted grade (BFE-Grade / 2):	7.75	Free board:
7	Proposed Use:		Existing to remain
8	Proposed Accessory Use:		Mercantile, Health Club/Offices
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A	
ZONING INFORMATION / CALCULATION			
		Required	Existing
13	Floor Area Ratio (FAR)	-	-
14	Building Height	-	180'
15	At grade parking lot on the same lot	-	-
a	Front setbacks	-	-
b	Side interior setback	-	-
c	Side facing street setback	-	-
d	Rear setback	-	-
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing
a	Front setbacks	-	-
b	Side interior setback	-	-
c	Side facing street setback	-	-
d	Rear setback	-	-
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing
a	Front setbacks	-	-
b	Side interior setback	-	-
c	Side facing street setback	-	-
d	Rear setback	-	-
18	Minimum Apartment Unit Size	Required	Existing
a	New Construction	-	-
b	Rehabilitated Buildings	-	-
c	Hotel Unit	-	-
19	Average Apartment Unit Size	Required	Existing
a	New Construction	-	-
b	Rehabilitated Buildings	-	-
c	Hotel Unit	-	-
20	Required Open-space ratio (RPS, CPS)	-	-
21	Parking	-	-
22	Loading	-	-

Notes: Indicate N/A if not applicable.





ZONING INFO

ZONING DISTRICT : RM-3

OVERLAYS:

- Art Deco, Minto Commercial Character Overlay
- Miami Beach Architectural Historic District
- Ocean Dr/Collins Ave
- Oceanfront Overlay
- Parking Tier 1

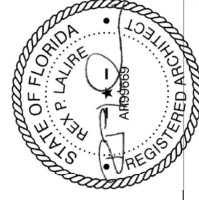
NO ADDITIONAL FLOOR AREA PROPOSED - EXISTING TO REMAIN.

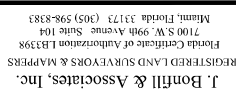
PARKING INFO

NO PROPOSED CHANGES TO EXISTING PARKING

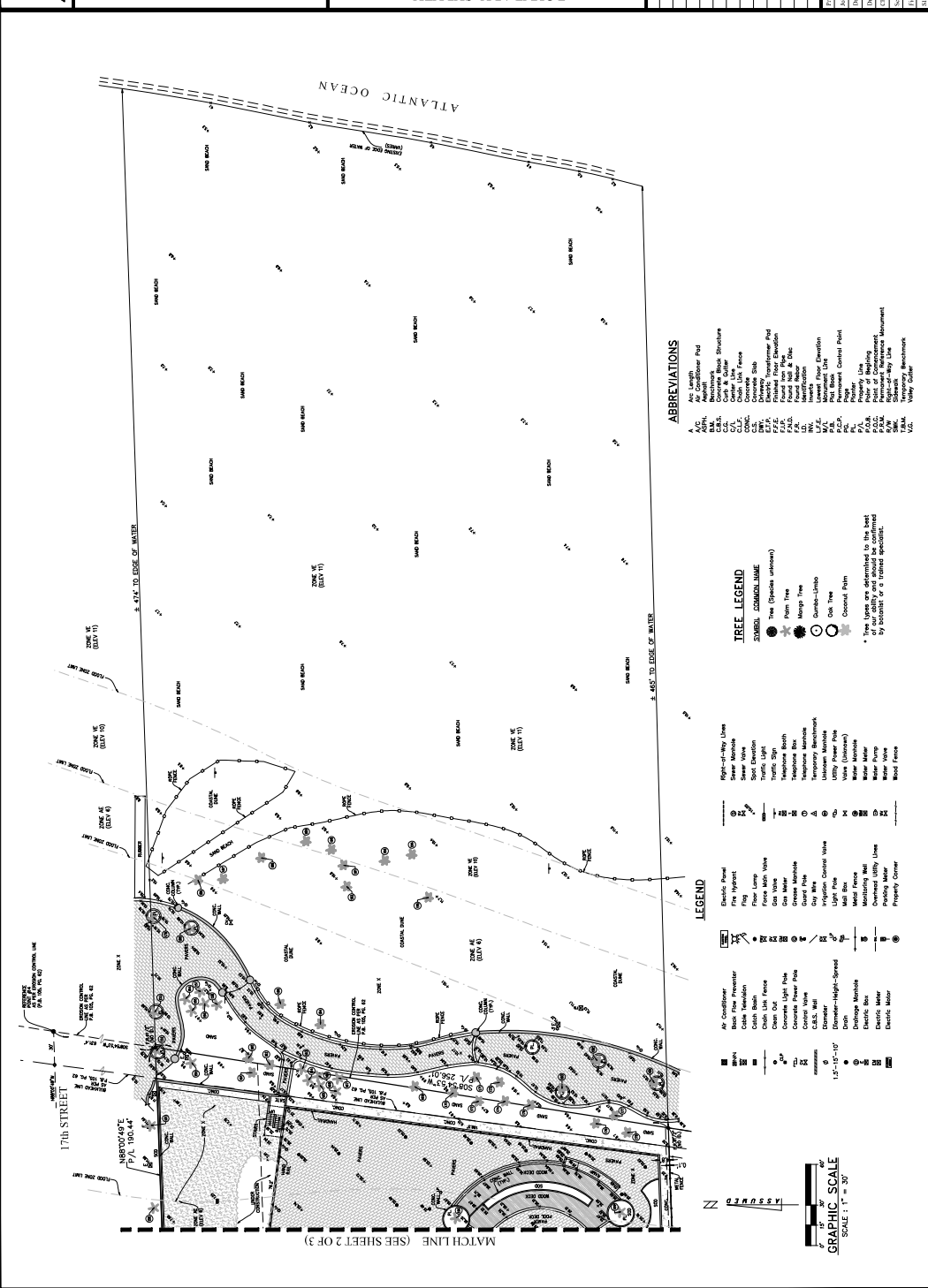
NO ADDITION TO AREA OR PARKING INTENSITY

EXISTING SPACES UTILIZED BY PREVIOUS TENANT TO REMAIN WITHIN DECOPLAGE PARKING GARAGE





CRESCENT HEIGHTS

[illegible]

ABBREVIATIONS

TREE LEGEND

SYMBOL **COMMON NAME**

	Tree (Species unknown)
	Palm Tree
	Mango Tree
	Gumbo-Limbo
	Oak Tree
	Coconut Palm

Tree types are determined by the shape of their leaves and the shape of their fruit. Use the key to identify the tree types shown in the diagram by botanist or a trainee.

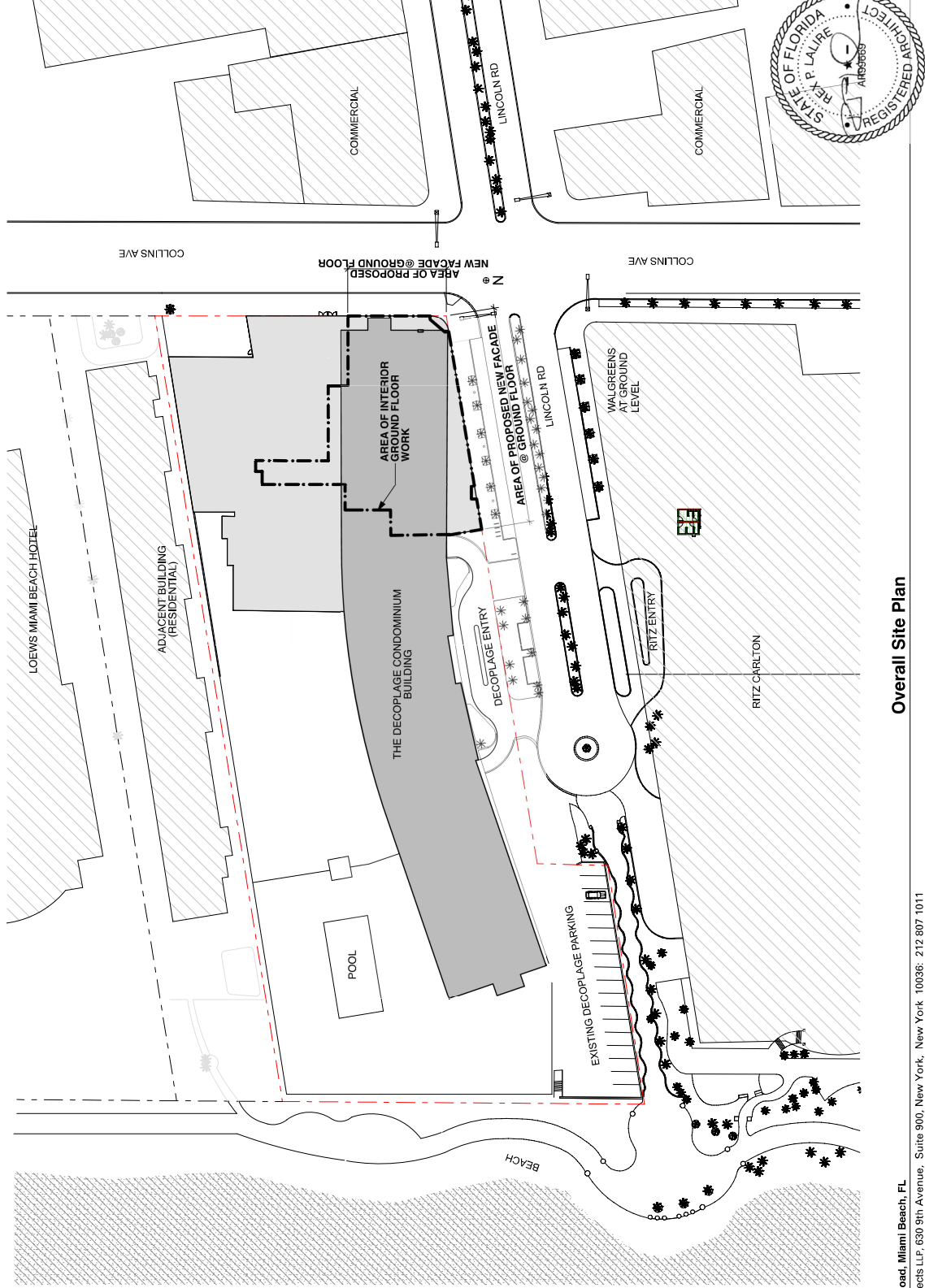
³ Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

LEGEND

	Air Conditioner		Electric Fan
	Boiler/Fire Heater		Flag
	Cold Intake		Filter Lamp
	Clean Bath		Gas Valve
	Clear Out		Gas Valve
	Compressor Light Pole		Green Machine
	Condenser Pressure Pipe		Guard Fence
	Control Valve		Infrared Camera
	Covers		Light Box
	Downer-High-Speed		Mail Box
	Drain		Metal Fence
	Discharge Machine		Monitoring Booth
	Electric Box		Packing Unit
	Electric Motor		Property Corner

