

SCOPE OF WORK

The project is a non-structurally connected lateral addition to Lehrman Community Day School (an existing Early Childhood – 5th Grade Elementary Private School) located in the North Shore Historic District.

The program consists of approx. 29,000 sf new construction focused on improving amenities such as a new cafeteria, kitchen, STEAM educational program spaces (Art, Music, Science, Media, Technology) and a Indoor Gymnasium.

Site improvements include a new carpool lane and covered walkway located within the school property and a reconfigured surface parking lot that accommodates 29 cars. A new dedicated loading area for back of house operations and deliveries. A new 8' high perimeter property fence and new/reconfigured outdoor playground and landscape areas.

Student enrollment will remain at current maximum capacity.

May 1, 2023

Planning Board
PB20-0362
Final Submittal

LEHRMAN COMMUNITY DAY SCHOOL
7710 Dickens Ave. Miami Beach, Florida 33141

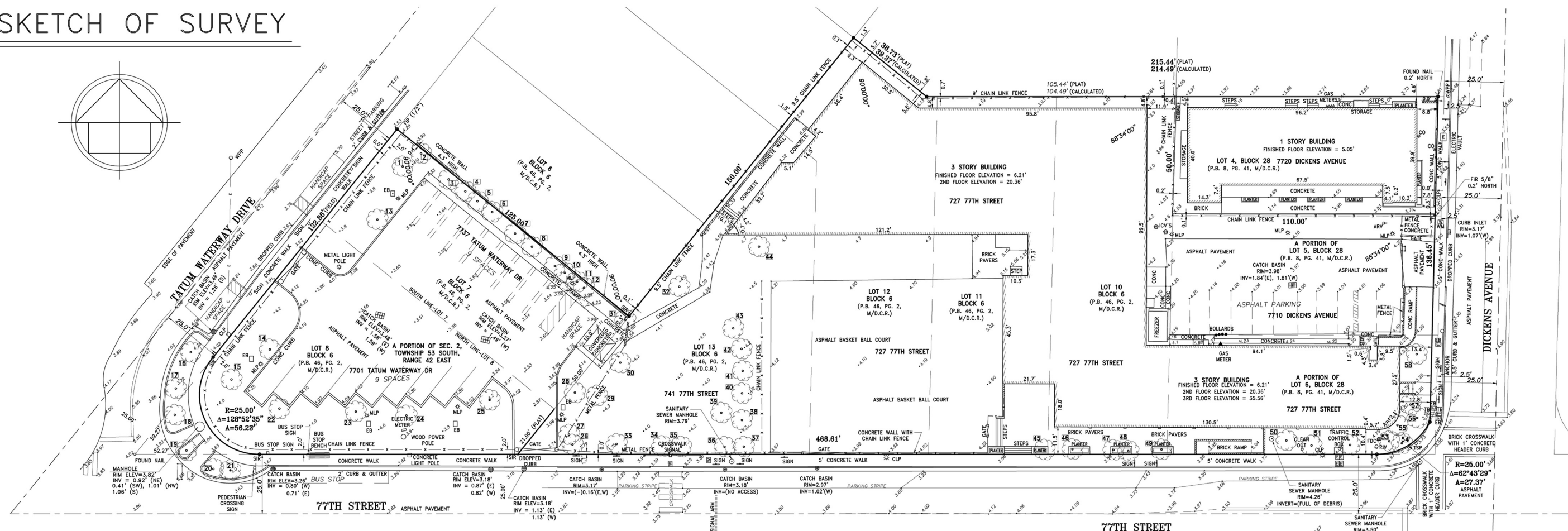
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111 E FLAGLER ST #205
MIAMI, FL 33131

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SKETCH OF SURVEY



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0307L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

TREE NO. ON SURVEY	SPECIES	DIA. AT BREAST HEIGHT INCHES	DIA. AT LARGEST TRUNK INCHES	NOTES
1	MAHOGANY	14	1	
2	FICUS	6	1	
3	FICUS	12	1	
4	UNKNOWN	5	1	
5	FICUS	5	1	
6	FICUS	5	1	
7	FICUS	5	1	
8	FICUS	12	1	
9	FICUS	5	1	
10	FICUS	12	1	
11	FICUS	5	1	
12	FICUS	10	1	
13	PALM	14	1	
14	MAHOGANY	5	1	
15	GUMBO LIMBO	18	1	
16	OAK	12	1	
17	OAK	12	1	
18	PALM	13	1	
19	PALM	13	1	
20	PALM	14	1	
21	PALM	13	1	
22	UNKNOWN	10	1	
23	UNKNOWN	13	1	
24	GUMBO LIMBO	7	1	
25	BOTTLE BRUSH	18	1	
26	PALM	6	1	
27	PALM	6	1	
28	PALM	12	1	
29	PALM	6	1	
30	PALM	6	1	
31	FICUS	24	1	
32	UNKNOWN	6	1	
33	PALM	6	1	
34	PALM	6	1	
35	PALM	6	1	
36	PALM	6	1	
37	PALM	6	1	
38	PALM	6	2	
39	OAK	10	1	
40	PALM	6	2	
41	PALM	6	2	
42	PALM	6	2	
43	OAK	8	1	
44	OAK	8	1	
45	PALM	4	1	
46	PALM	4	1	
47	PALM	5	1	
48	PALM	6	1	
49	PALM	6	1	
50	PALM	6	2	
51	PALM	8	1	
52	PALM	8	1	
53	PALM	6	1	
54	PALM	8	1	
55	PALM	14	1	
56	PALM	7	1	
57	PALM	7	1	
58	PALM	6	1	

