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SCOPE OF WORK	
<b>Interior work</b>	
• Complete Renovation of existing vacant mercantile space of ±14,300. Within the Ground floor of the Decolage Condominium Building.	
<b>Existing Uses</b>	
First Floor Mercantile: ±14,300 sqft (previously Walgreens)	
<b>Proposed uses:</b>	
• First Floor Mercantile: ±5,950 sqft	
• First Floor Wellness Club and accessory office space: ±8,350 sqft	
<b>Exterior Work</b>	
• Removal and replacement of first floor facade proposed along Lincoln Road (±155' long) and Collins Ave. (±70' long).	
<b>General Building Info</b>	
• 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=, email=rlalire@lalirearchitects.com, c=US

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

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

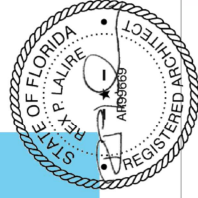
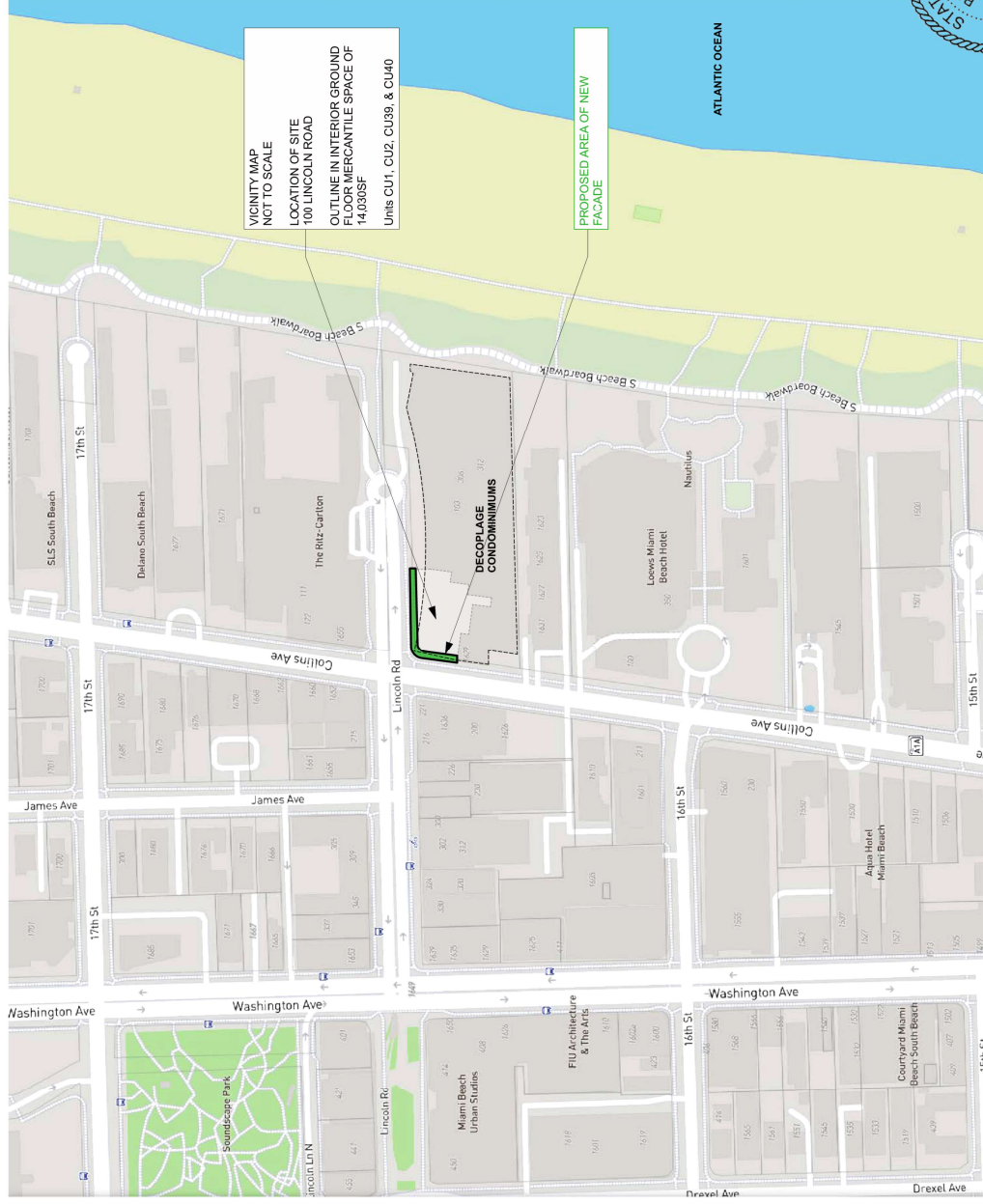
FINAL SUBMITTAL  
HPB24-0644  
SUBMISSION DATE: 3/7/25

**A.0.01**  
3/7/25

Cover Sheet & Index







## Key Plan

# MIAMI BEACH

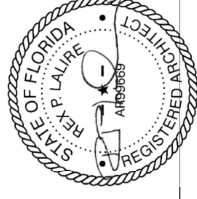
Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7330

## 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.

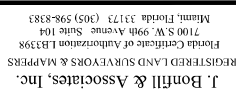




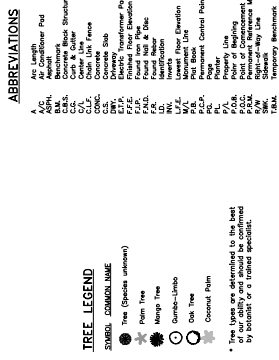






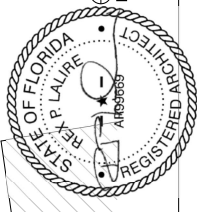
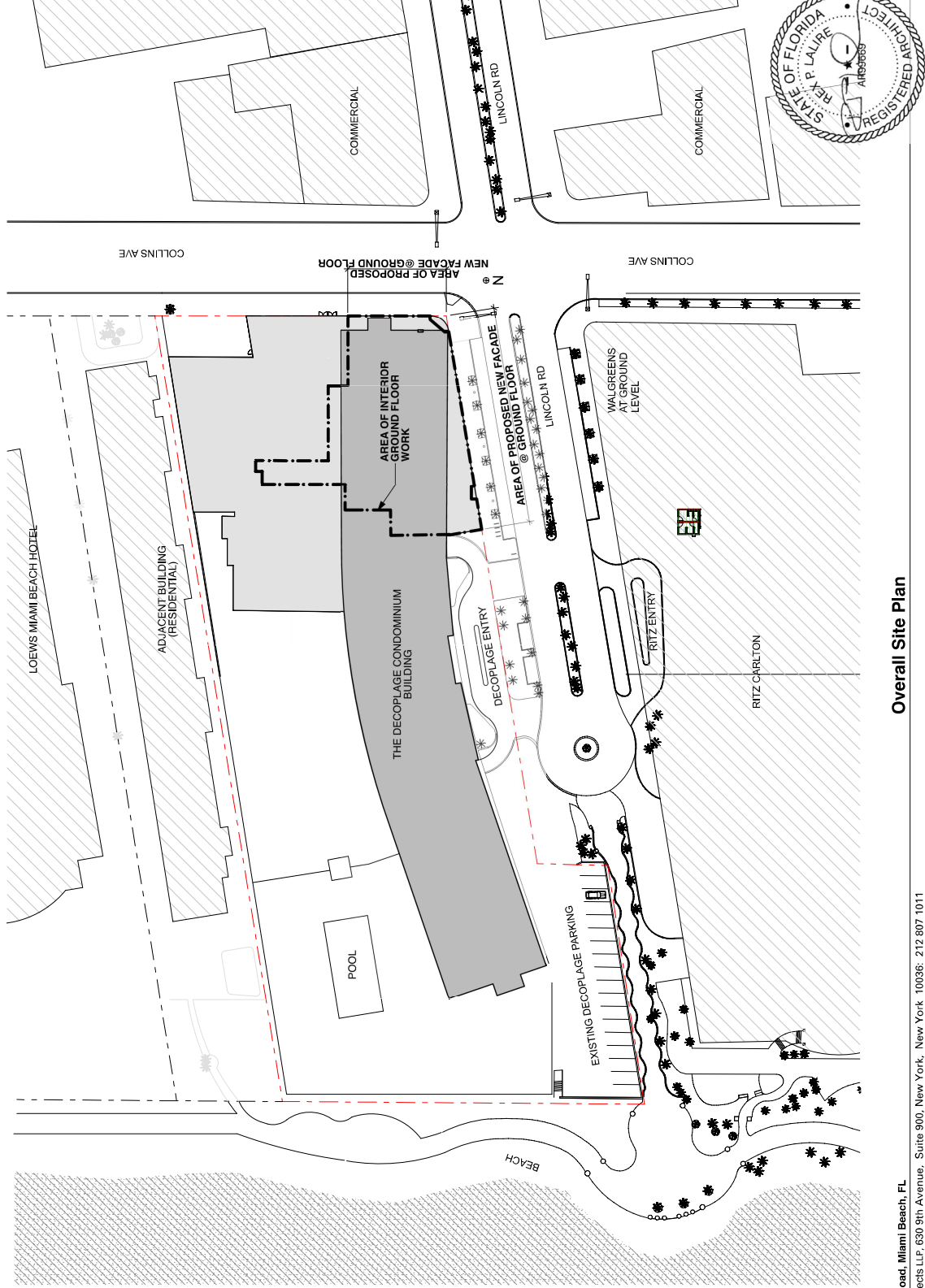