GRAPHIC SCALE

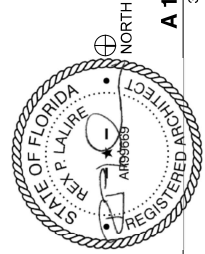
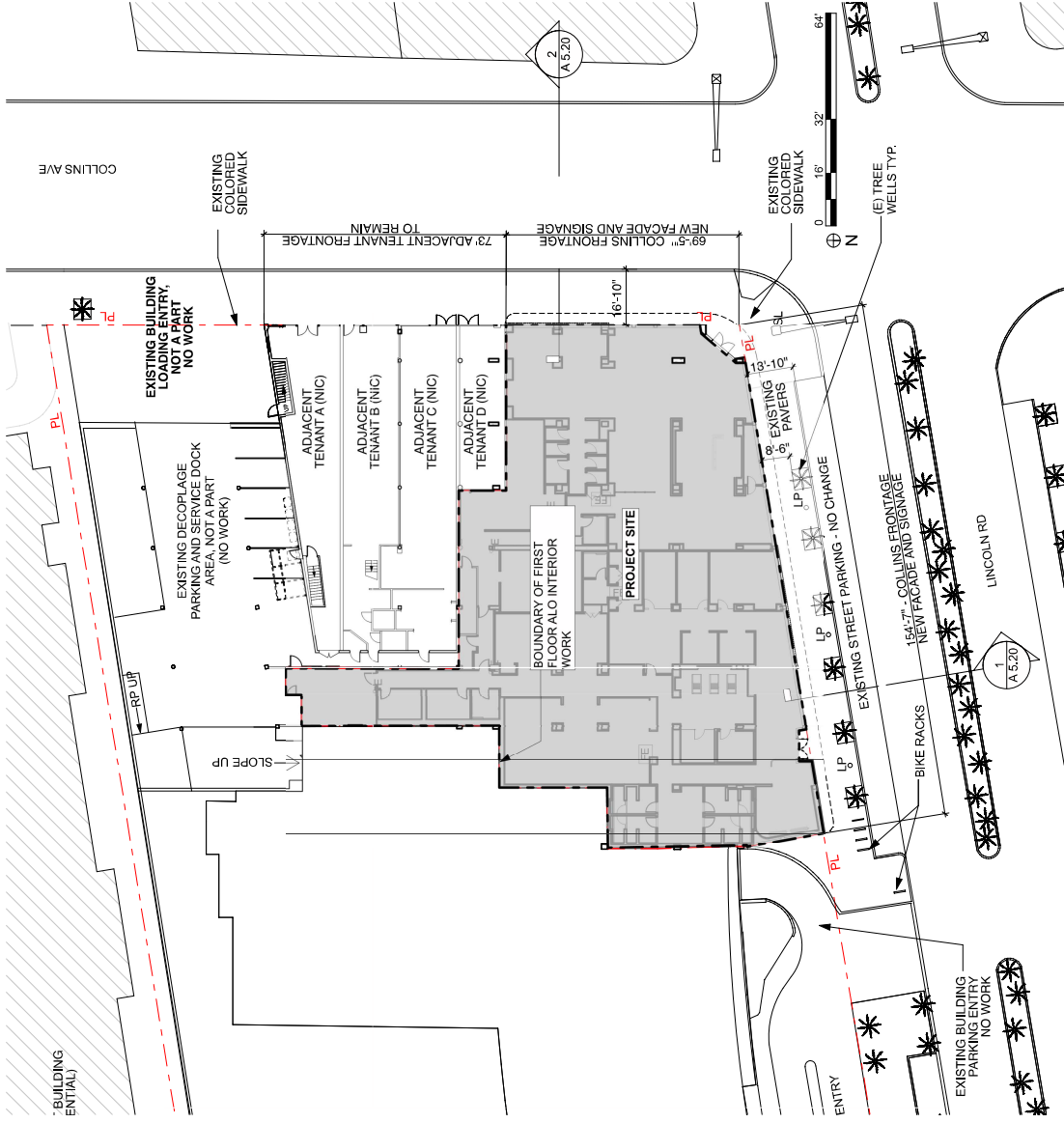
Alo, 100 Lincoln Road, Miami Beach, FL



Overall Site Plan

Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

A 1.00
3/7/25



A 1.01
3/7/25

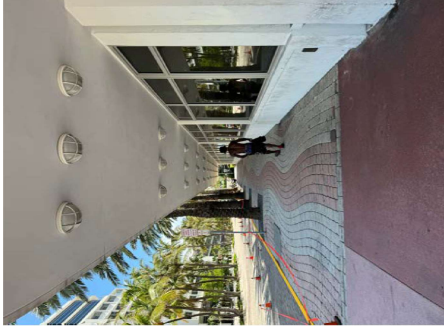
Focused Site Plan



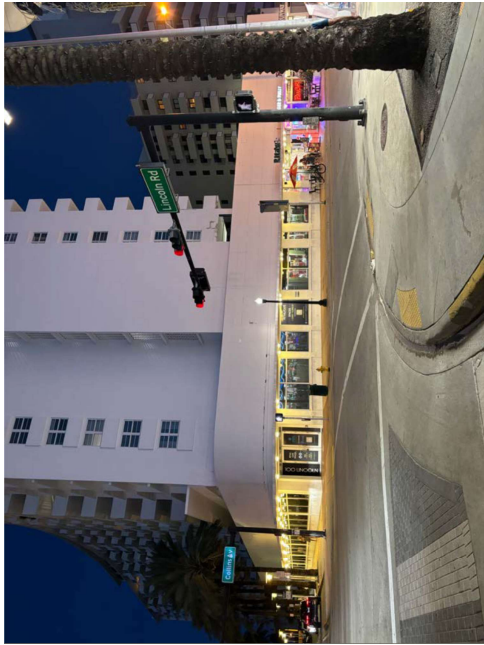
CORNER OF COLLINS AVENUE AND LINCOLN ROAD (SHOWING ENTIRE EXTENT OF FACADE)



LINCOLN ROAD SIDEWALK LOOKING EAST TOWARDS COLLINS AVENUE



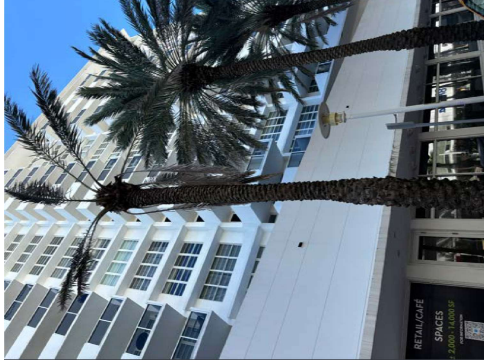
LOOKING TOWARDS THE BEACH ON LINCOLN ROAD



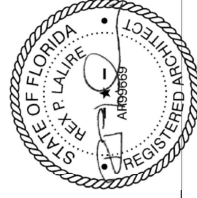
CORNER OF COLLINS AVENUE AND LINCOLN ROAD (NIGHT)



CORNER OF COLLINS AVENUE AND LINCOLN ROAD



LINCOLN ROAD



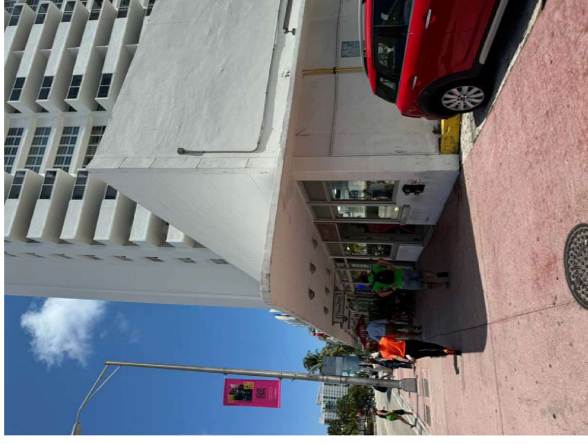
Existing Conditions Photos



CORNER OF COLLINS AVENUE AND LINCOLN ROAD



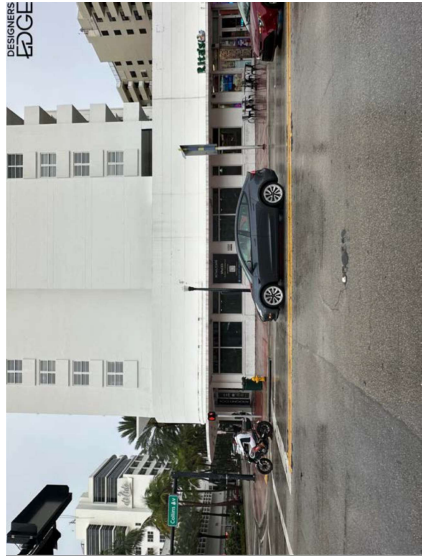
CORNER OF COLLINS AVENUE AND LINCOLN ROAD



COLLINS AVE SIDEWALK SOUTH END BY THE LOADING ENTRY



LINCOLN ROAD FACADE



COLLINS AVE FACADE (NORTH END)



COLLINS AVE FACADE (SOUTH END)



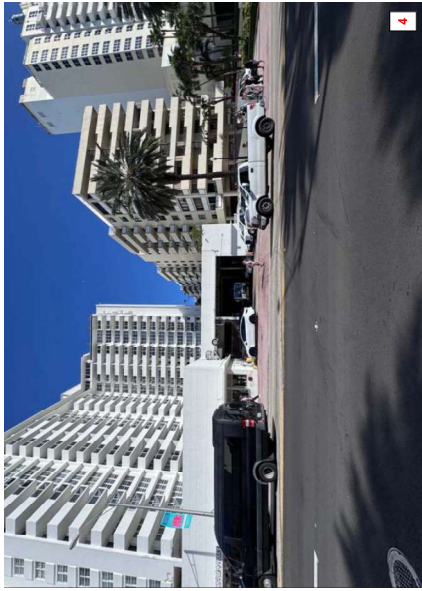
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2