LOT CALCULATION (AREAS SHOWN HERE PROVIDED BY OTHERS)		
PROPERTY	ADDRESS	SF
1	7701 TATUM WATERWAY DRIVE	8,747
2	7737 TATUM WATERWAY DRIVE	6,250
3	741 77TH STREET	9,287
4	727 77TH STREET	28,786
5	7710 DICKENS AVENUE	5,498
6	7720 DICKENS AVENUE	5,498
TOTAL AREA		64,066

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET 5/8" IRON ROD & CAP #6448
 - SNC SET NAIL & CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL & CAP
 - FND FOUND NAIL & DISK
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - FPL FLORIDA POWER & LIGHT
 - X- CHAIN LINK FENCE
 - E- OVERHEAD UTILITY LINES
 - WM WATER METER
 - WV WATER VALVE
 - EB ELECTRIC BOX
 - WPP WOOD POWER POLE
 - MLP METAL LIGHT POLE
 - CLP CONCRETE LIGHT POLE
 - 0.00 ELEVATIONS
 - R RADIUS
 - A DELTA ANGLE
 - A ARC DISTANCE
 - TSP TRAFFIC SIGNAL POLE
 - TB TRAFFIC BOX
 - PIV POST INDICATOR VALVE
 - CO CLEAN OUT
 - SIGN SIGN

LAND DESCRIPTION:

LOTS 7, 8, 10, 11, 12 AND 13, BLOCK 6, "TATUM WATERWAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA;

TOGETHER WITH:

LOTS 5 AND 6, BLOCK 28, LESS THE EAST 2.5 FEET THEREOF, "ALTOS DEL MAR NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 28, LESS THE EAST 2.5 FEET THEREOF, "ALTOS DEL MAR NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

- NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
 - BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK #D-180 ELEVATION = 3.51' (NGVD29)

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/14/20

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799
EMAIL: OFFICE@CSASURVEY.NET

CLIENT : LEHRMAN COMMUNITY DAY SCHOOL INC.
727 77TH STREET
MIAMI BEACH, FLORIDA 33141

REVISIONS				
BOUNDARY AND IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD
ADDITIONAL ELEVATIONS ON SITE AND ADDED LOT 4, BLOCK 28	10/21/19	SKETCH	JB	REC
COMMENTS ADDRESSED	12/16/19	SKETCH	JB	REC
ADDED TREES	03/10/20	SKETCH	JB	REC
ADDED AREA TABLE	04/14/20	SKETCH	JB	REC
	09/09/20	----	AM	REC

REVISIONS				
DATE	FB/PG	DWN	CKD	

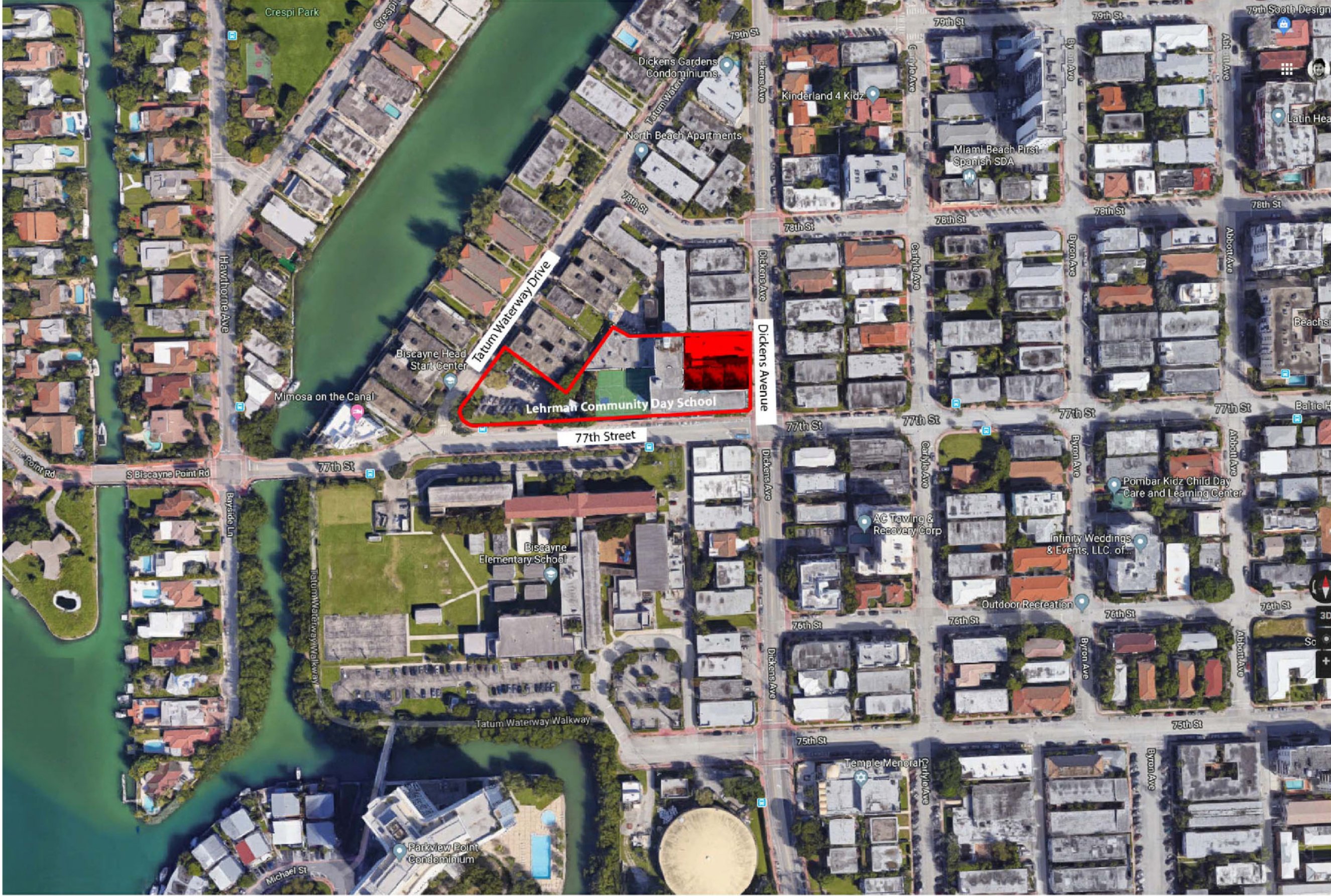
PROJECT NUMBER: 9080-19
SCALE : 1" = 20'
SHEET 1 OF 1 SHEET