## CRESCENT HEIGHTS

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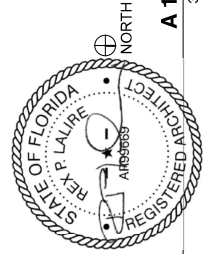
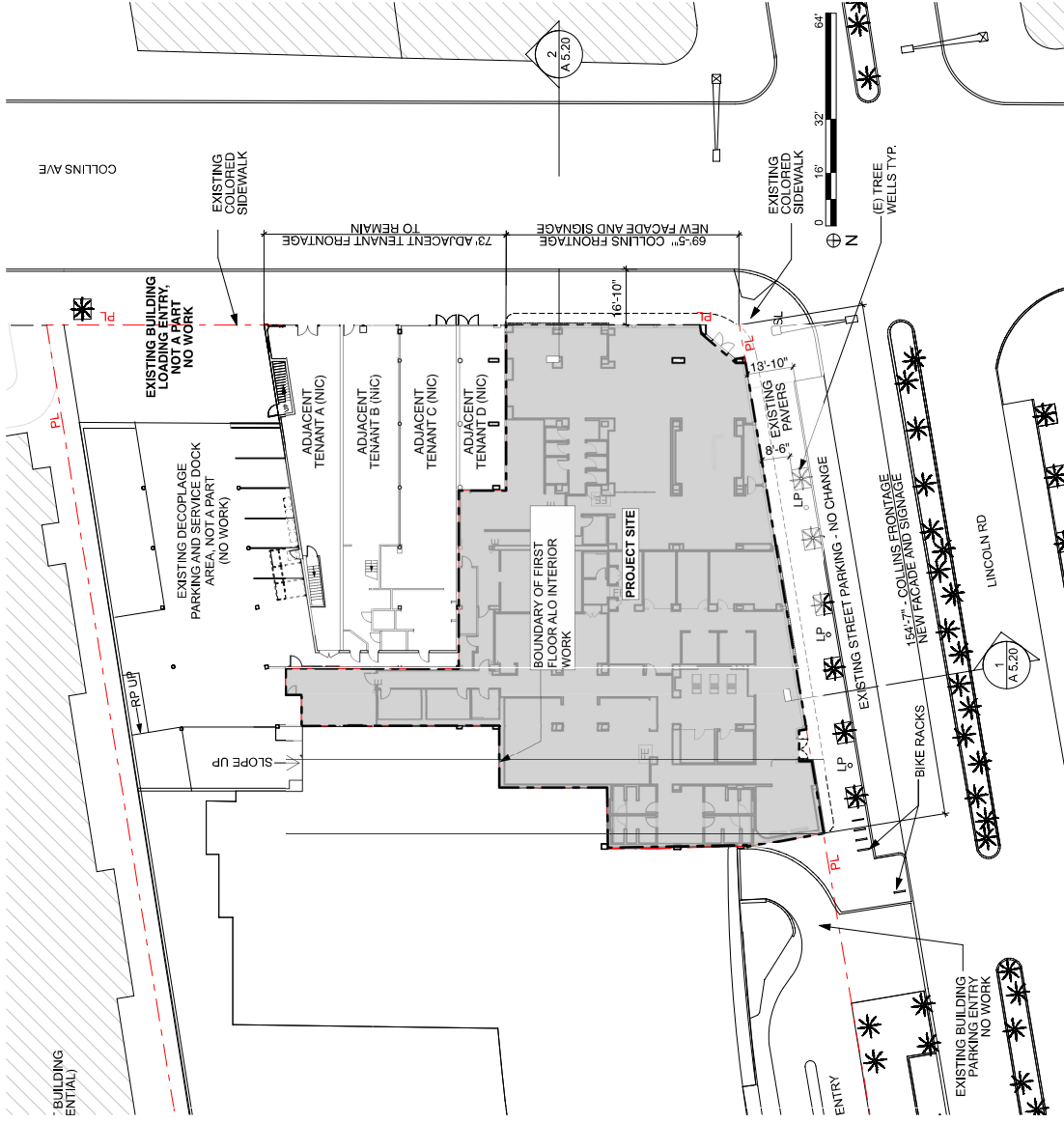






**A 1.00**  
3/7/25

**Overall Site Plan**



**A 1.01**  
3/7/25

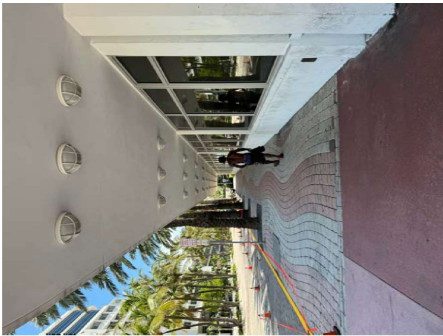
**Focused Site Plan**



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



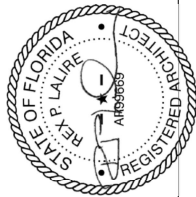
CORNER OF COLLINS AVENUE AND LINCOLN ROAD (NIGHT)



CORNER OF COLLINS AVENUE AND LINCOLN ROAD



LINCOLN ROAD



Existing Conditions Photos

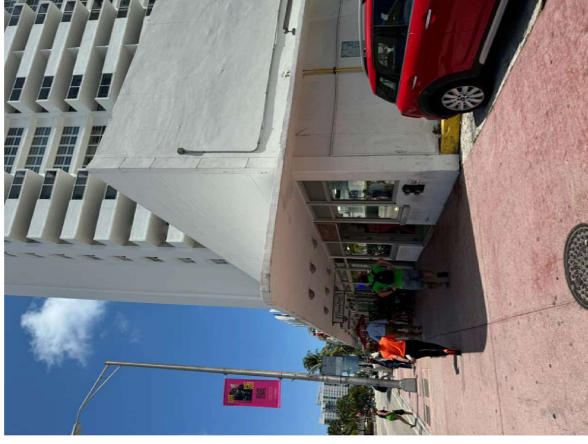




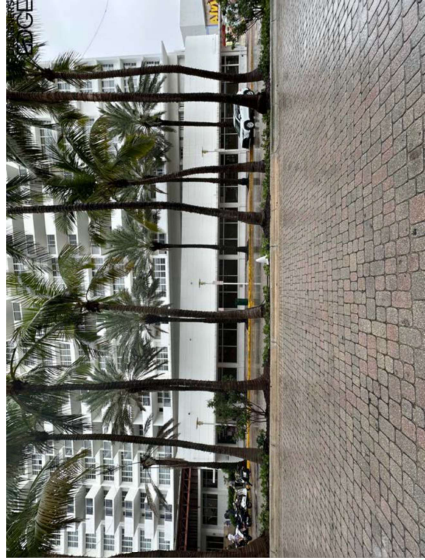
CORNER OF COLLINS AVENUE AND LINCOLN ROAD



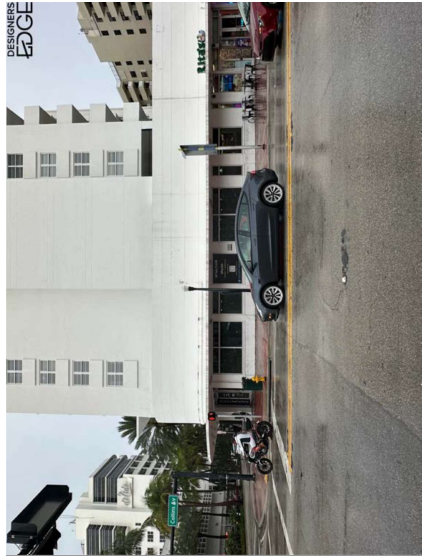
CORNER OF COLLINS AVENUE AND LINCOLN ROAD



COLLINS AVE SIDEWALK SOUTH END BY THE LOADING ENTRY



LINCOLN ROAD FACADE



COLLINS AVE FACADE (NORTH END)



COLLINS AVE FACADE (SOUTH END)





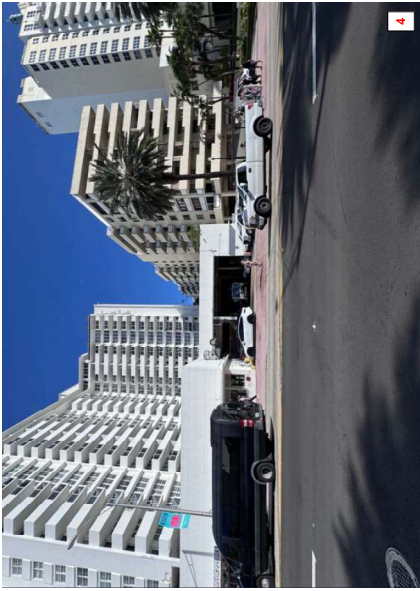
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2