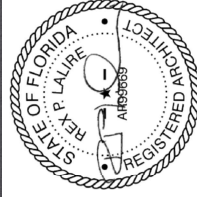
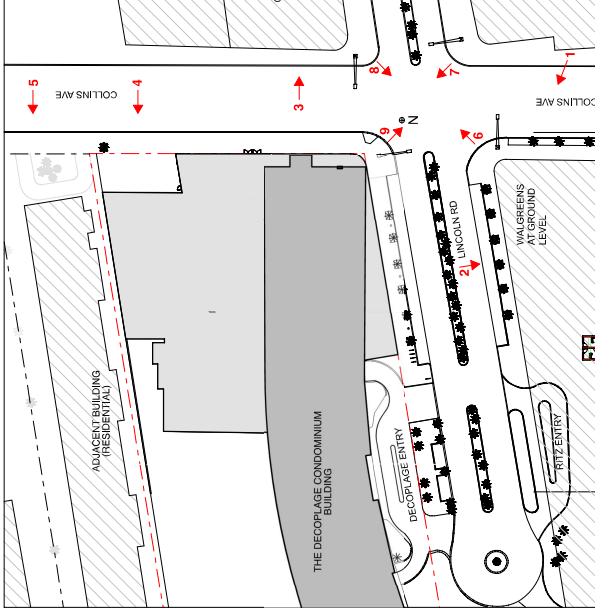
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4



5



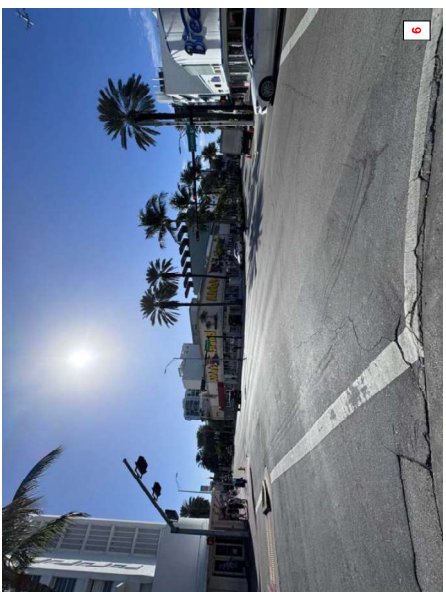
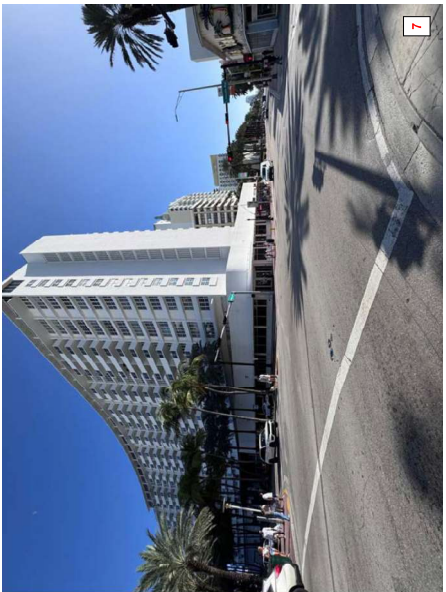
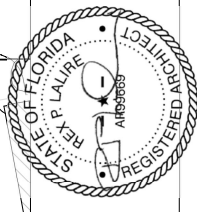
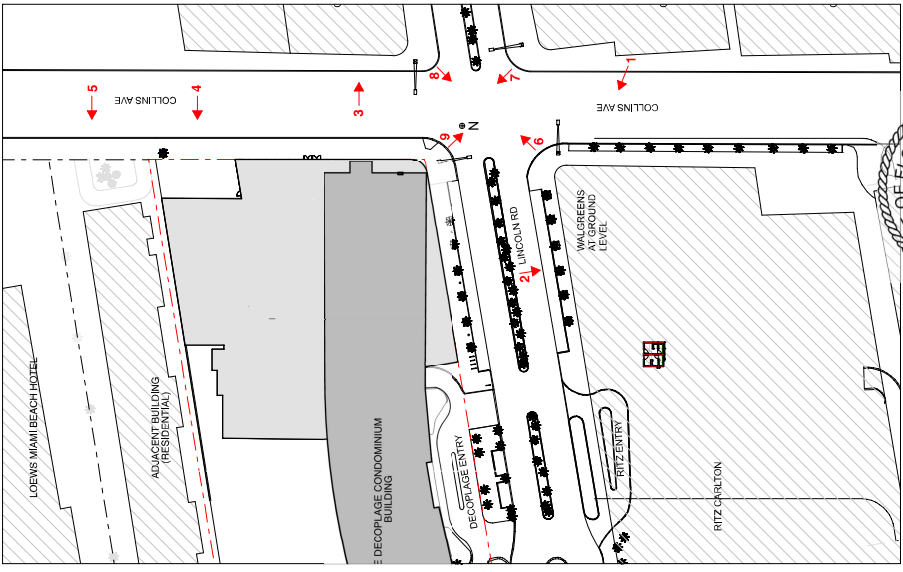
Site Photos (Adjacent Properties)

Alo, 100 Lincoln Road, Miami Beach, FL

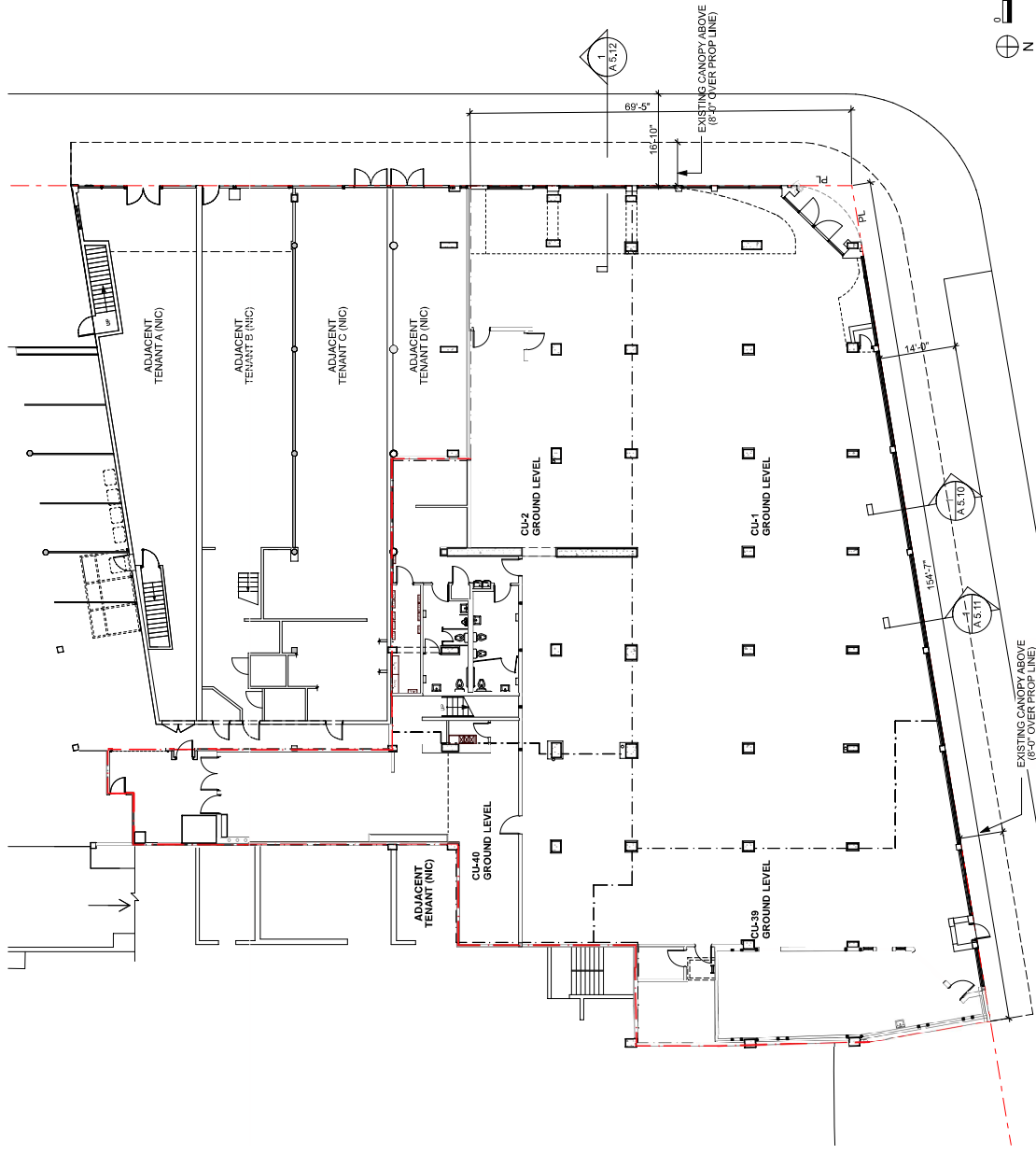
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212.807.1011

A 2.02

3/7/25



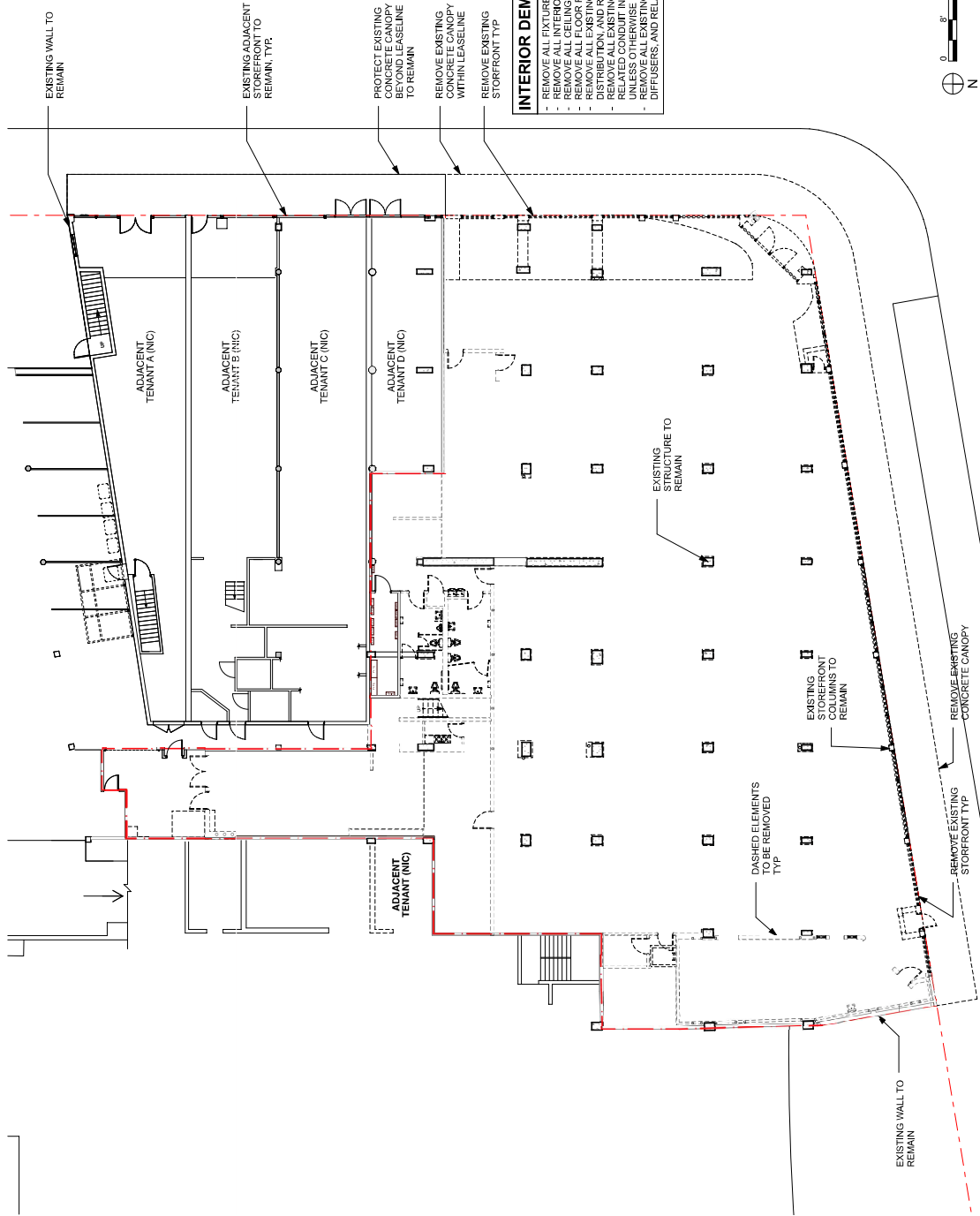
Site Photos (Corner to Corner)