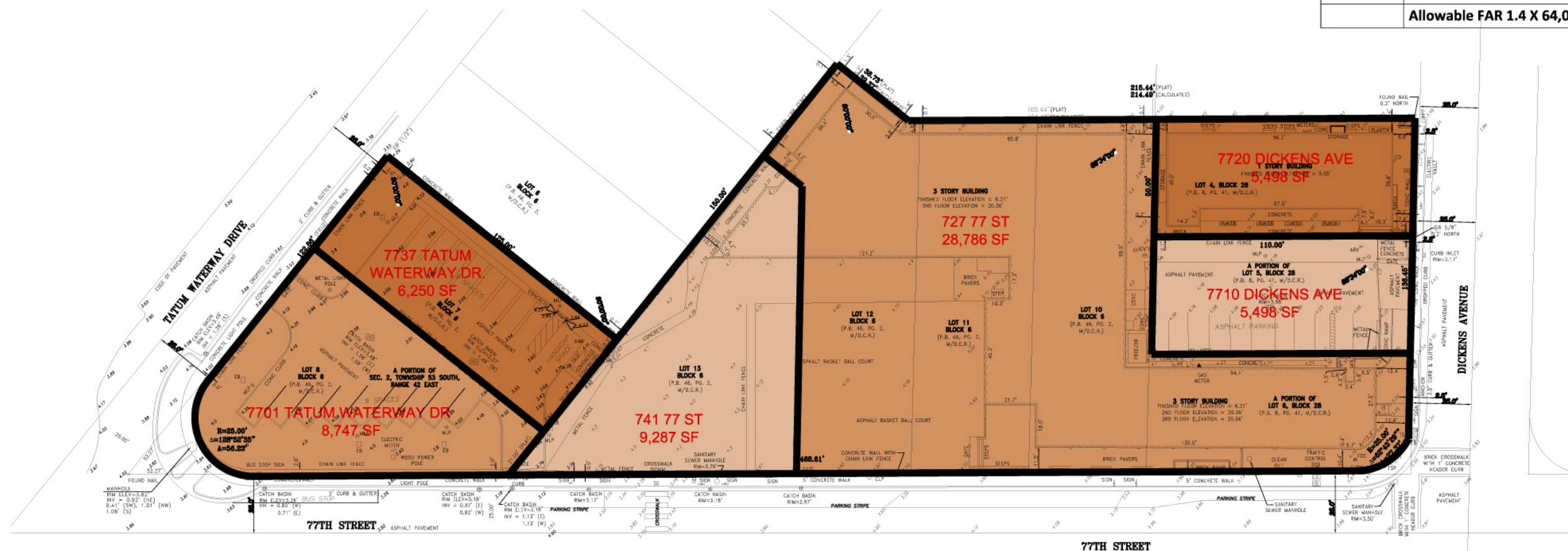
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	727 77th Street, 7710 Dickens Ave		
2	Board and file numbers :	DRB20-0529, PB20-0362		
3	Folio number(s):	02-3202-007-2360,02-3202-007-2350,02-3202-002-0640,02-3202-002-0670,02-3202-002-0610,02-3202-002-0620		
4	Year constructed:	59/85/1988	Zoning District:	RM-1 - North Shore Historic District
5	Based Flood Elevation:	8' NGVD	Grade value in NGVD:	3.5' - 3.8' NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	64,006
7	Lot width:	150'	Lot Depth:	518'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	School	Proposed use:	School
		Maximum	Existing	Proposed
10	Height		45'	60'
11	Number of Stories		3	4
12	FAR	89,692	38,344	67,064 TOTAL
13	Gross square footage		38,344	67,187 TOTAL
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		
16	Number of units Hotel	N/A		
17	Number of seats	N/A		
18	Occupancy load	N/A		
		Required	Existing	Proposed
	Setbacks			
	Subterranean:			
19	Front Setback:	N/A		
20	Side Setback:	N/A		
21	Side Setback:	N/A		
22	Side Setback facing street:	N/A		
23	Rear Setback:	N/A		
	At Grade Parking:			
24	Front Setback:	N/A		
25	Side Setback:	N/A		
26	Side Setback: North			5'
27	Side Setback facing street:STH & WST			7'
28	Rear Setback:	N/A		
	Pedestal:			
29	Front Setback:	10'	12'-8" TO REMAIN	10' ON ADDITION
30	Side Setback: North	12'	5' TO REMAIN	15' ON ADDITION
31	Side Setback:			
32	Side Setback facing street: South		10'-5" TO REMAIN	
33	Rear Setback:		5' TO REMAIN	
	Tower:			
34	Front Setback:		12' TO REMAIN	20' ON ADDITION
35	Side Setback: North	12'		15' ON ADDITION
36	Side Setback:			N/A
37	Side Setback facing street: South		10'-5" TO REMAIN	
38	Rear Setback:		5' TO REMAIN	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces		29	29	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)			N/A	
43	Parking Space Dimensions		8.5' X 18'	8.5' X 18'	
44	Parking Space configuration (45o,60o,90o,Parallel)			29- 90o	
45	ADA Spaces			2	
46	Tandem Spaces				
47	Drive aisle width			22'	
48	Valet drop off and pick up			NO	
49	Loading zones and Trash collection areas			YES	
50	Bicycle parking, location and Number of racks			1	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use			N/A	
52	Total # of seats			N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
54	Total occupant content			N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
56	Is this a contributing building?			No	
57	Located within a Local Historic District?			No	
	Notes:				
	If not applicable write N/A				

*CODE AMENDED - PENDING ADOPTION MODIFICATIONS TO ZONING REGULATIONS ON NORTH BEACH PRIVATE AND PUBLIC SCHOOLS OVERLAY DISTRICT.