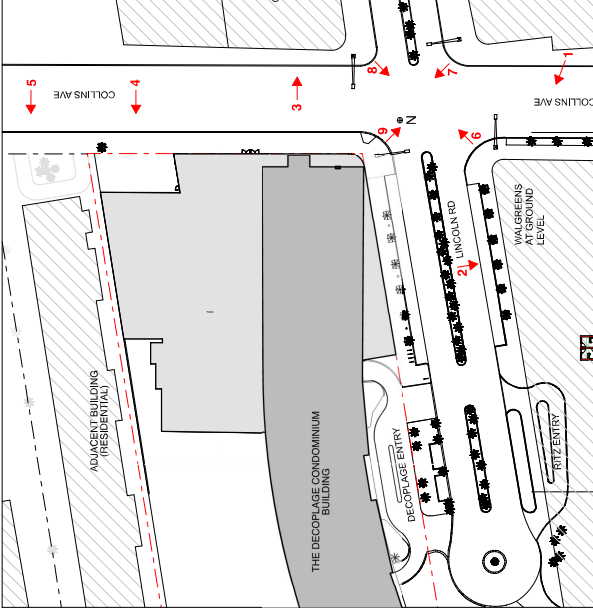
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4



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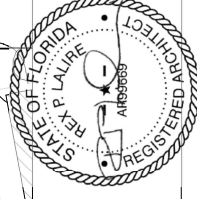
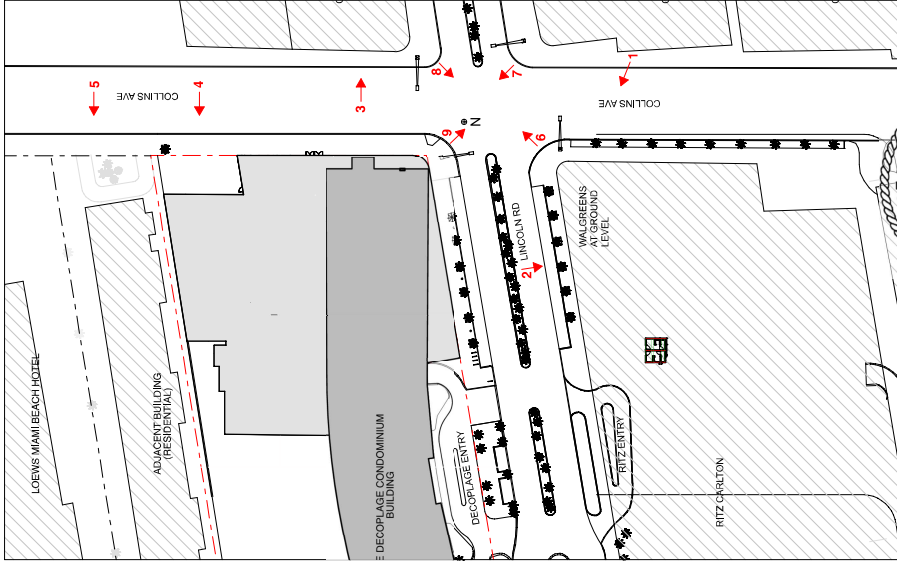
## Site Photos (Adjacent Properties)

Alo, 100 Lincoln Road, Miami Beach, FL

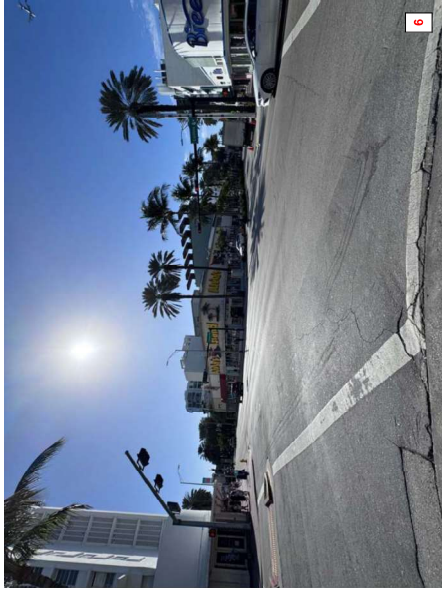
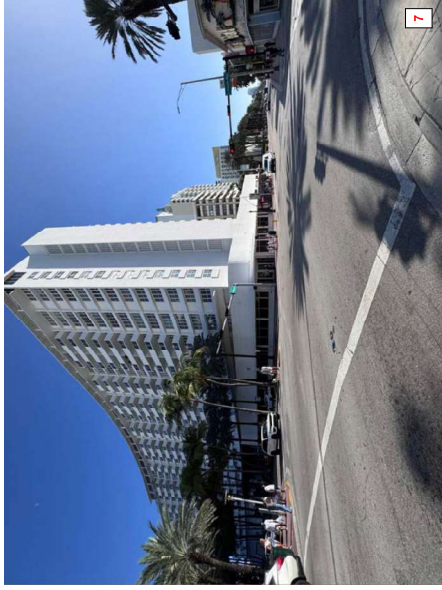
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212.807.1011