A 3.00
3/7/25

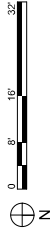
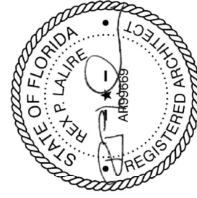
Existing Condition First Floor Plan

Alt. 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011



INTERIOR DEMO NOTES

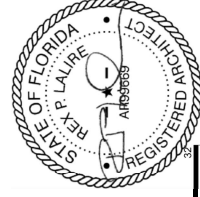
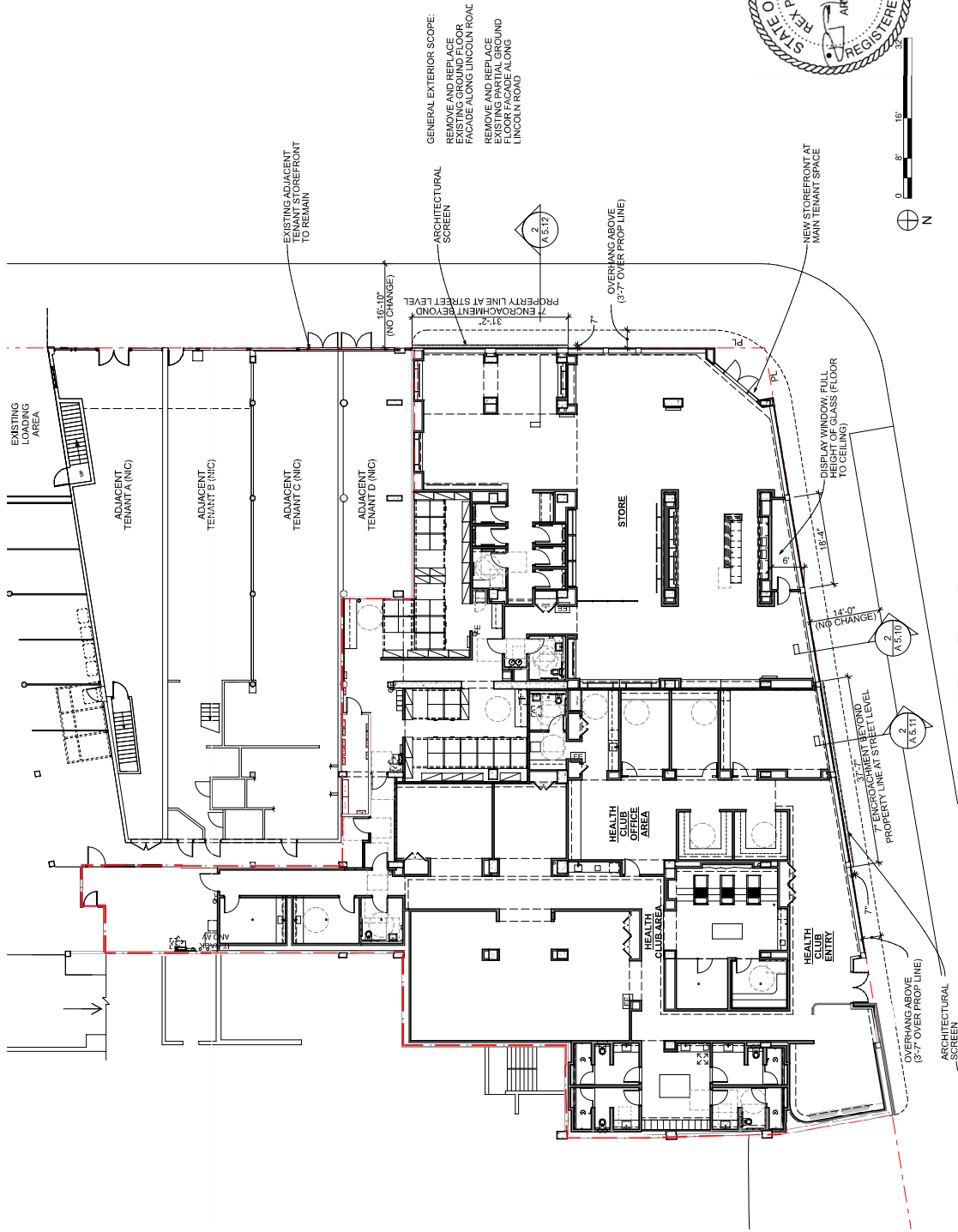
- REMOVE ALL FIXTURES, FURNITURE, EQUIPMENT ETC.
- REMOVE ALL INTERIOR NON-LOAD BEARING PARTITIONS, U.O.N.
- REMOVE ALL INTERIOR NON-LOAD BEARING PARTITIONS, U.O.N.
- REMOVE ALL FLOOR FINISHES, PROTECT (E) CONC. SLAB
- REMOVE ALL EXISTING LIGHTING, LIGHTING CONTROLS, POWER DISTRIBUTION, AND RELATED WIRING/CONDUIT.
- REMOVE ALL EXISTING SECURITY AV, TEL/DATA, CCTV ETC. UNLESS OTHERWISE NOTED.
- REMOVE ALL EXISTING HVAC EQUIPMENT DISTRIBUTION, DIFFUSERS, AND RELATED ELECTRICAL CONTROLS ETC.



Demolition First Floor Plan

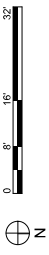
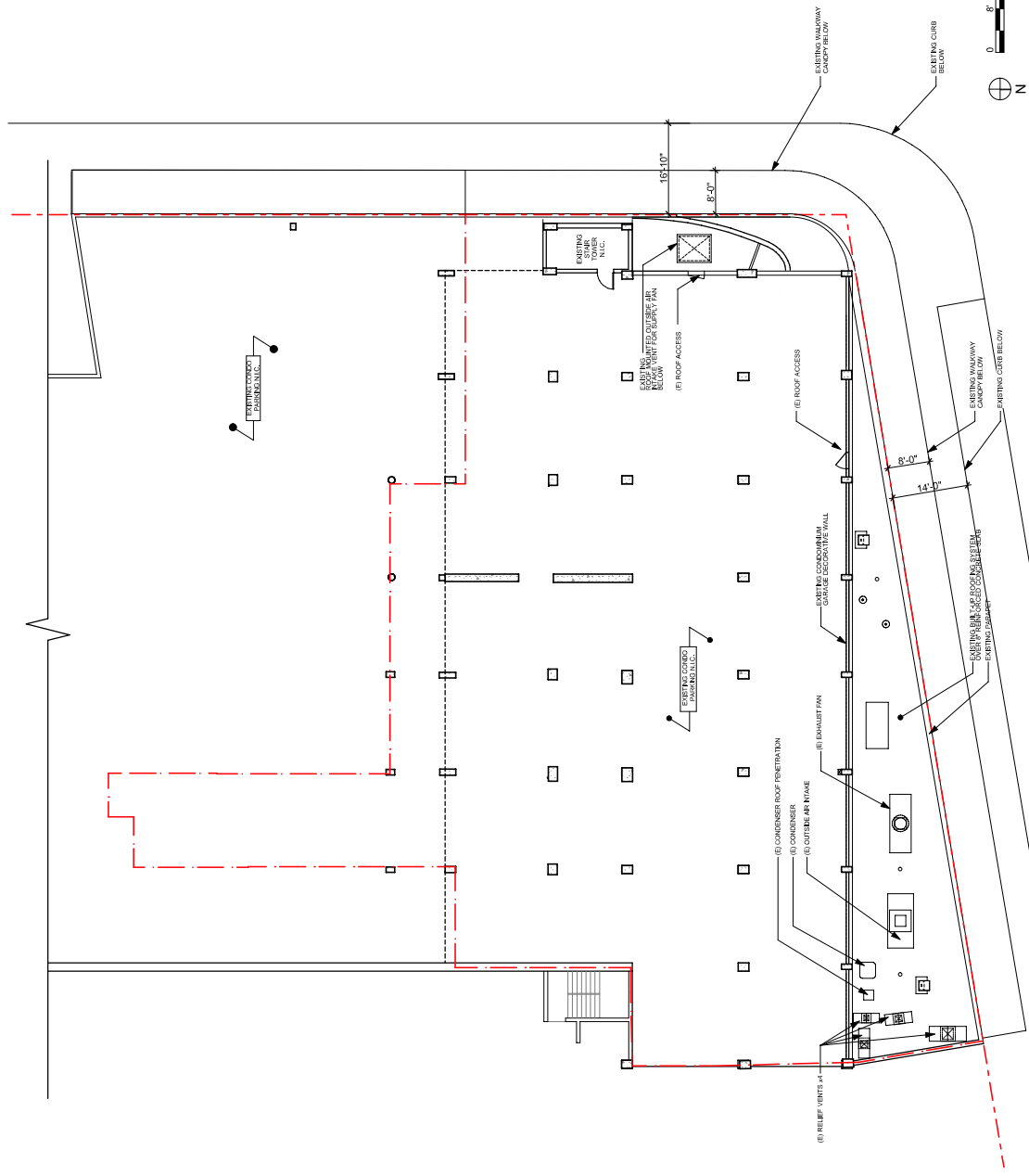
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3/7/25