LOT CALCULATION & FAR		
Property	Address	SF
1	7701 Tatum Waterway Dr	8,747
2	7737 Tatum Waterway Dr	6,250
3	741 77 St	9,287
4	727 77 St	28,786
5	7710 Dickens Ave	5,498
6	7720 Dickens Ave	5,498
Total (9 PARCELS)		64,066
FAR	FAR Existing Building	SF
	Ground Floor	16,513
	Second Floor	10,778
	Third Floor	10,778
	Roof	275
	Total Existing SF	38,344
FAR	Proposed Building	SF
	Ground Floor	8,660
	Second Floor	8,730
	Third Floor	8,160
	Fourth Floor	2,370
	Roof	800
	Total Proposed New SF	28,720
FAR	Combined Building	SF
	Total FAR Proposed	67,064
	Allowable FAR 1.4 X 64,066 SF	89,692

19172
LEHRMAN COMMUNITY DAY SCHOOL
727 Lehman Drive / 77th Street | Miami Beach, Florida 33141

LOT AGGREGATION / FAR

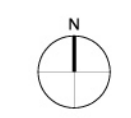
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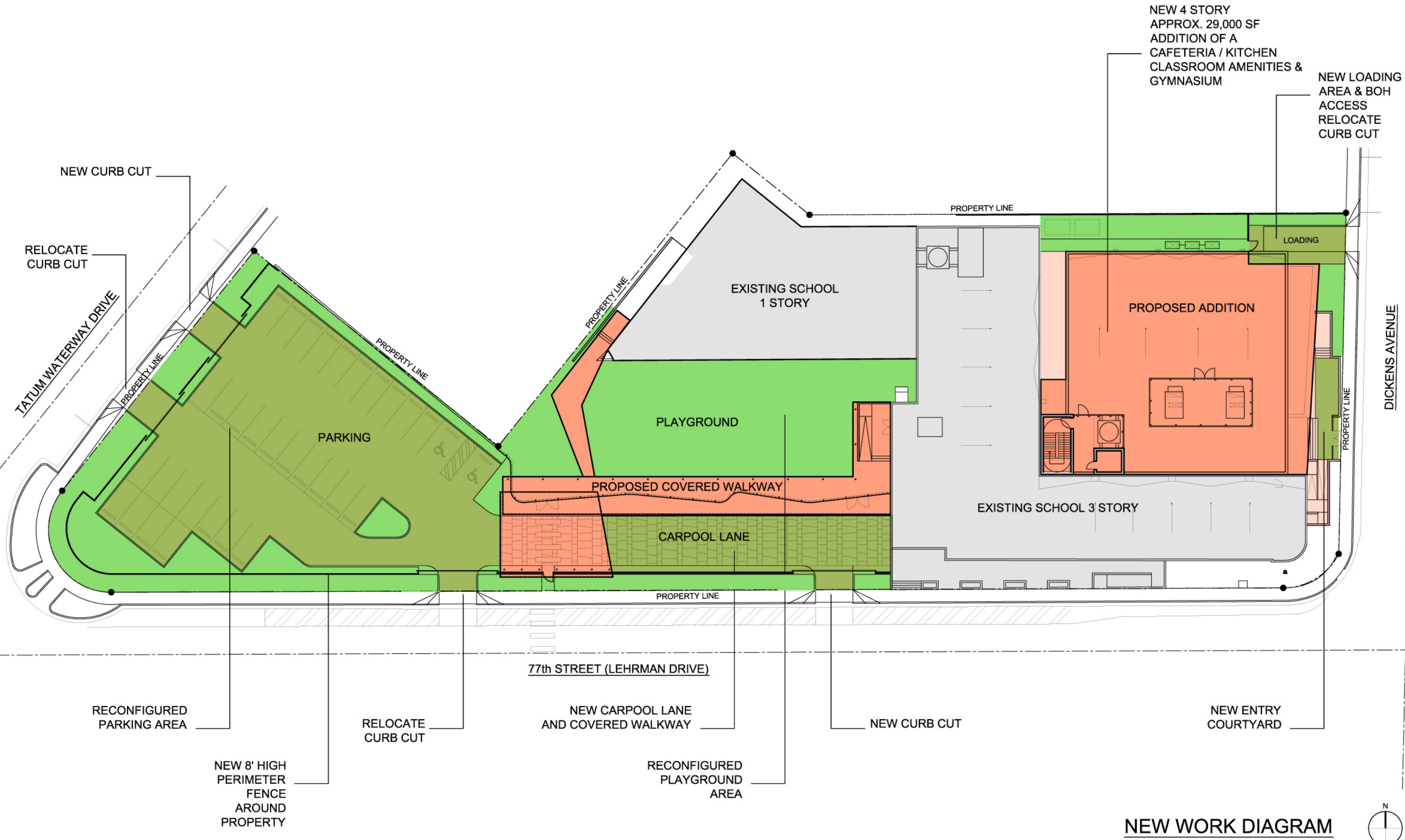
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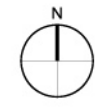
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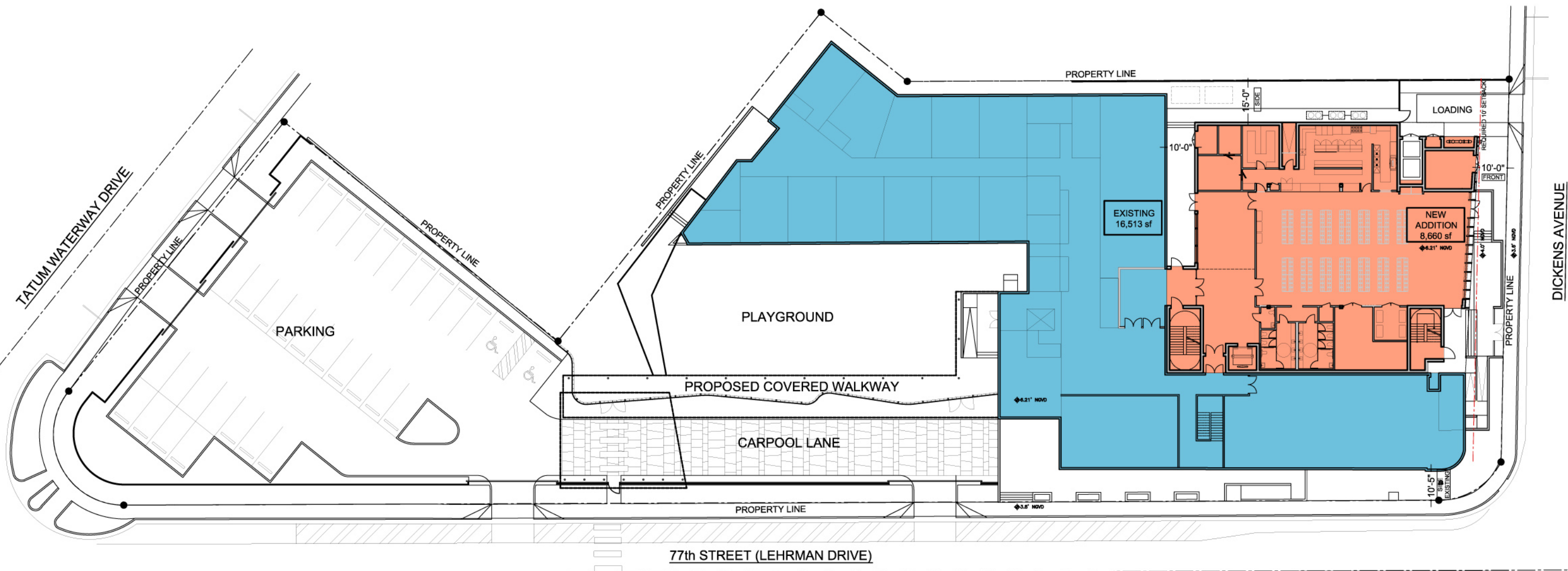
LOT AGGREGATION





