

PARKING	
	Existing
West Lot	19
East Lot	10
Total Parking Spaces	29

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

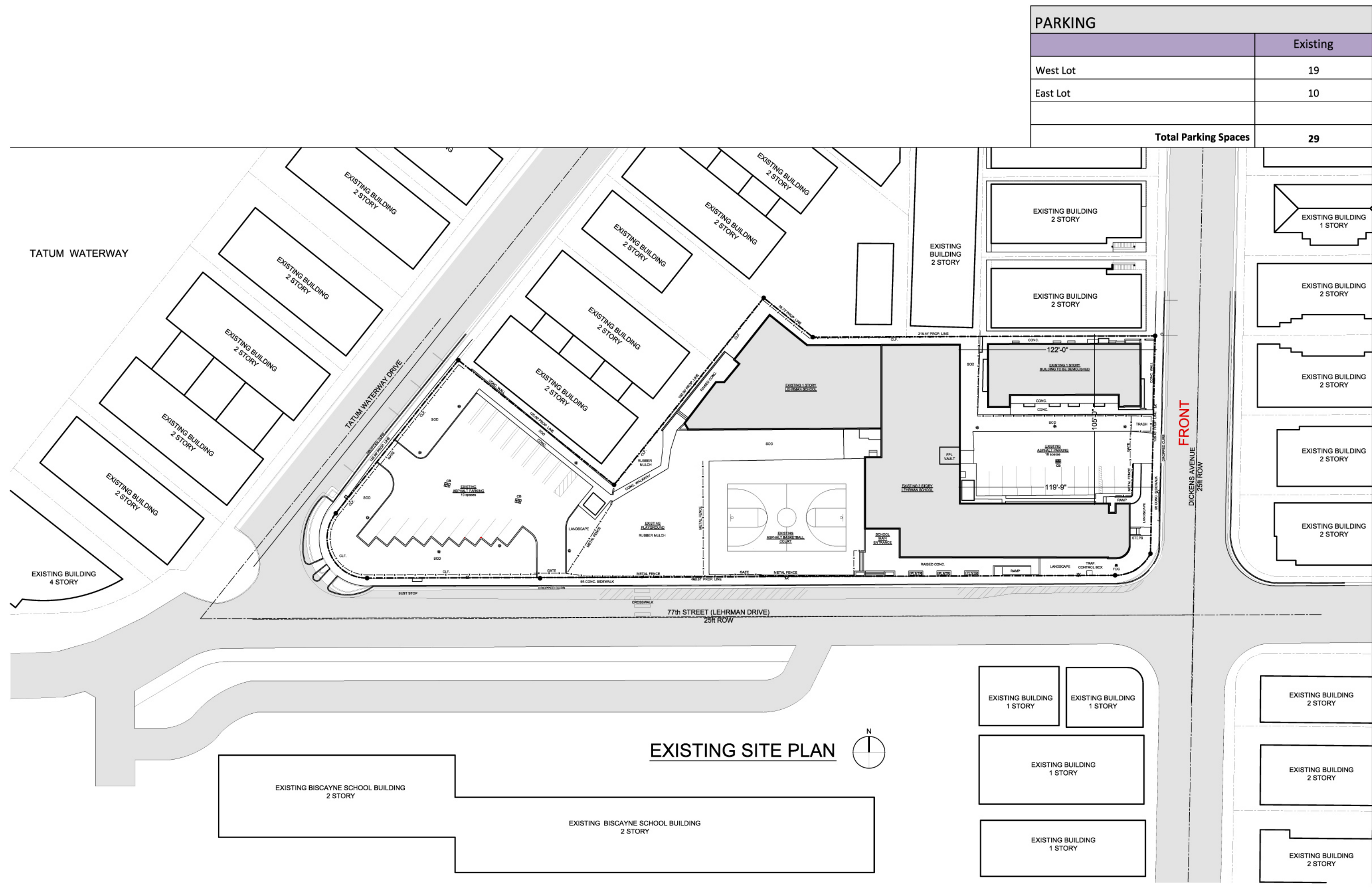
EXISTING SITE PLAN

1.8

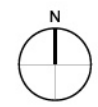
5-11-20

111 EAST FLAGLER ST #205