A 2.02

3/7/25

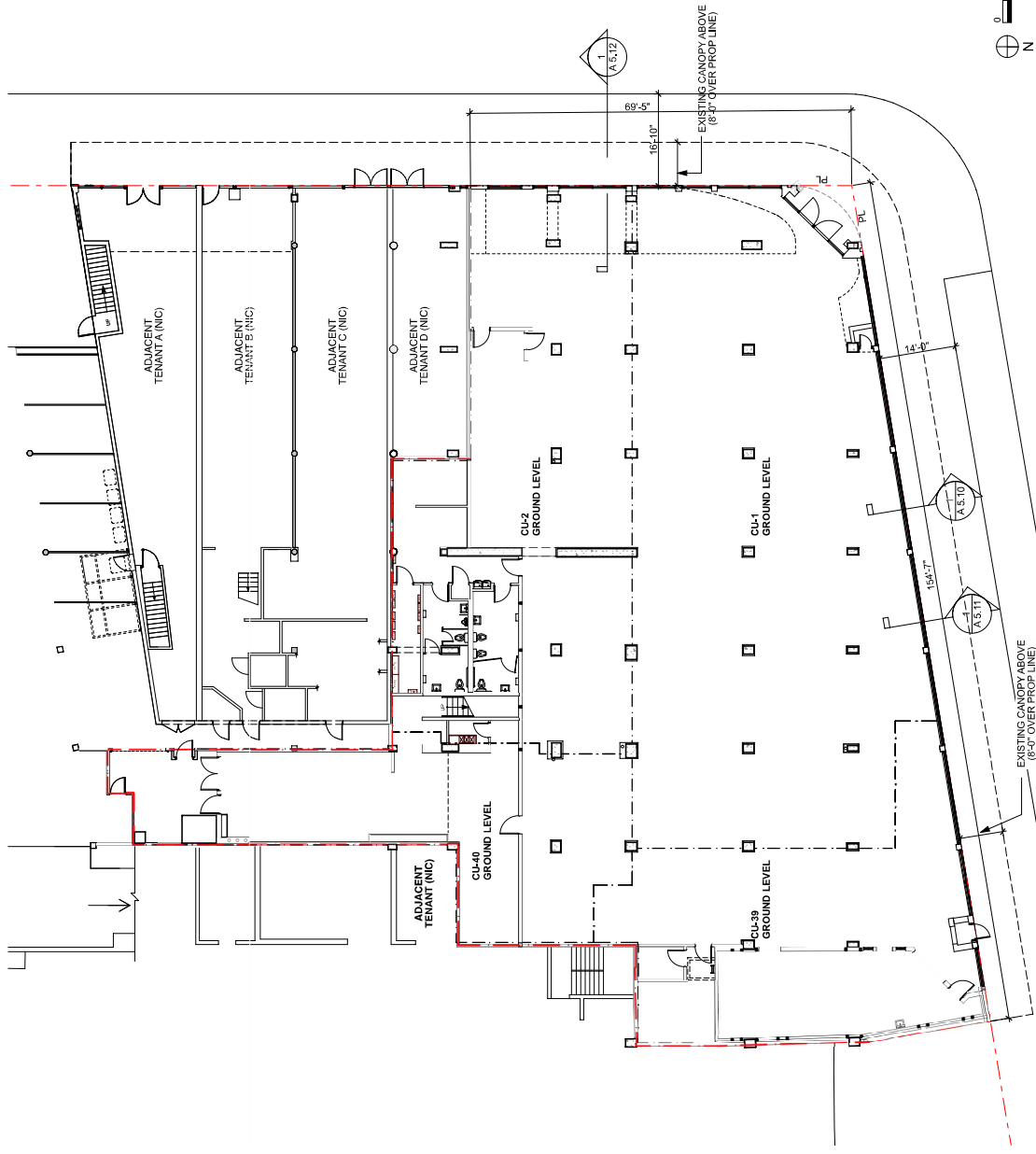


**A 2.03**  
3/7/25



**Site Photos (Corner to Corner)**

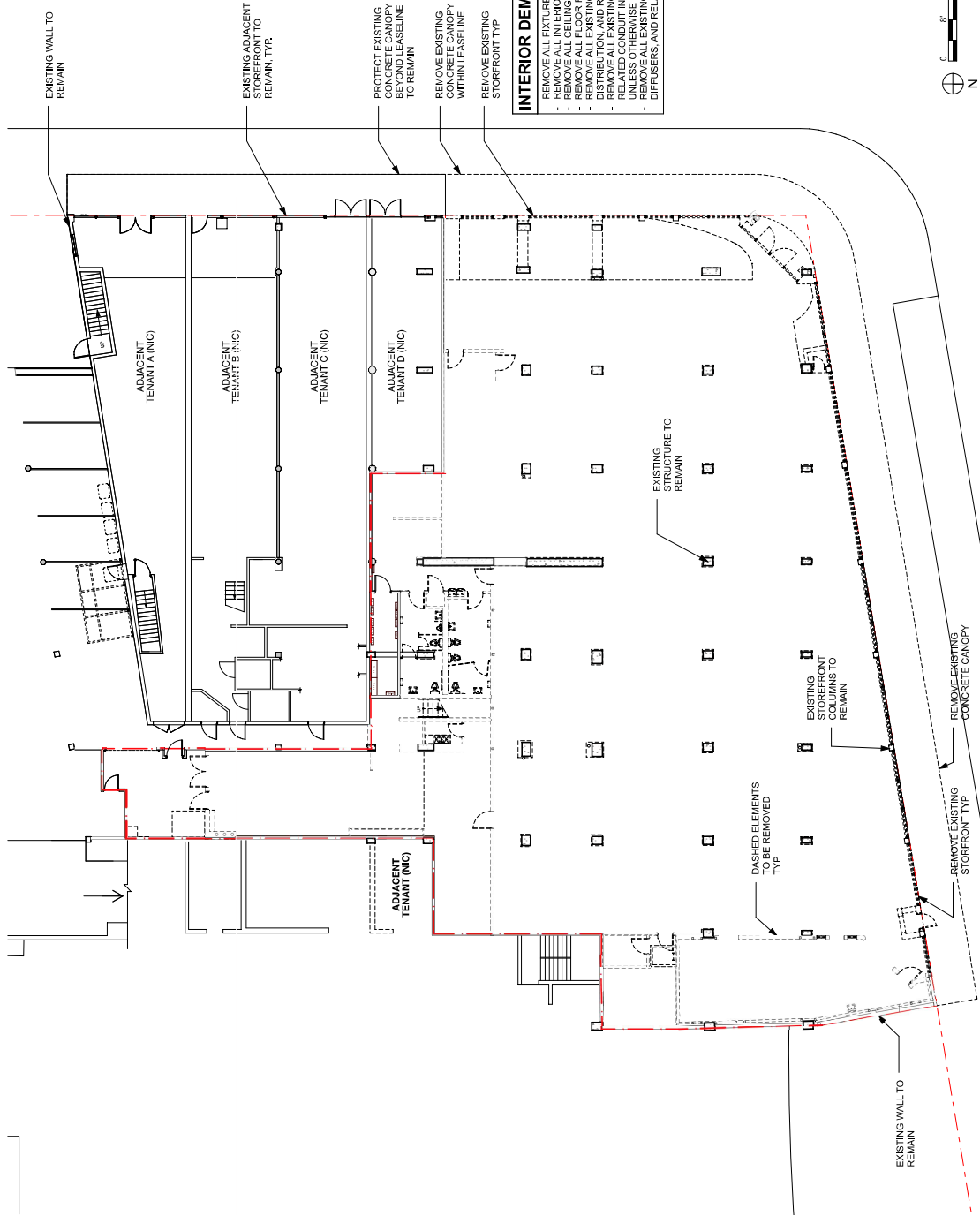




**A 3.00**  
3/7/25

**Existing Condition First Floor Plan**

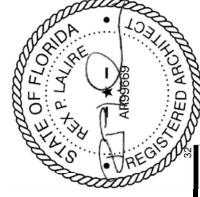
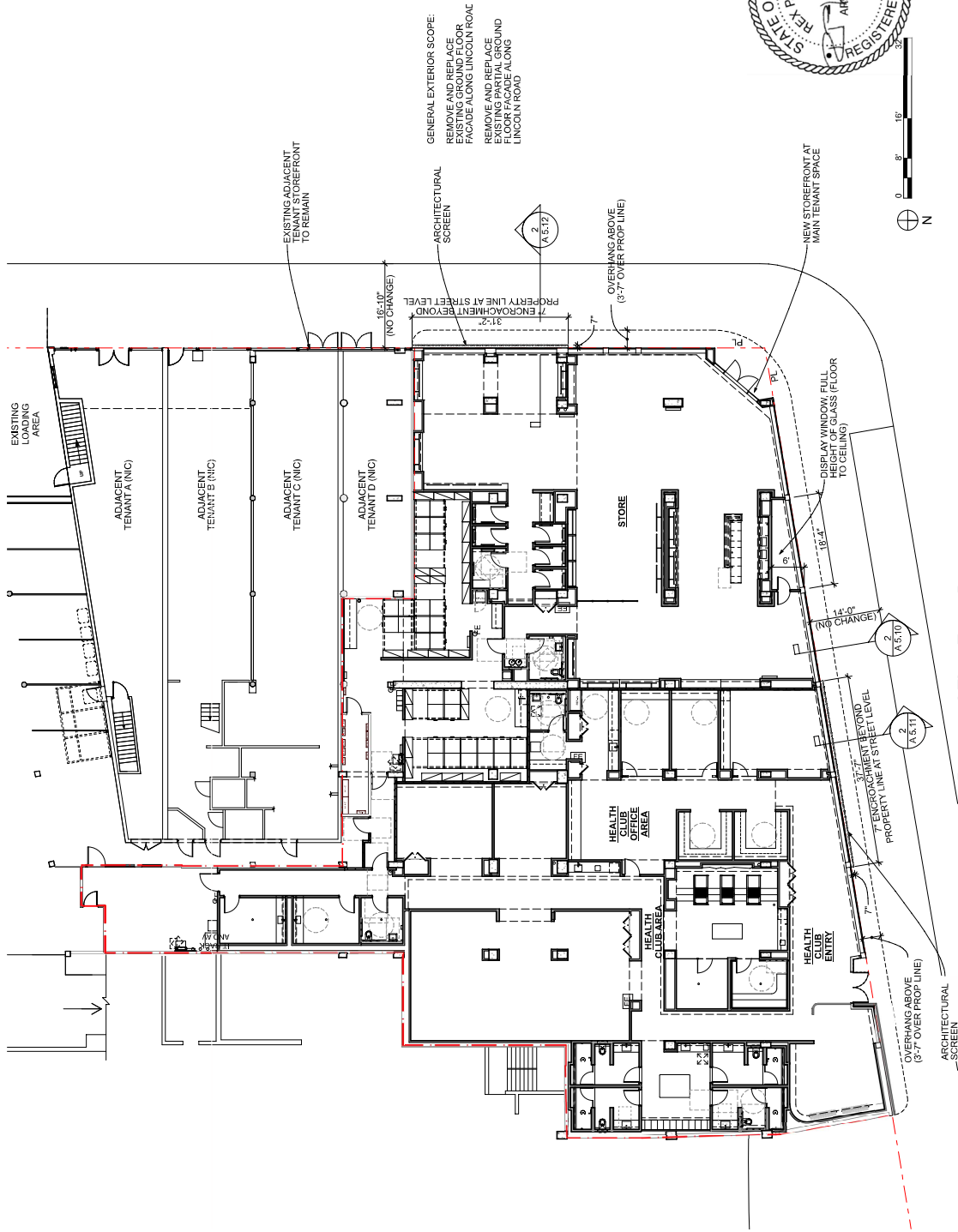
**Alt. 100 Lincoln Road, Miami Beach, FL**  
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036: 212 807 1011