NEW WORK DIAGRAM





GROUND FLOOR PROPOSED BUILDING AREA
 16,513 sf (existing) + 8,660 sf (new addition) = 25,173 sf

EXISTING NEW ADDITION

TOTAL EXISTING FAR = 38,344 sf

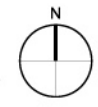
EXISTING

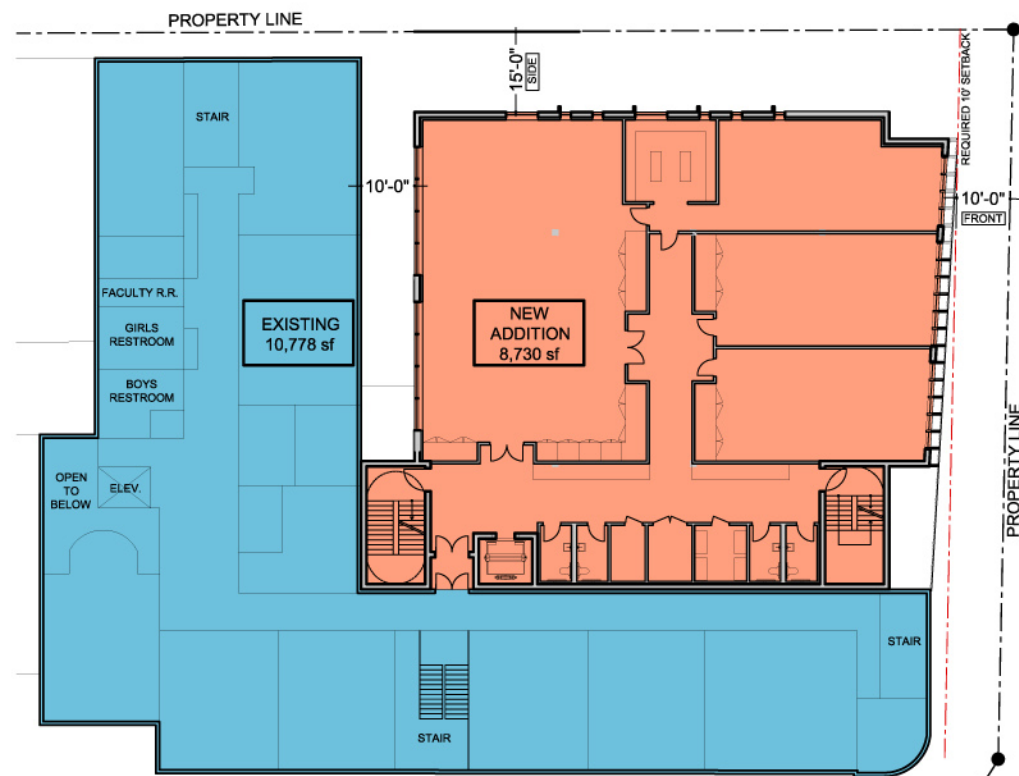