MIAMI, FL 33131
T 305.377.0082
E info@nc-office.com

NC-office
architecture / urbanism



EXISTING SITE PLAN



EXISTING BISCAYNE SCHOOL BUILDING
2 STORY

EXISTING BISCAYNE SCHOOL BUILDING
2 STORY

EXISTING BUILDING
1 STORY

EXISTING BUILDING
1 STORY

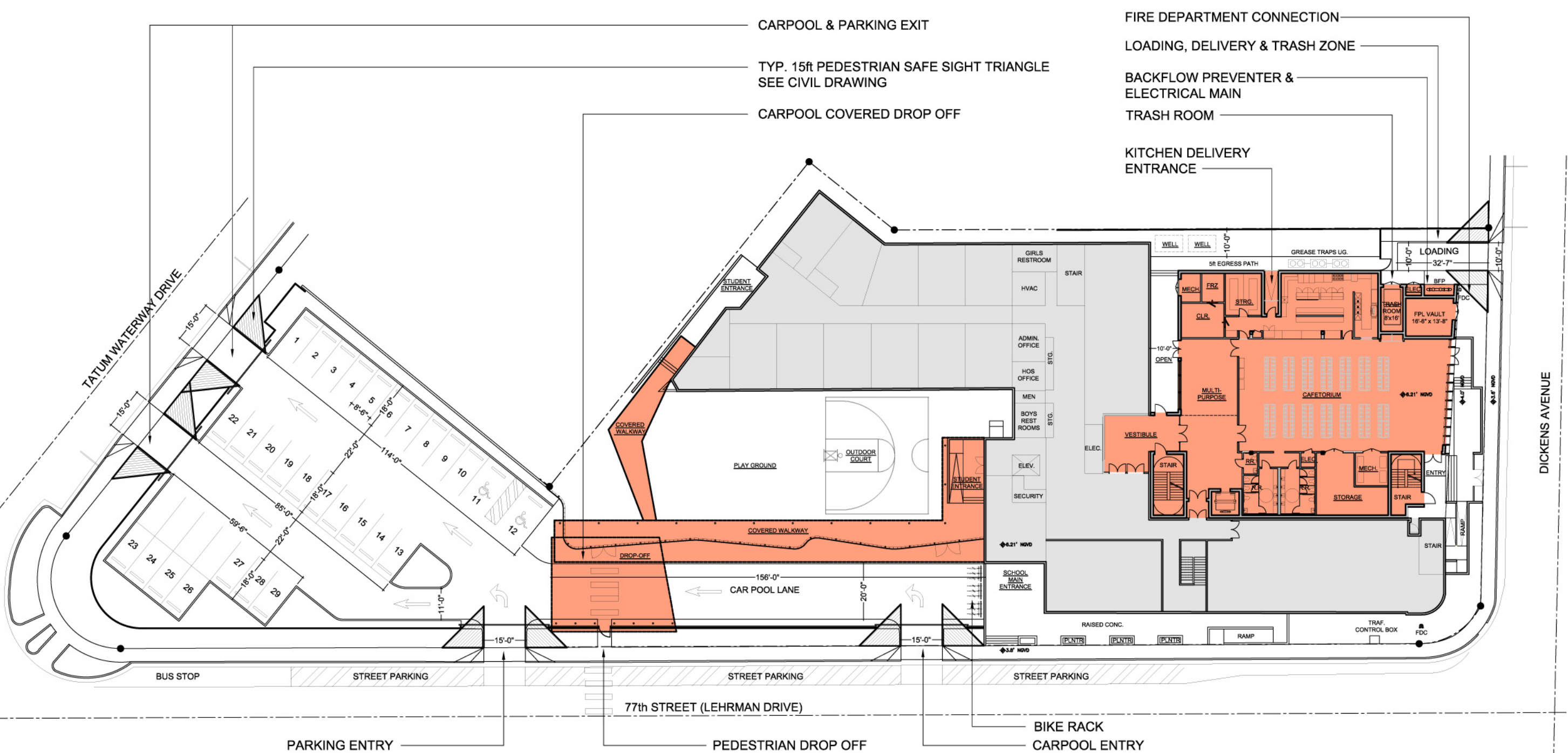
EXISTING BUILDING
1 STORY

EXISTING BUILDING
1 STORY

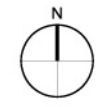
EXISTING BUILDING
2 STORY

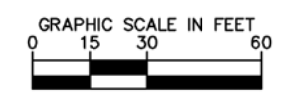
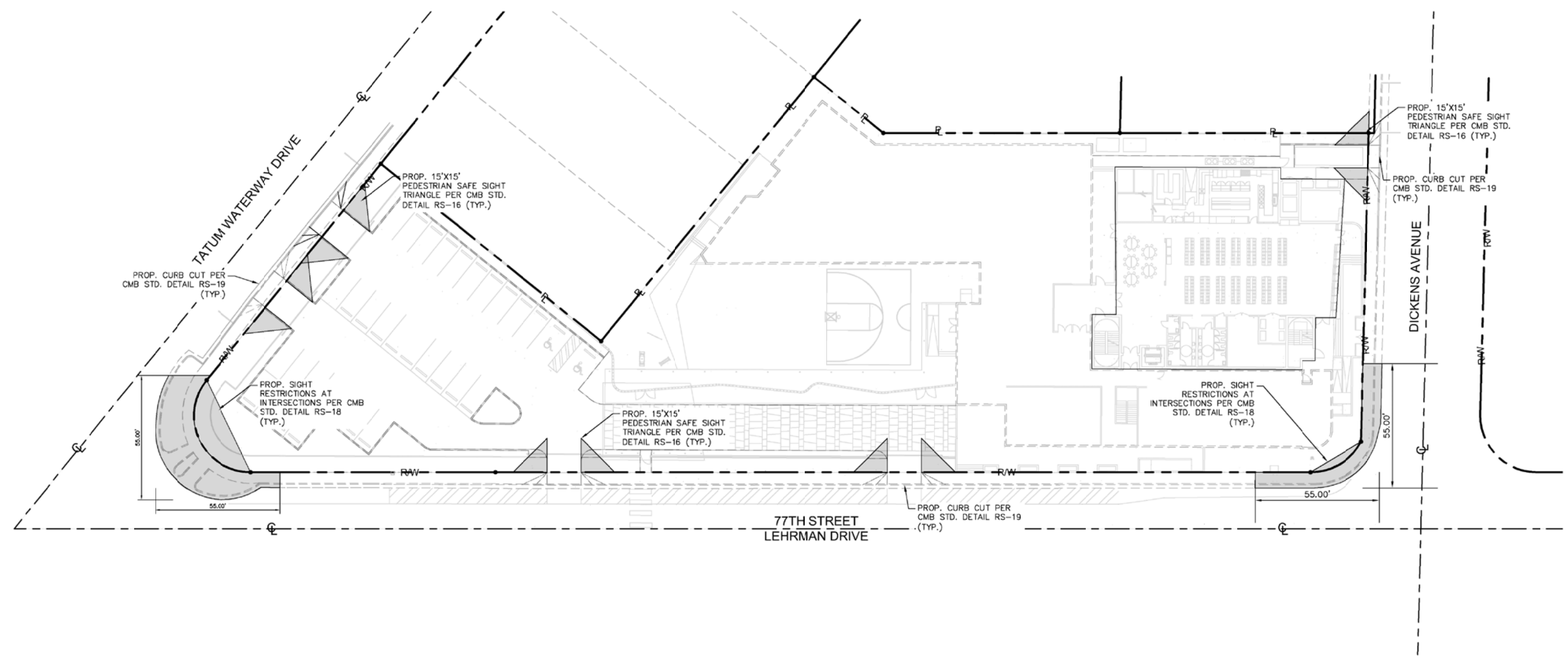
EXISTING BUILDING
2 STORY