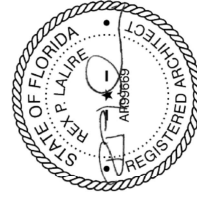
Proposed First Floor Plan

A 3.02
3/7/25

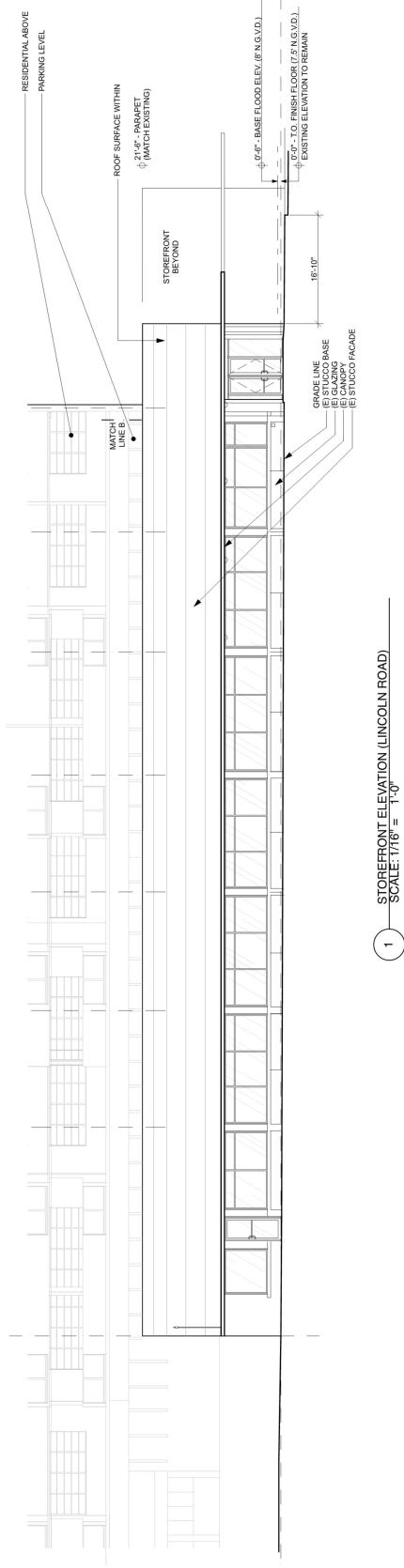


Existing Conditions Low Roof Plan

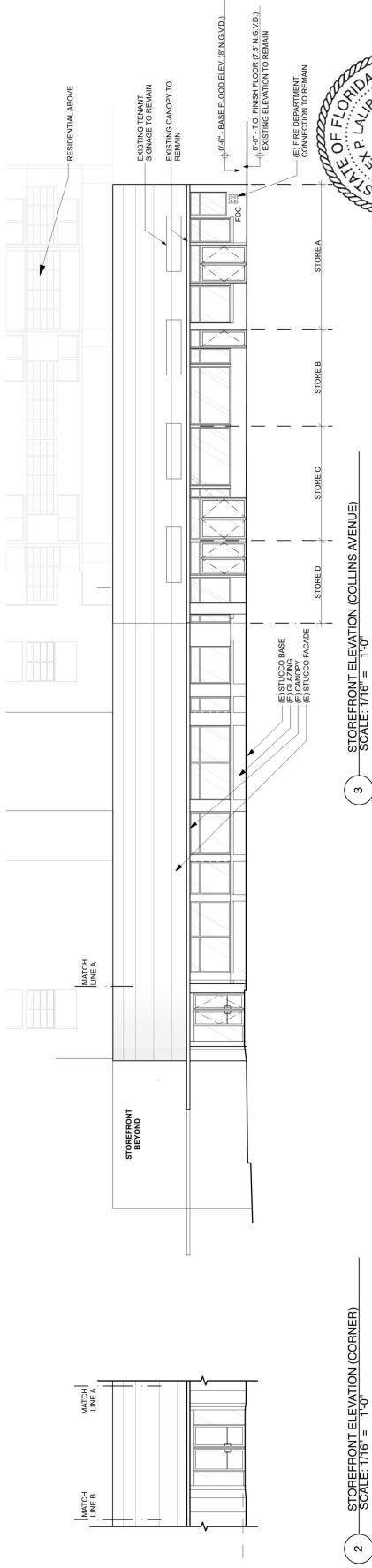
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3/7/25



Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

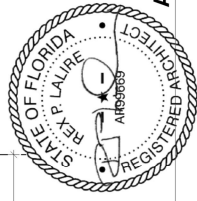


1 STOREFRONT ELEVATION (LINCOLN ROAD)
SCALE: 1/16" = 1'-0"



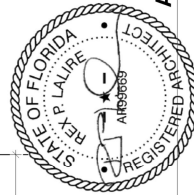
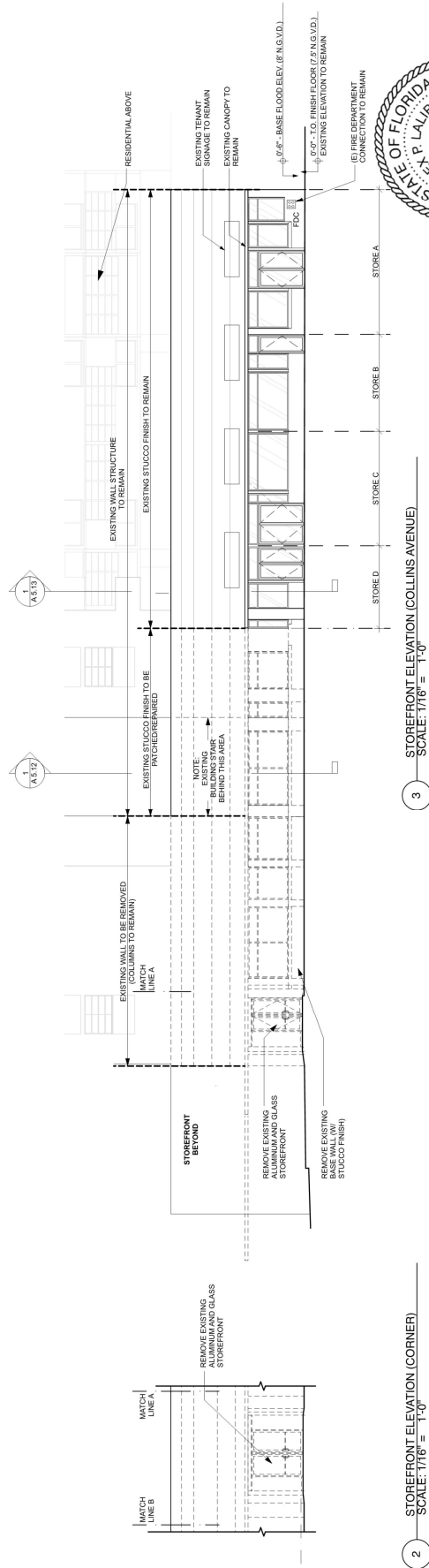
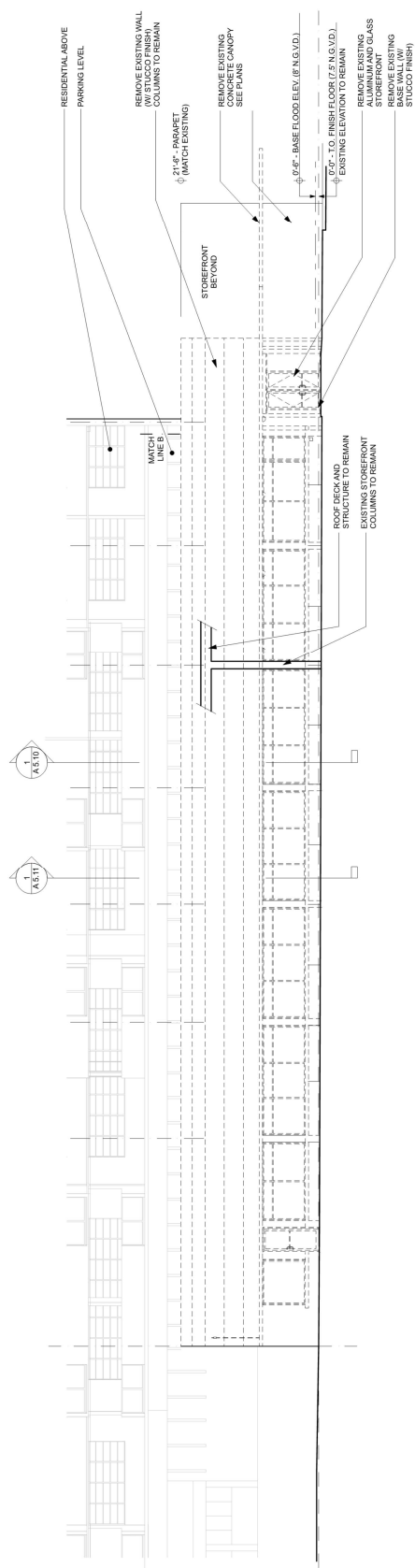
3 STOREFRONT ELEVATION (COLLINS AVENUE)
SCALE: 1/16" = 1'-0"