TOTAL NEW FAR = 28,720 sf

NEW ADDITION

TOTAL COMBINED FAR = 67,064 sf

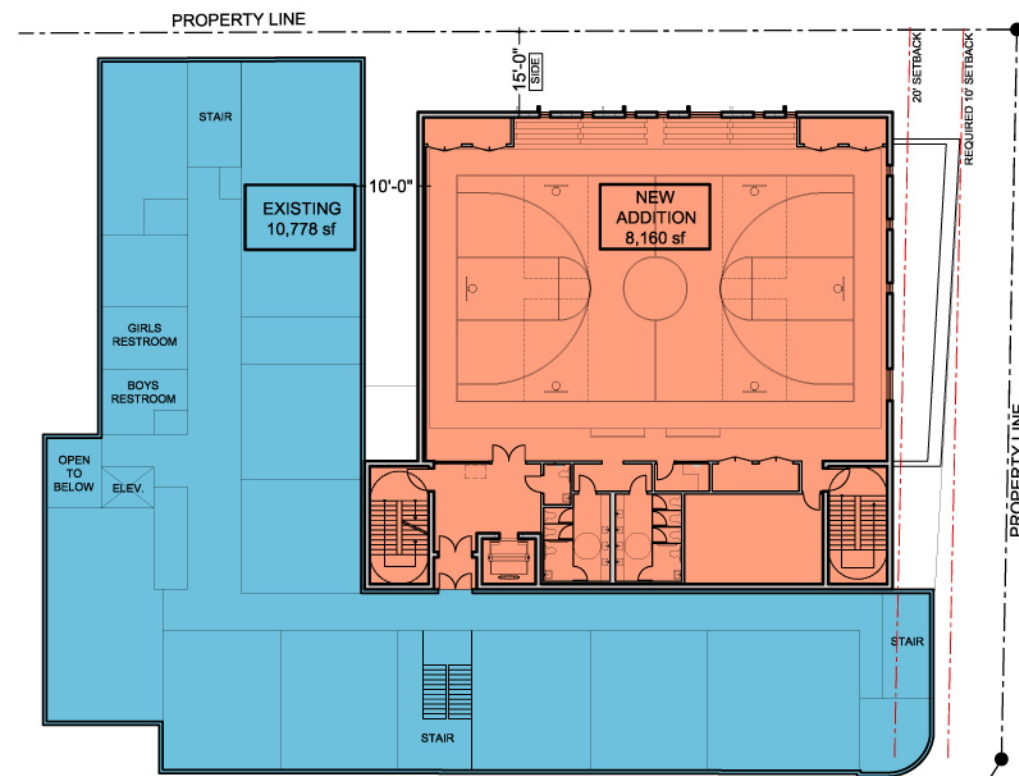
FAR DIAGRAM





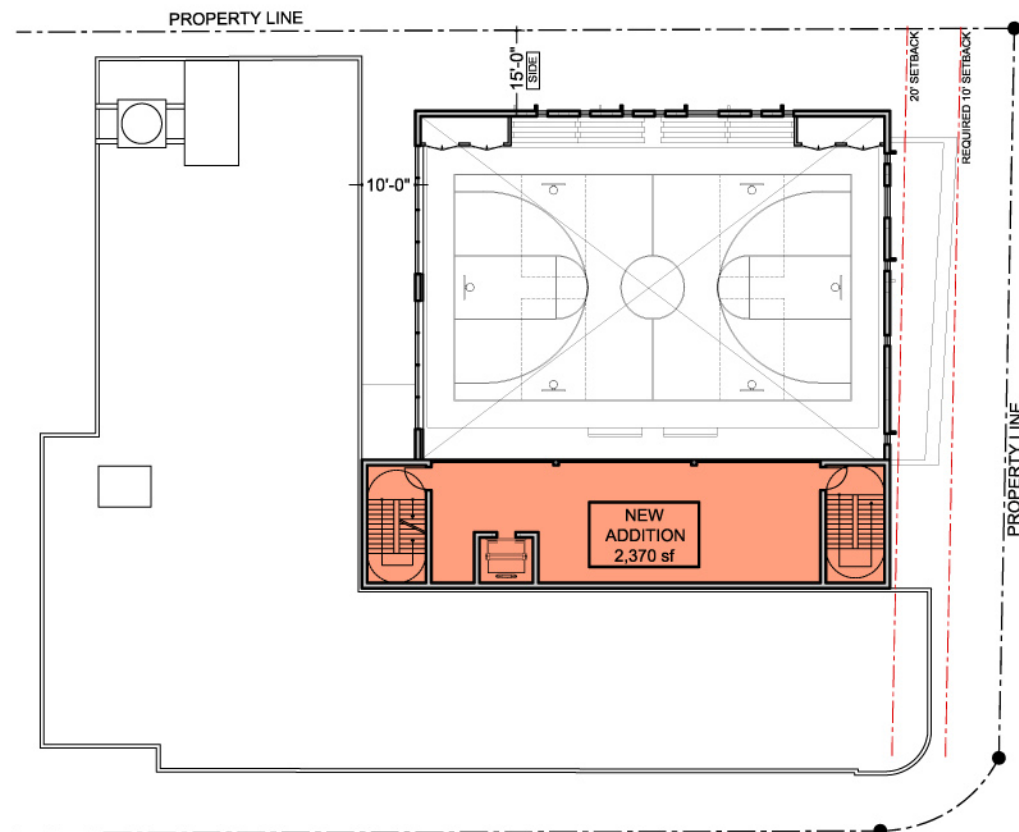
SECOND FLOOR PROPOSED BUILDING AREA
 10,778 sf (existing) + 8,730 sf (new addition) = 19,508 sf