**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.

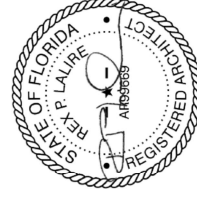
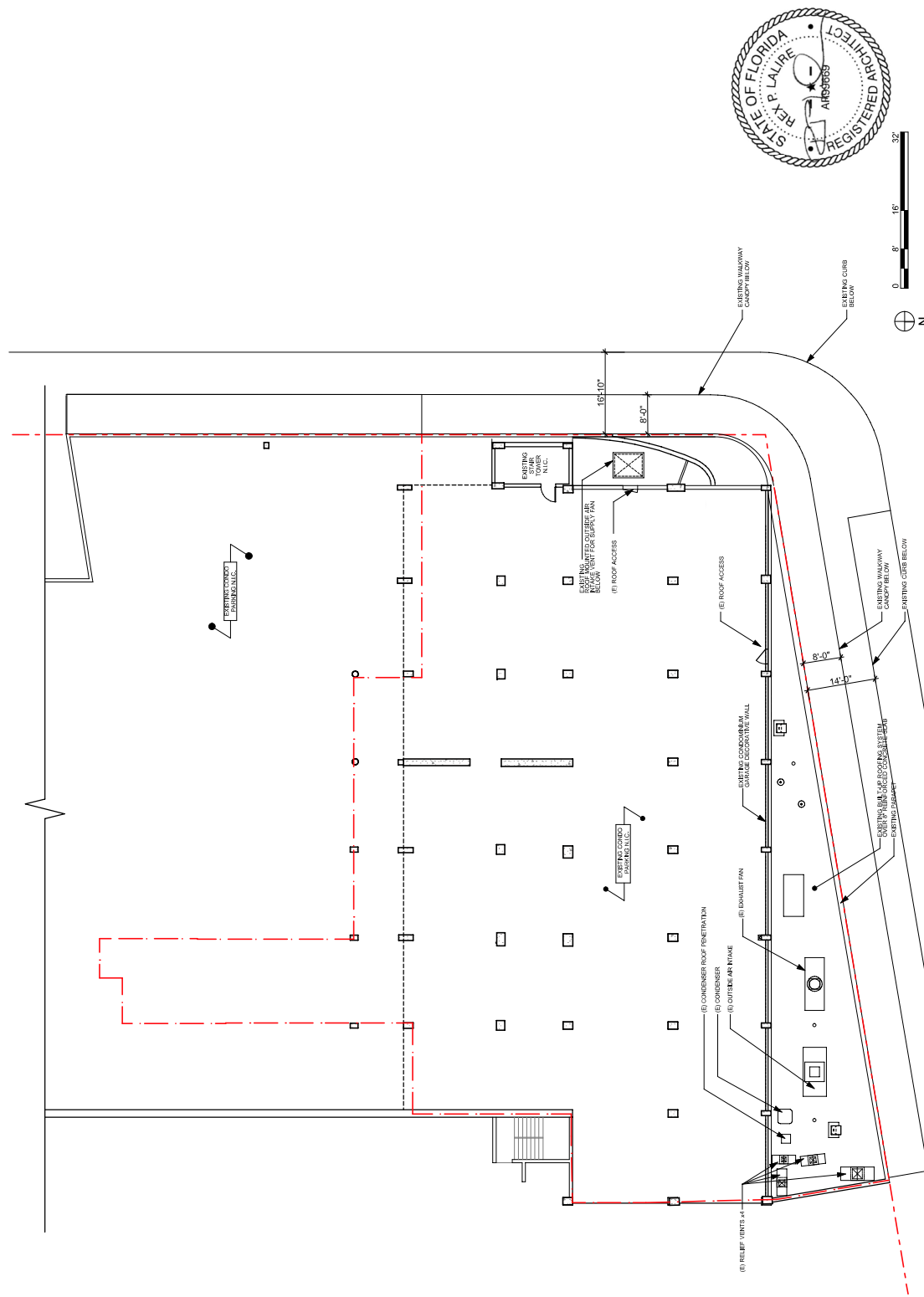




# Proposed First Floor Plan

A 3.02  
3/7/25

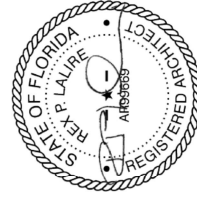




### Existing Conditions Low Roof Plan

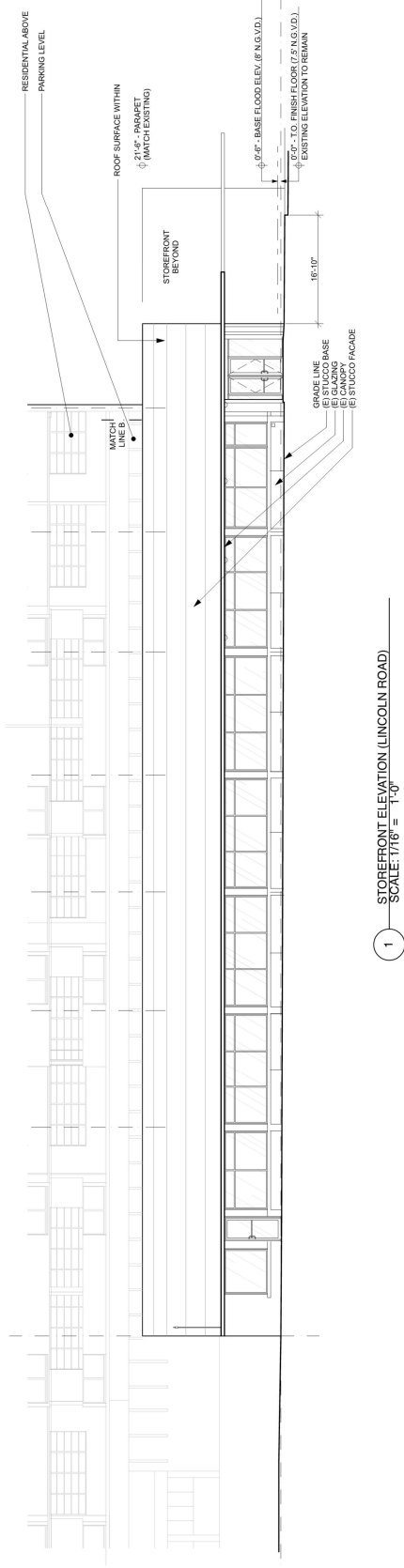
**A 3.03**  
3/7/25



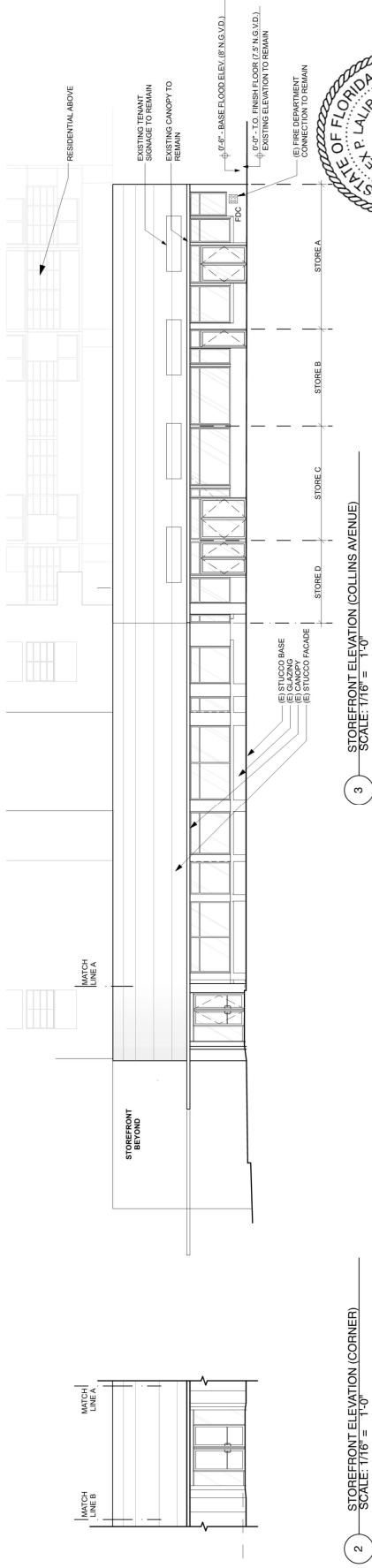


**Alo, 100 Lincoln Road, Miami Beach, FL**



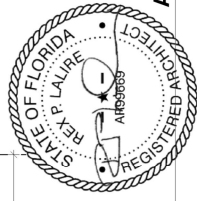


1 STOREFRONT ELEVATION (LINCOLN ROAD)  
SCALE: 1/16" = 1'-0"



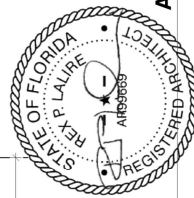
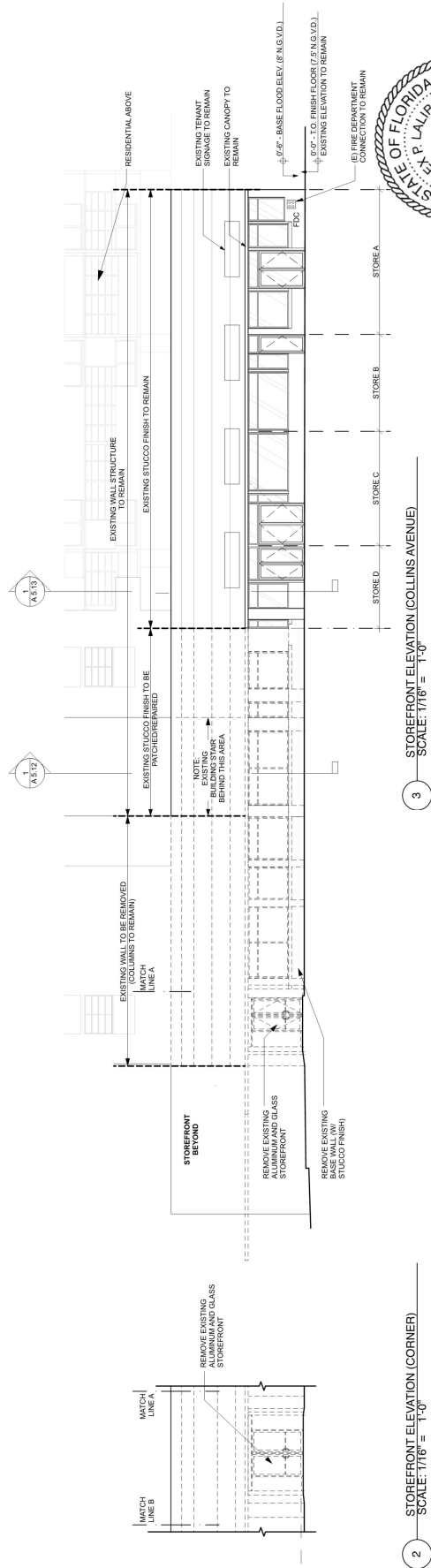
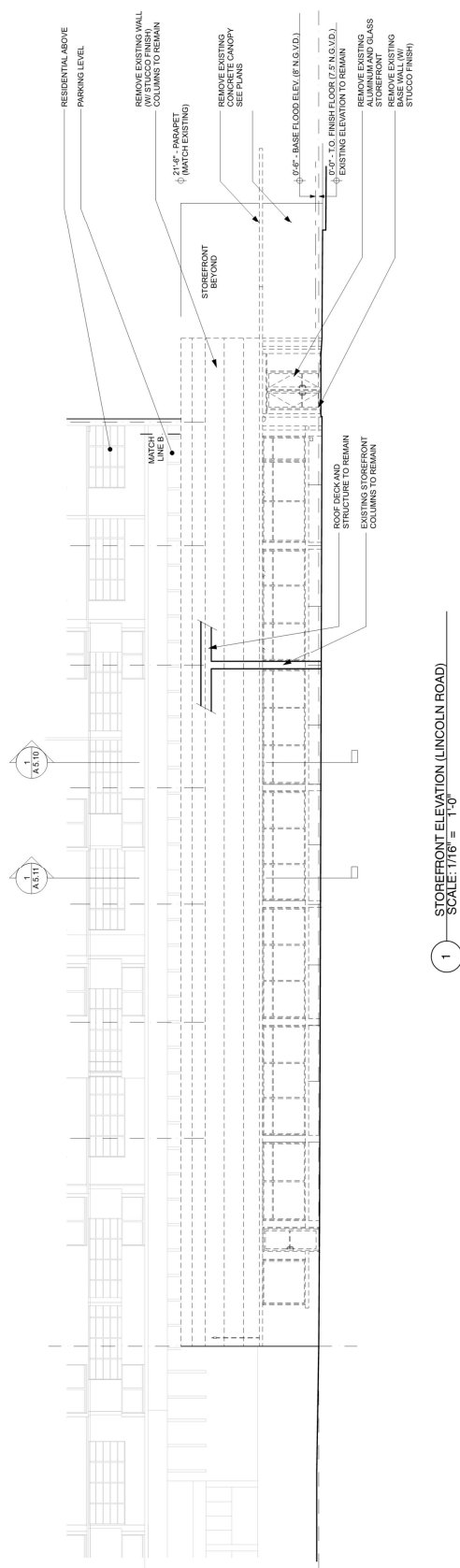
2 STOREFRONT ELEVATION (CORNER)  
SCALE: 1/16" = 1'-0"