2 STOREFRONT ELEVATION (CORNER)
SCALE: 1/16" = 1'-0"



A 4.00
3/7/25

Existing Storefront Elevations



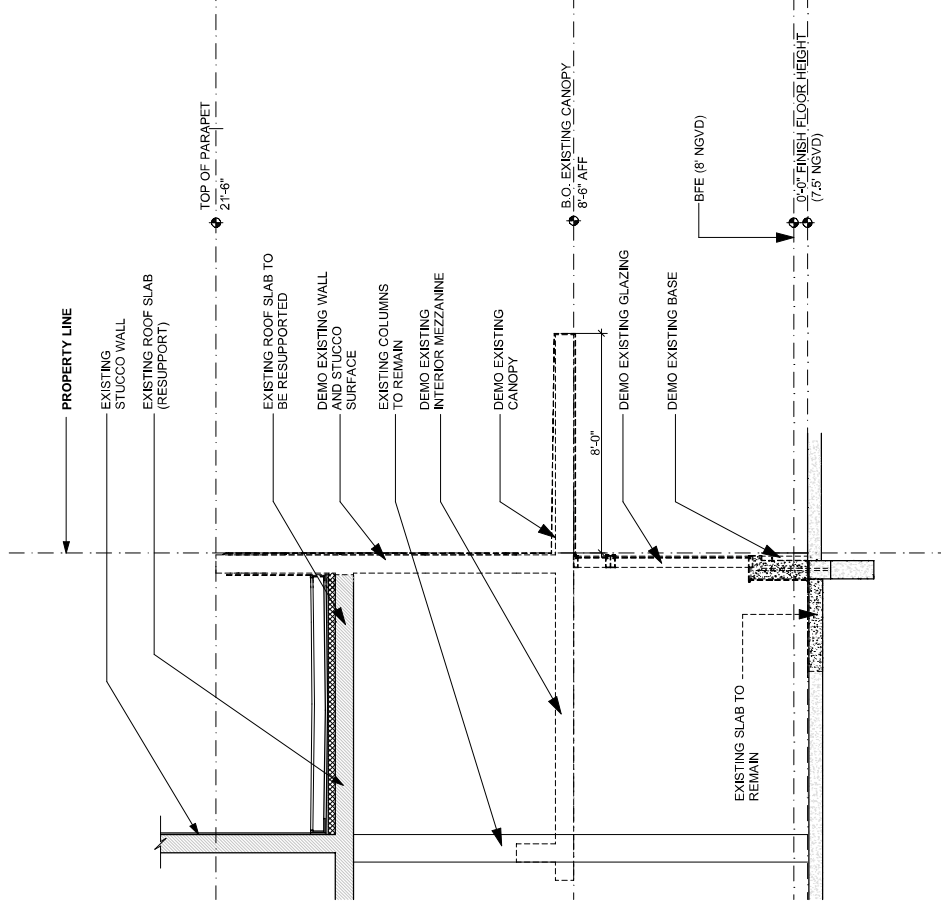
Alo, 100 Lincoln Road, Miami Beach, FL

Storefront Demolition Elevations

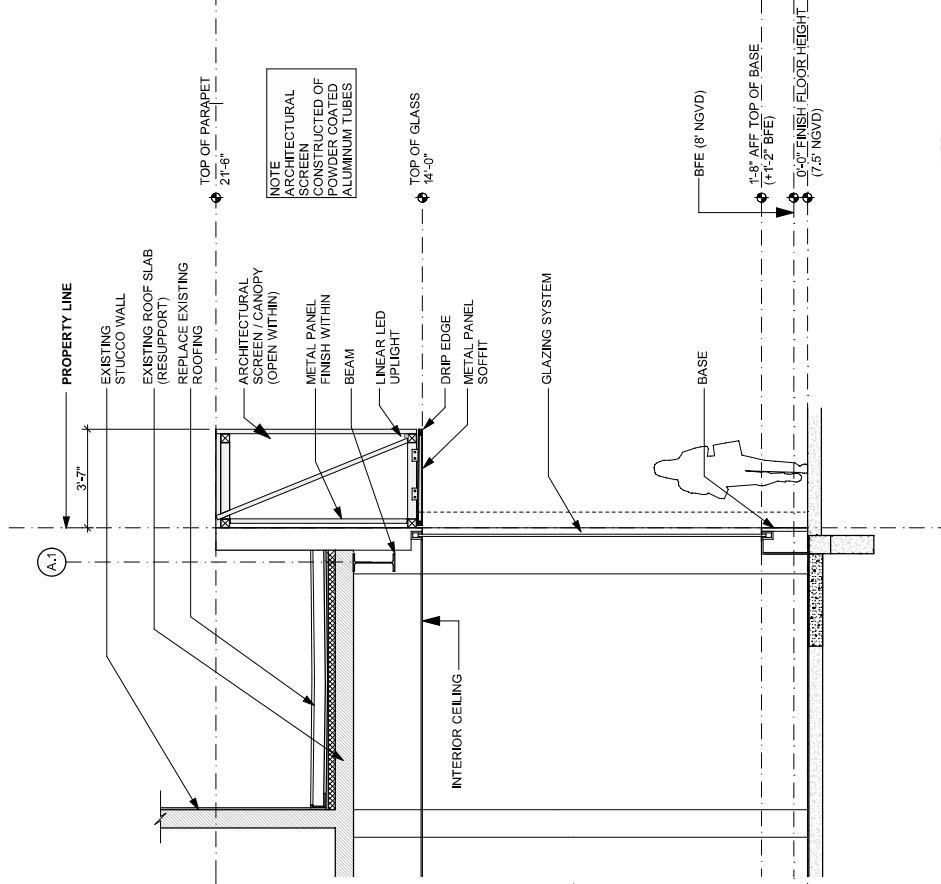
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Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

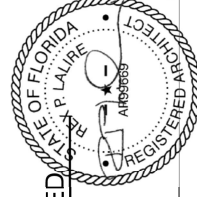
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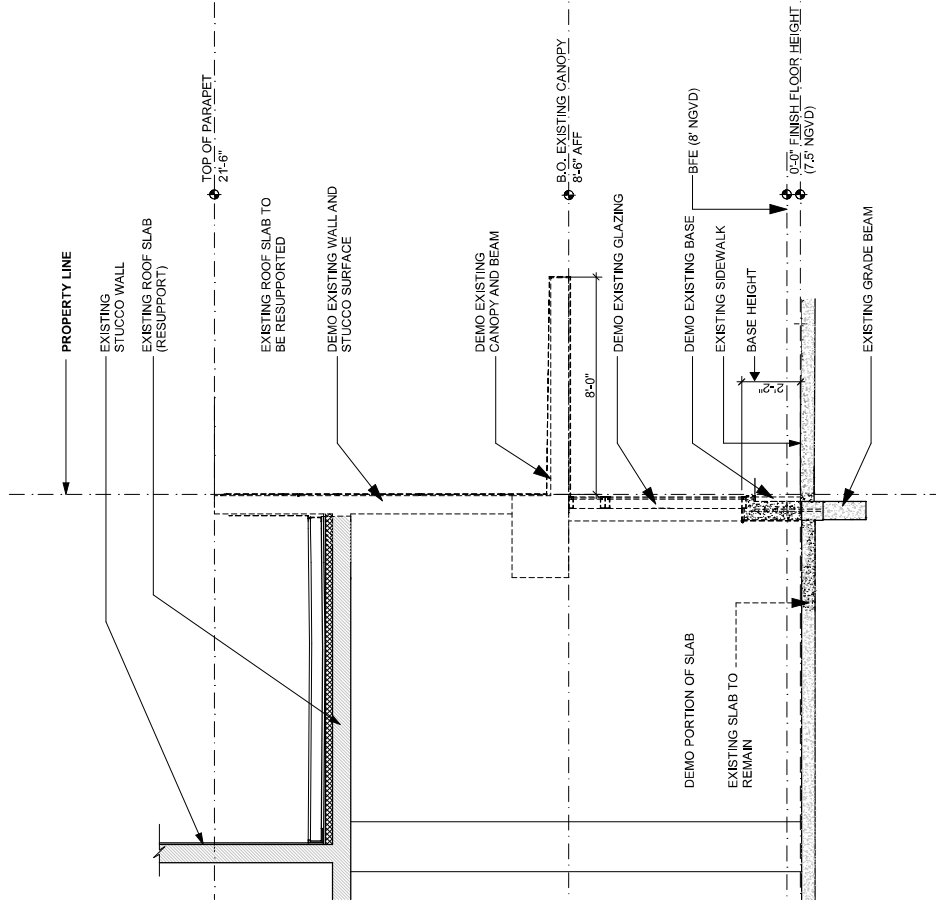
1 BUILDING SECTION DEMOLITION
SCALE: 1/4" = 1'-0"



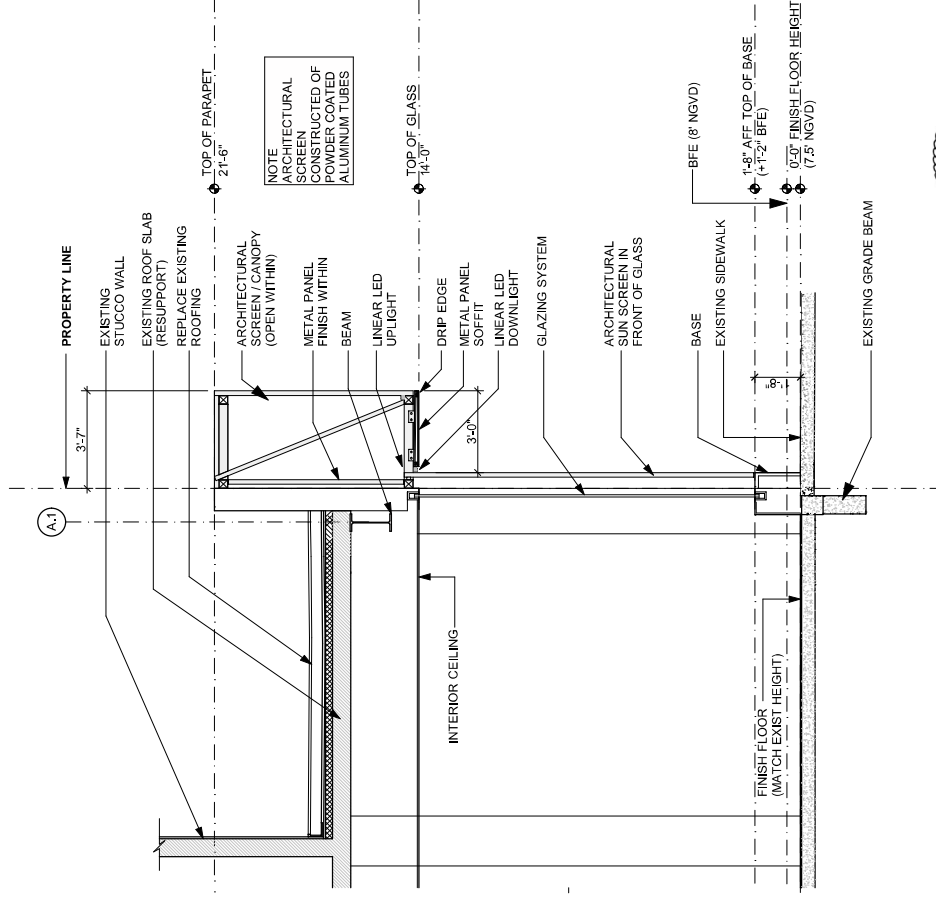
2 FACADE SECTION - PROPOSED
SCALE: 1/4" = 1'-0"
TYPICAL 14' HIGH STOREFRONT SECTION



Storefront Sections (Lincoln Road)