EXISTING NEW ADDITION



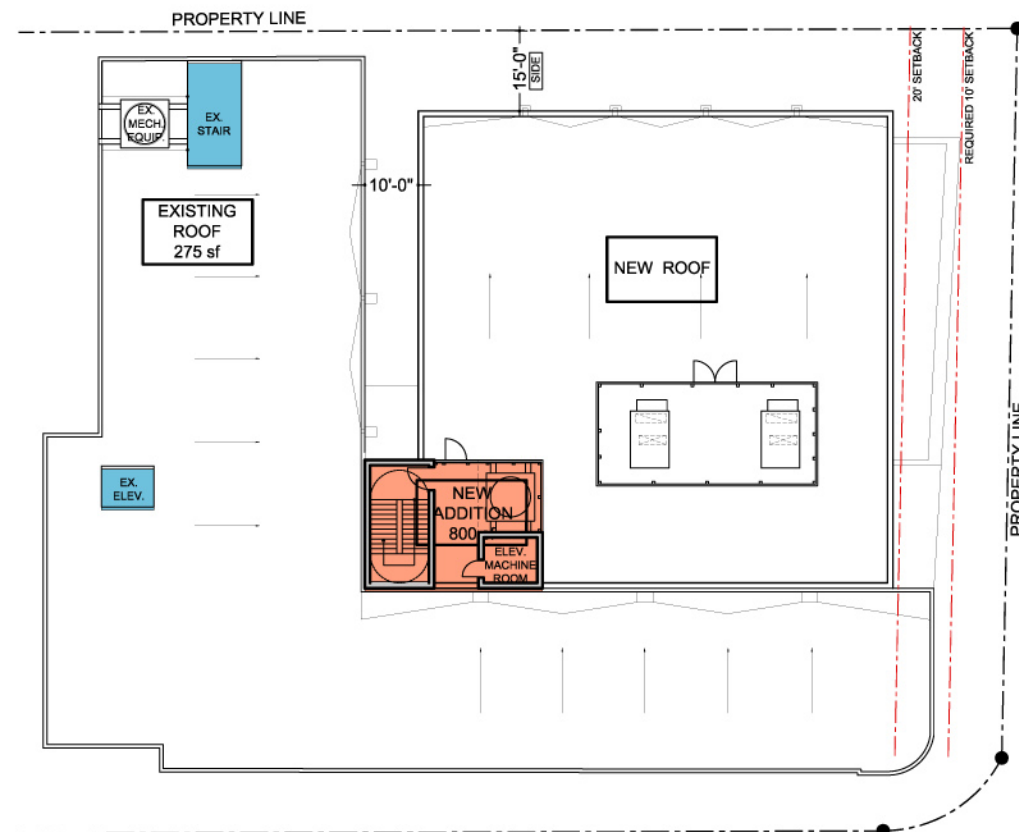
THIRD FLOOR PROPOSED BUILDING AREA
 10,778 sf (existing) + 8,160 sf (new addition) = 18,938 sf

EXISTING NEW ADDITION



FOURTH FLOOR PROPOSED BUILDING AREA
 2,370 sf (new addition) = 2,370 sf

NEW ADDITION



ROOF PROPOSED BUILDING AREA
 275 sf (existing) + 800 sf (new addition) = 1,075 sf

EXISTING NEW ADDITION

DICKENS AVENUE

DICKENS AVENUE

DICKENS AVENUE

DICKENS AVENUE

FAR DIAGRAM





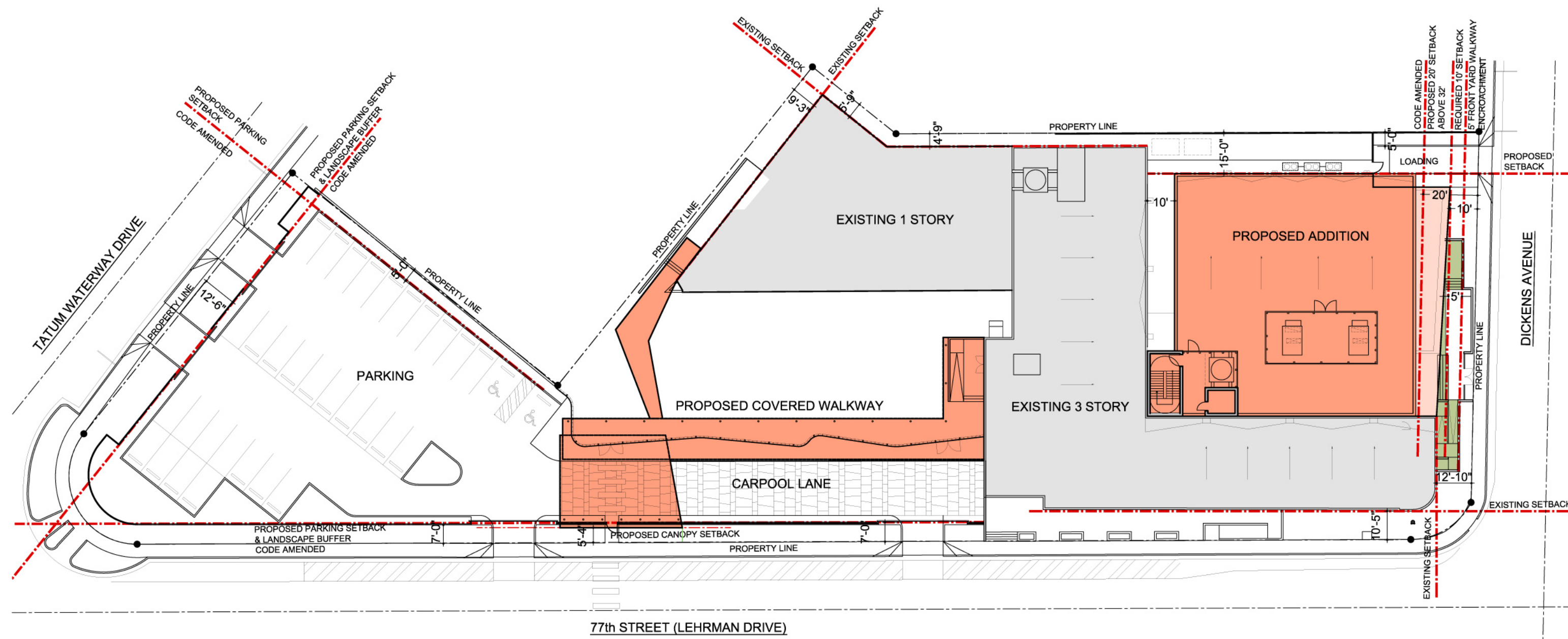
 OPEN SPACE 15,325 SF = 25% NO MINIMUM PARKING LANDSCAPE REQUIREMENTS	 OPEN SPACE SEMI PERVIOUS HARDSCAPE 15,565 SF	 LOT COVERAGE 30,105 SF NO MAXIMUM LOT COVERAGE REQUIREMENTS	 OPEN DECKS 2,375 SF
--	---	---	--