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



A 4.00  
3/7/25

### Existing Storefront Elevations



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

## Storefront Demolition Elevations

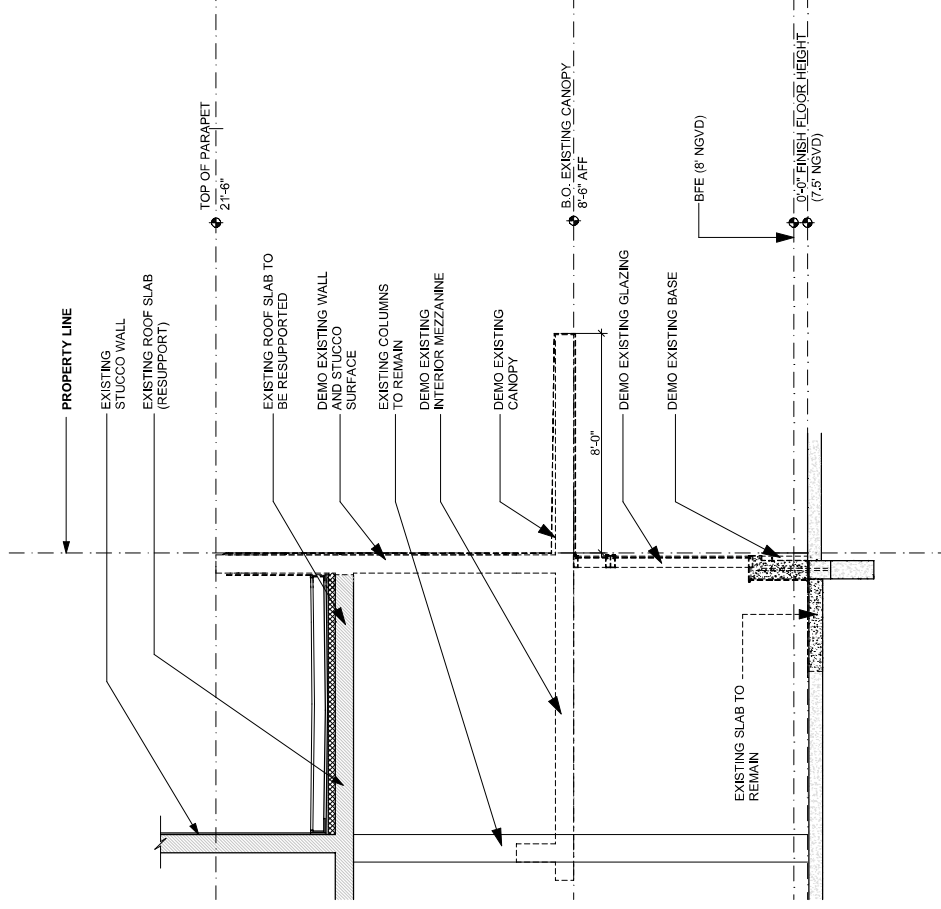
**Alo, 100 Lincoln Road, Miami Beach, FL**  
Lalire March Architects LLP, 630 9th Avenue, Suite 900, New York, New York 10036; 212 807 1011