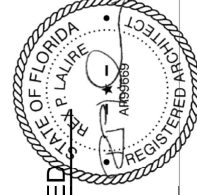


1 FACADE SECTION - DEMOLITION
SCALE: 1/4" = 1'-0"



NOTE
ARCHITECTURAL
SCREEN
CONSTRUCTED OF
POWDER COATED
ALUMINUM TUBES

2 FACADE SECTION - PROPOSED
SCALE: 1/4" = 1'-0"



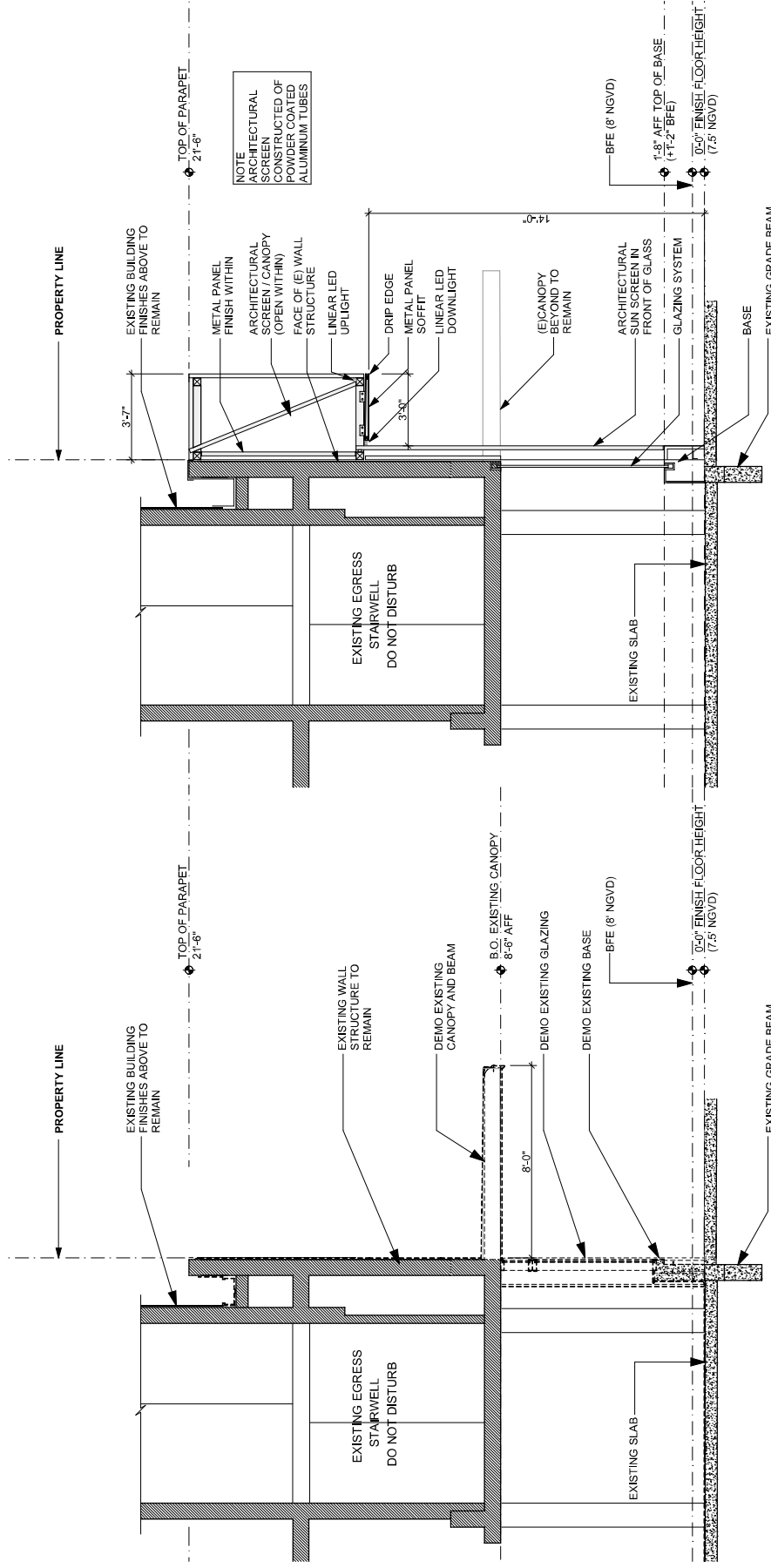
Storefront Sections (Lincoln Road)

Alo, 100 Lincoln Road, Miami Beach, FL

Lalre March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212 807 1011

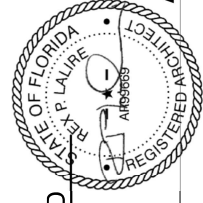
A 5.11

3/7/25



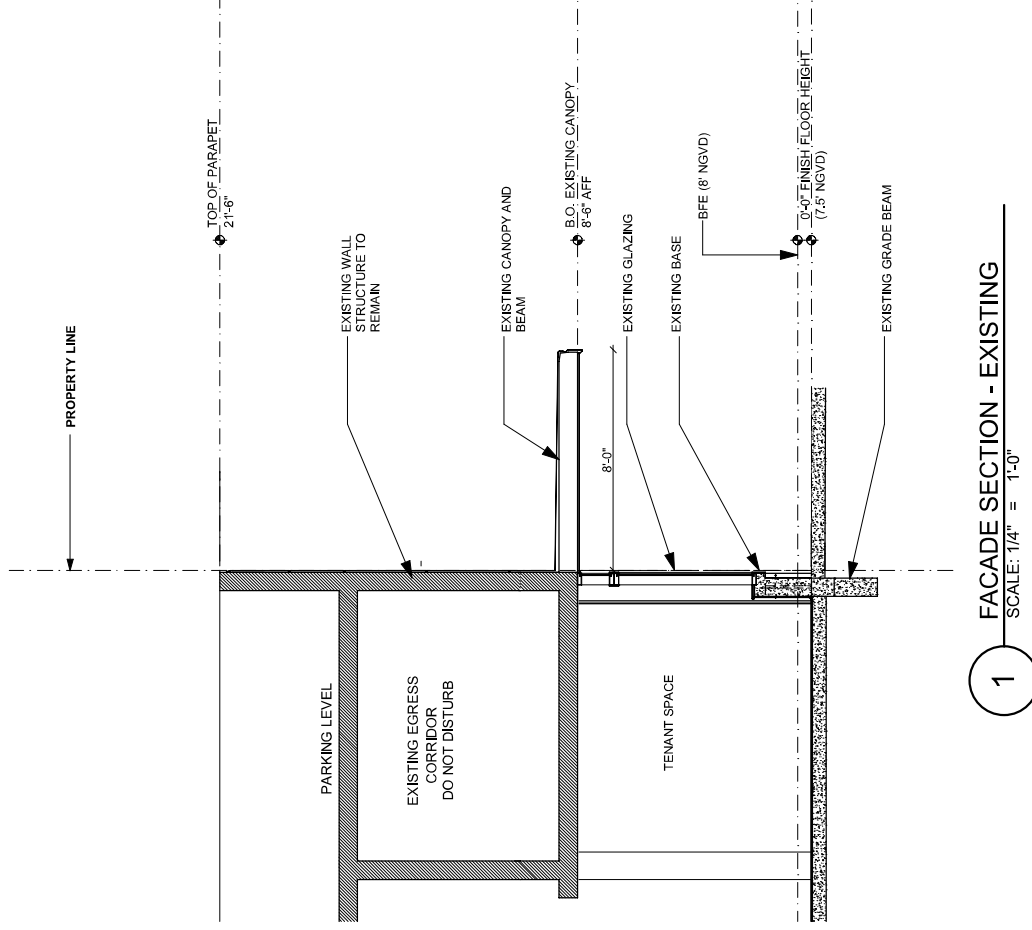
1 FACADE SECTION - DEMOLITION
SCALE: 1/4" = 1'-0"

2 FACADE SECTION - PROPOSED
SCALE: 1/4" = 1'-0"

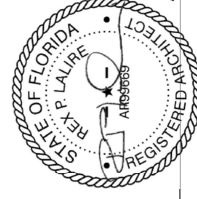


A 5.12
3/7/25

Storefront Sections (Collins Avenue)

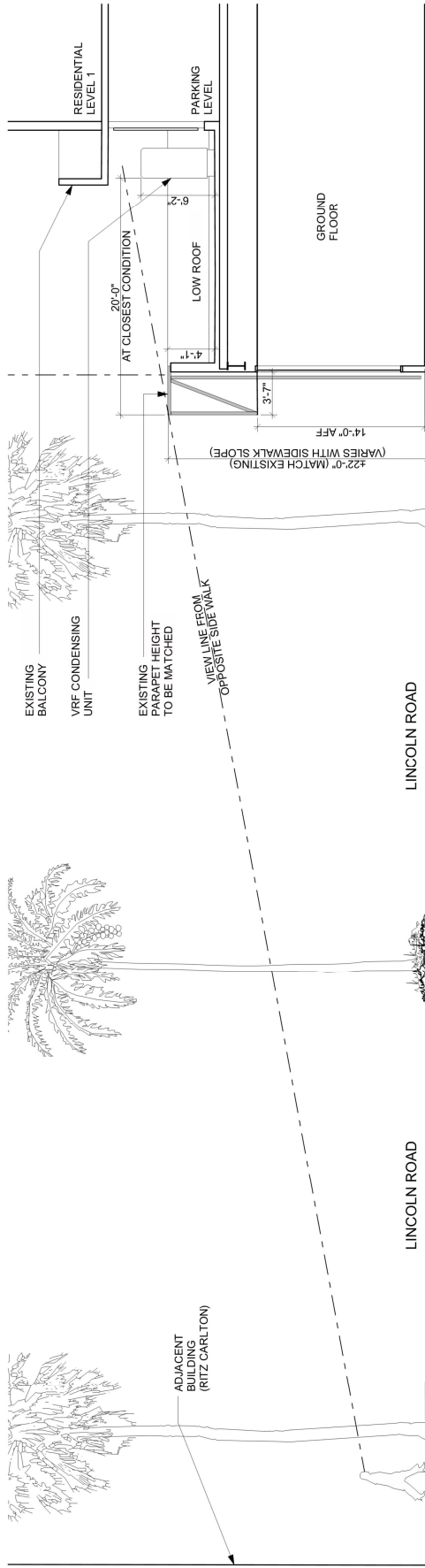


1 **FACADE SECTION - EXISTING**
SCALE: 1/4" = 1'-0"