TOTAL LOT COVERAGE = 48,045 SF = 75% (INCLUDES SEMI-PERVIOUS OPEN SPACE and OPEN DECKS)

Sec. 142-870.15. - Development regulations and area requirements.
The following overlay regulations shall apply to the North Beach National Register Overlay.
All development regulations in the underlying RM-1 regulations shall apply, except as follows:

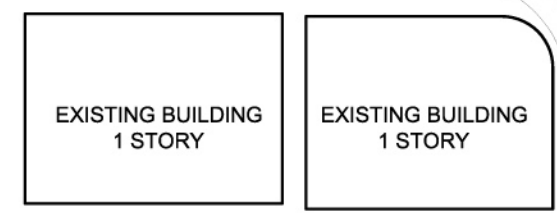
- (d) Exterior building and lot standards.
- (2) There shall be no minimum or maximum yard elevation requirements, or maximum lot coverage requirements within the North Beach National Register Overlay.

LOT COVERAGE DIAGRAM 

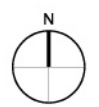


SETBACK DIAGRAM





PROPOSED SITE PLAN





(1) VIEW FACING NORTH ON 77th STREET



(2) VIEW FACING NORTH ON 77th STREET



(1) VIEW FACING NORTHEAST ON 77th STREET



(2) VIEW FACING NORTHWEST ON 77th STREET & DICKENS AVE.



(3) VIEW FACING NORTH ON 77th STREET



(1) VIEW FACING SOUTH ON 77th STREET



(2) VIEW FACING SOUTH ON 77th STREET

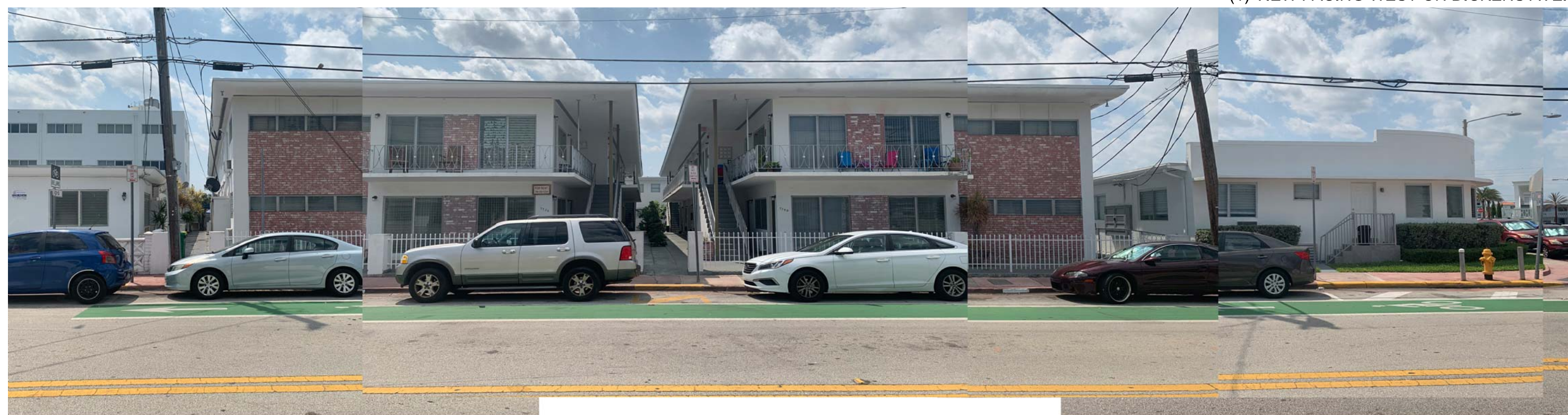


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 727 Lehman Drive / 77th Street | Miami Beach, Florida 33141

SITE PHOTOS



(1) VIEW FACING WEST ON DICKENS AVE.



(2) VIEW FACING WEST ON DICKENS AVE.

1.4

5-11-20

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(1) VIEW FACING EAST ON DICKENS AVE.



(2) VIEW FACING EAST ON DICKENS AVE.



(1) VIEW FACING SOUTHEAST ON TATUM WATERWAY DRIVE



(2) VIEW FACING SOUTHEAST ON TATUM WATERWAY DRIVE



(1) VIEW FACING NORTHWEST ON 77th ST. & TATUM WATERWAY DRIVE



(2) VIEW FACING NORTHWEST ON TATUM WATERWAY DRIVE



(3) VIEW FACING NORTHWEST ON TATUM WATERWAY DRIVE