## A 4.01

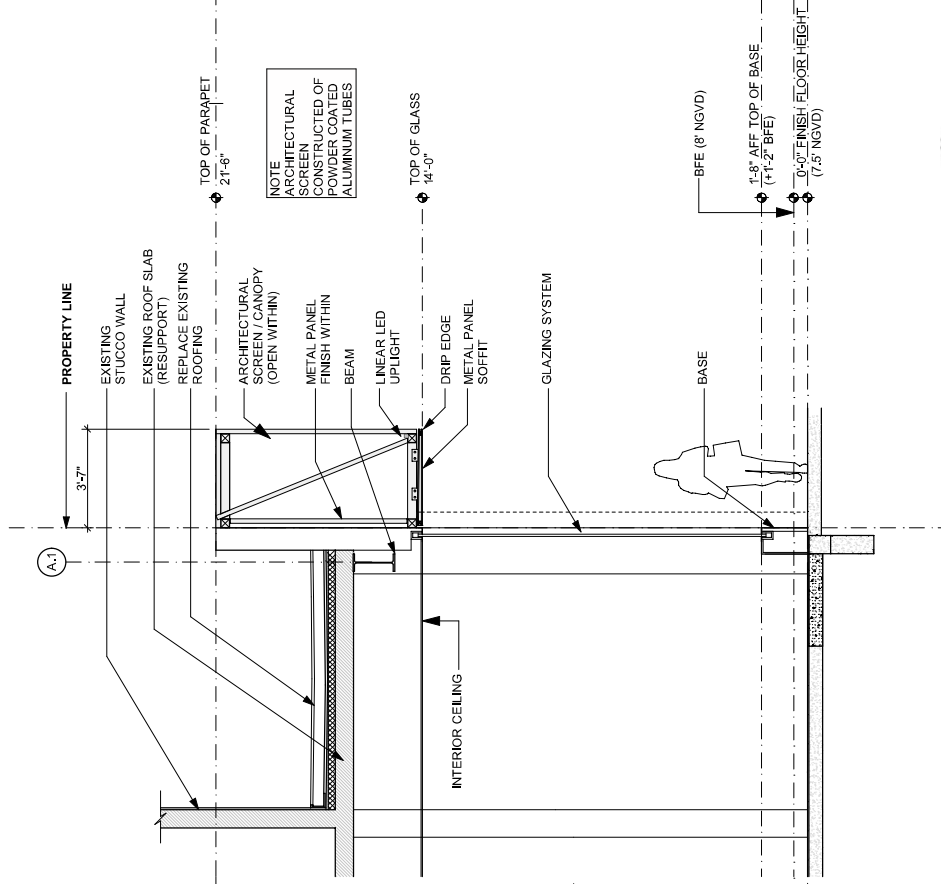
3/7/25

3/17/25

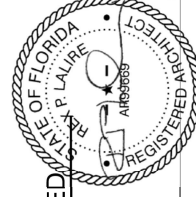




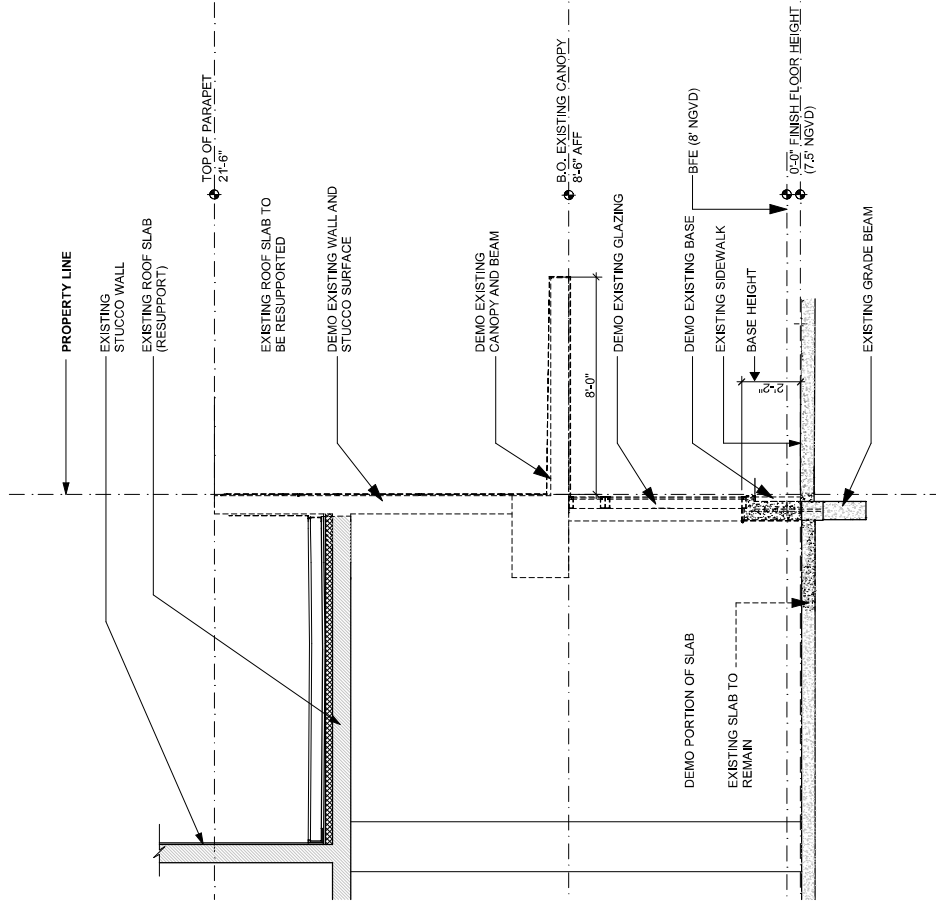
**1 BUILDING SECTION DEMOLITION**  
SCALE: 1/4" = 1'-0"



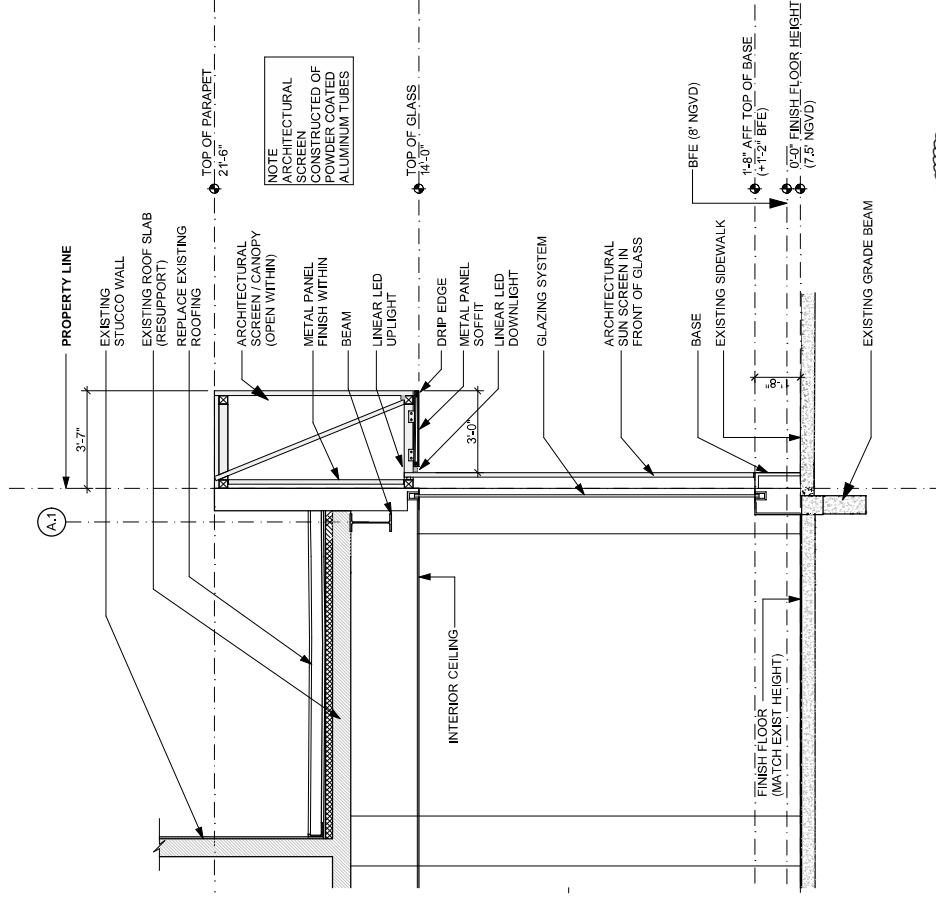
**2 FACADE SECTION - PROPOSED**  
SCALE: 1/4" = 1'-0"  
TYPICAL 14' HIGH STOREFRONT SECTION



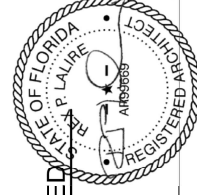
**Storefront Sections (Lincoln Road)**



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

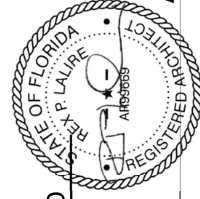


2 FACADE SECTION - PROPOSED  
SCALE: 1/4" = 1'-0"



Storefront Sections (Lincoln Road)

A 5.11  
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**

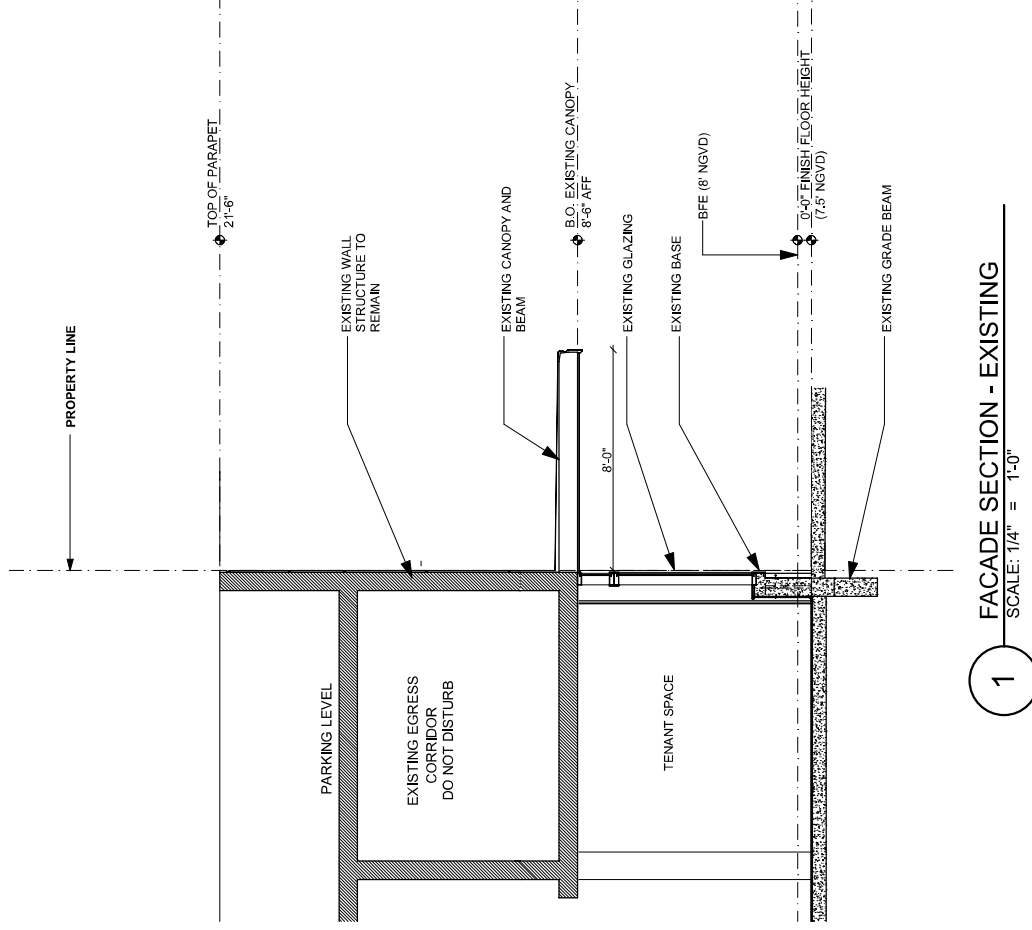
FACADE SECTION - PROPOSED

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

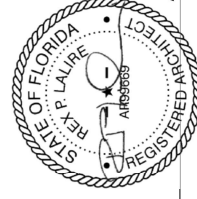
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## Storefront Sections (Collins Avenue)