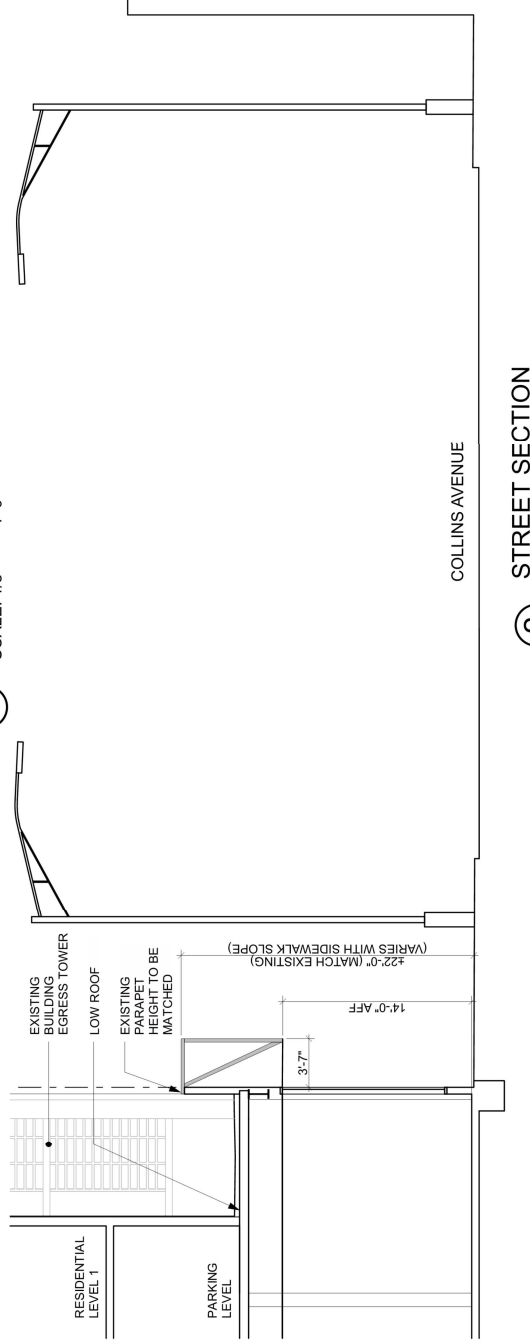


A 5.13
3/7/25

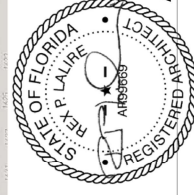
Storefront Sections (Collins Avenue)



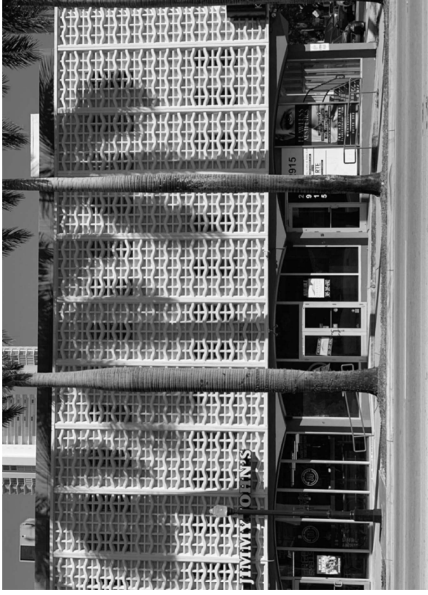
1 STREET SECTION SCALE: 1/8" = 1'-0"



2 STREET SECTION SCALE: 1/8" = 1'-0" Street Sections and Siltline Studies



A 5.20
3/7/25



2023 Biscayne Blvd, Miami Beach (The National Cayan Register Building)



Studio Hübner, office in Stenhausen, Switzerland.



Tom Fereaday



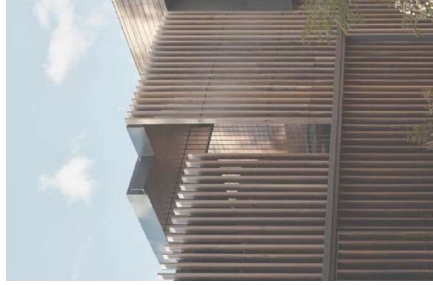
IDOM Architects, BoCruces Institute, Biscay, Spain



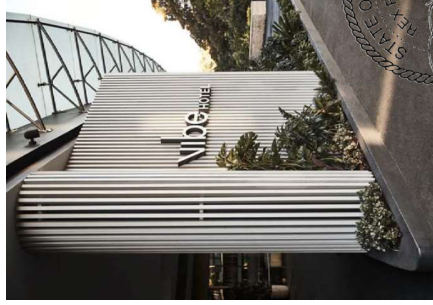
Marilia Pellegrini Arquitetura, Container House, São Paulo



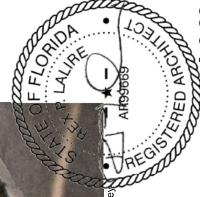
RCU Architects, Sebassiao da Gama School, Tanzania



Breathe Architecture, Residence, Melbourne



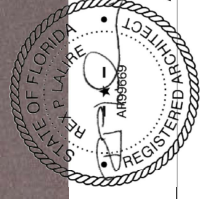
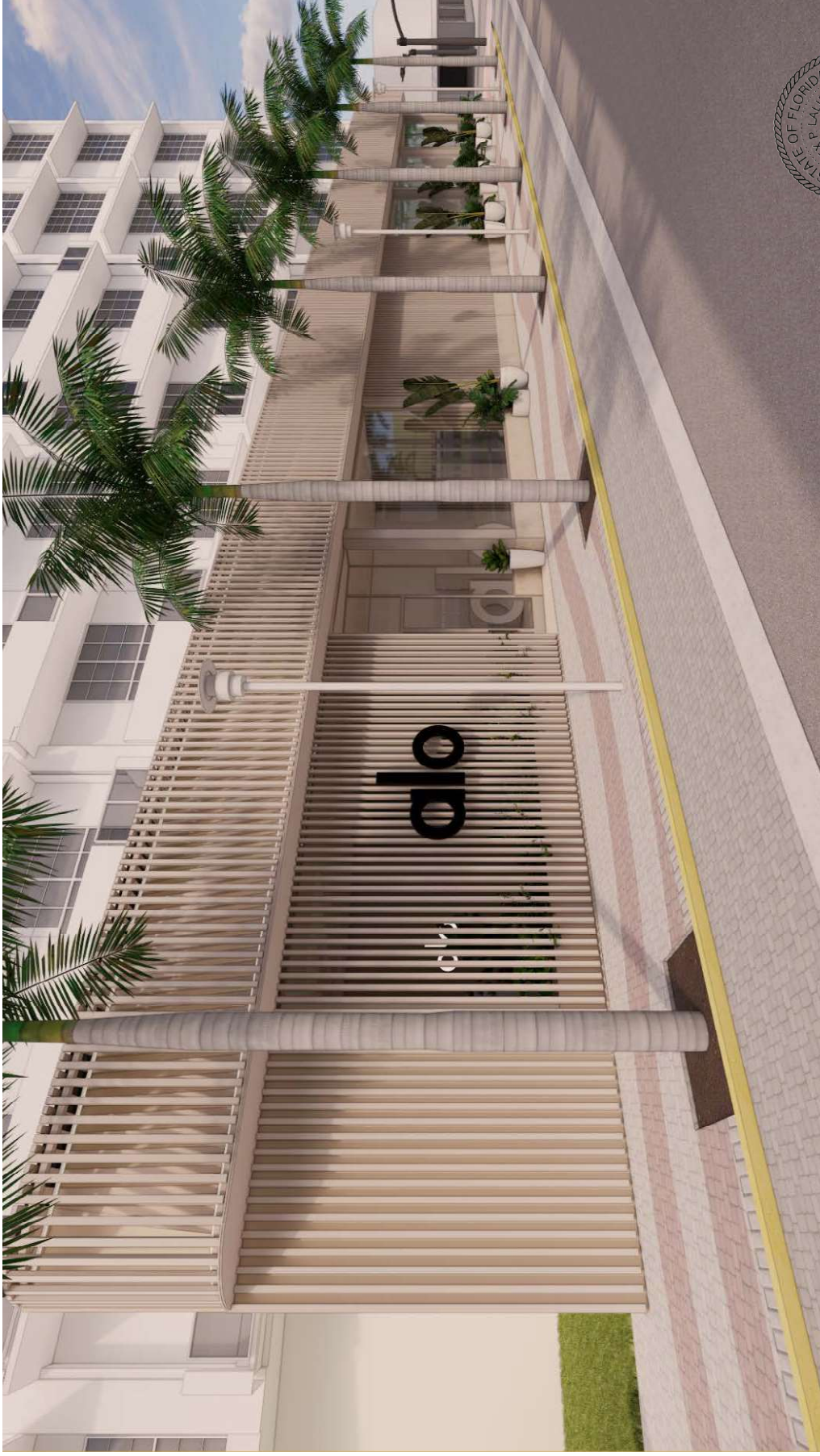
Tom Mark Henry Architect, Voe Hotel, Sydney



A 6.00
3/7/25

Inspiration Photos

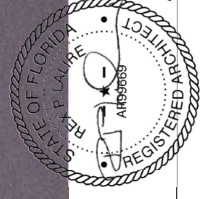
Alo, 100 Lincoln Road, Miami Beach, FL
Lallire March Architects LLP, 630 8th Avenue, Suite 900, New York, New York 10036: 212 807 1011



A 6.01
3/7/25

Proposed Storefront Rendering - Lincoln Road

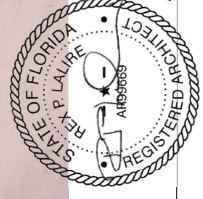
Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212 807 1011



A 6.02
3/7/25

Proposed Storefront Rendering - Lincoln Road Night

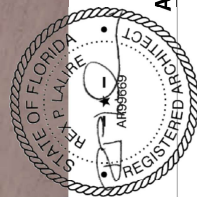
Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212 807 1011



A 6.03
3/7/25

Proposed Storefront Rendering - Store Entry

Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 8th Avenue, Suite 900, New York, New York 10036; 212 807 1011

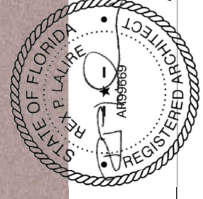


Proposed Storefront Rendering - Store Entry Night

A 6.04

3/7/25

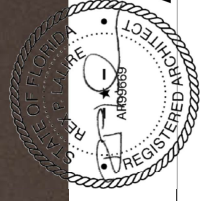
Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212 807 1011



A 6.05
3/7/25

Proposed Storefront Rendering - Store Entry

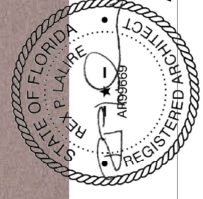
Alo, 100 Lincoln Road, Miami Beach, FL
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036, 212 807 1011



A 6.06
3/7/25

Proposed Storefront Rendering - Store Entry Night

Alo, 100 Lincoln Road, Miami Beach, FL
Lallie March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036, 212 807 1011

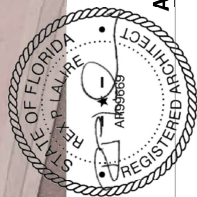


Proposed Storefront Rendering - Adjacent Tenant Storefront

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Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

A 6.07
3/7/25



A 6.08
3/7/25

Proposed Storefront Rendering - Adjacent Tenant Storefront

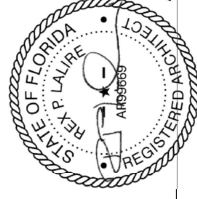
Alo, 100 Lincoln Road, Miami Beach, FL
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Alo, 100 Lincoln Road, Miami Beach, FL

Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011

Composite Photo Rendering



A 6.09

3/7/25