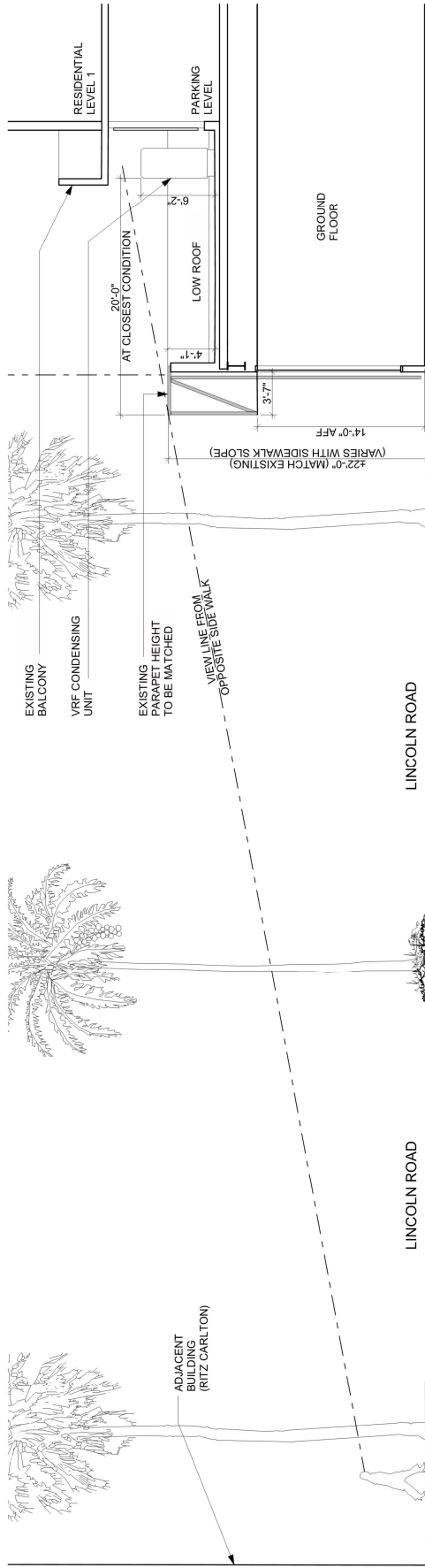


1 **FACADE SECTION - EXISTING**  
SCALE: 1/4" = 1'-0"

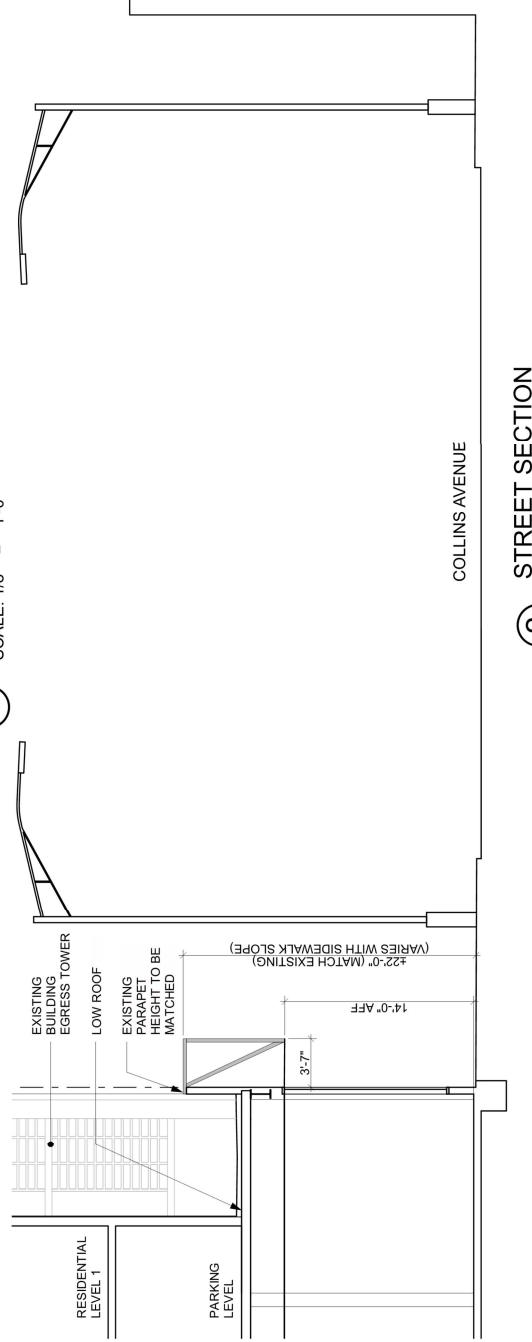


**A 5.13**  
3/7/25

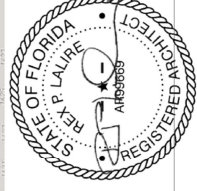
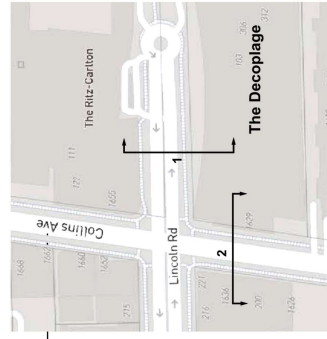
**Storefront Sections (Collins Avenue)**

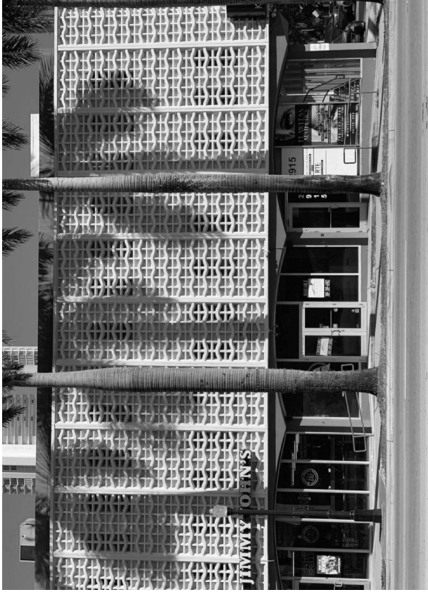


# 1 STREET SECTION SCALE: 1/8" = 1'-0"



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





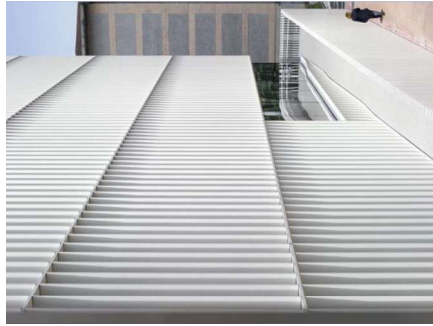
2023 Biscayne Blvd, Miami Beach (The National Cayan Register Building)



Studio Hübner, office in Stenhausen, Switzerland.



Tom Fereday



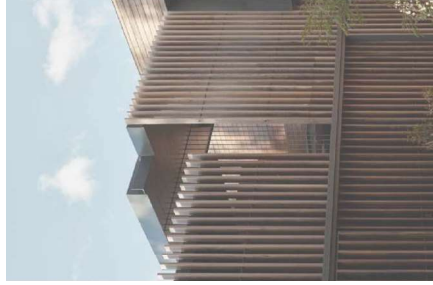
IDOM Architects, BoCruces Institute, Biscay, Spain



Marilia Pellegrini Arquitetura, Container House, São Paulo



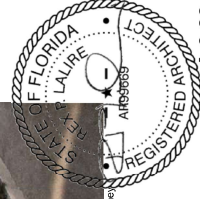
RCU Architects, Sabaasio da Gama School, Tanzania



Breathe Architecture, Residence, Melbourne



Tom Mark Henry Architect, Voe Hotel, Sydney

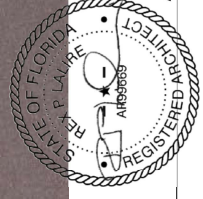


**A 6.00**  
3/7/25

## 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



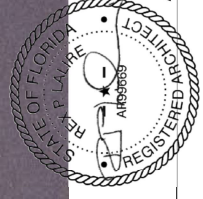


A 6.01  
3/7/25

**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

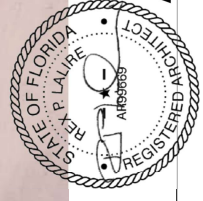




A 6.02  
3/7/25

### 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

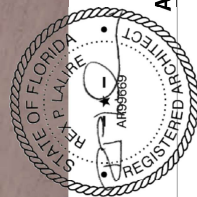


A 6.03  
3/7/25

### Proposed Storefront Rendering - Store Entry

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

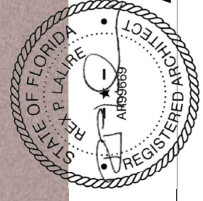




**Proposed Storefront Rendering - Store Entry Night**

**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

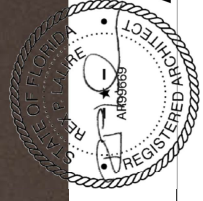


A 6.05  
3/7/25

### Proposed Storefront Rendering - Store Entry

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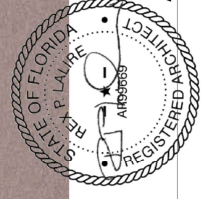




A 6.06  
3/7/25

### Proposed Storefront Rendering - Store Entry Night

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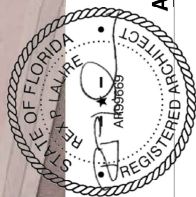
**Proposed Storefront Rendering - Adjacent Tenant Storefront**

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**A 6.07**  
3/7/25





A 6.08  
3/7/25

**Proposed Storefront Rendering - Adjacent Tenant Storefront**

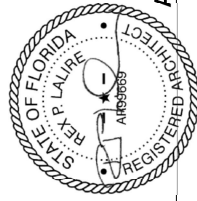
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### Composite Photo Rendering



A 6.09  
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