EXISTING BUILDING
2 STORY



SITE PARKING & OPERATIONAL DIAGRAM



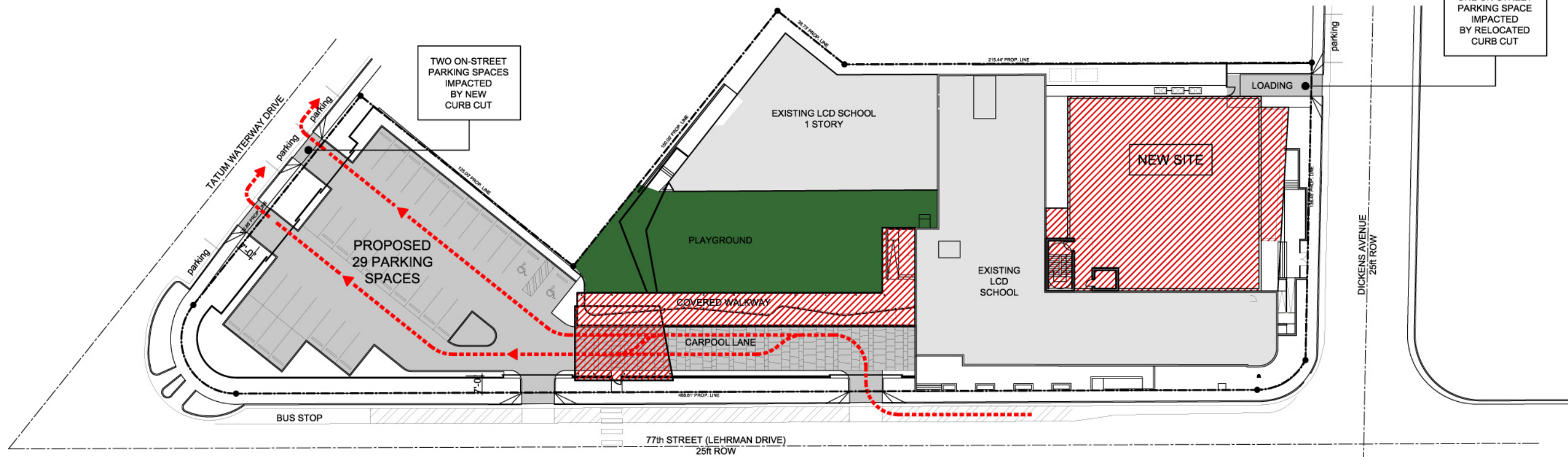


NOTES:

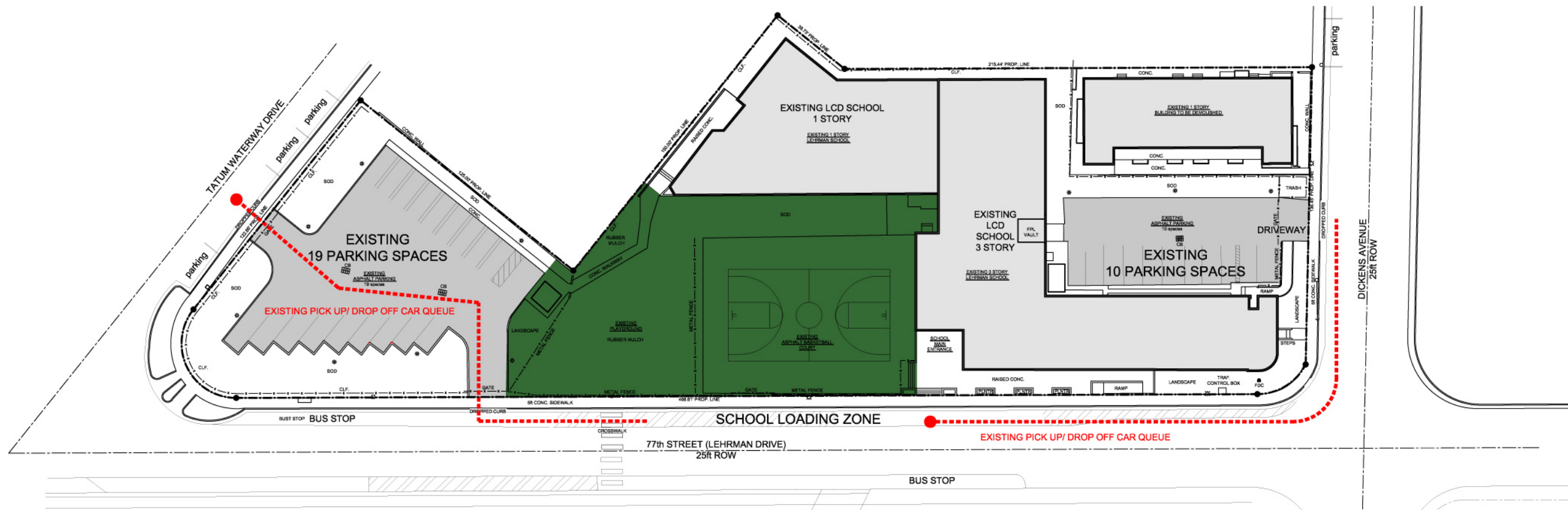
1. ALL STORMWATER RUNOFF WILL BE RETAINED WITHIN THE PRIVATE PROPERTY AND THE PROPOSED ON-SITE STORMWATER SYSTEM WILL HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75 INCHES OF RAINFALL.

Kimley»Horn

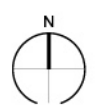
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

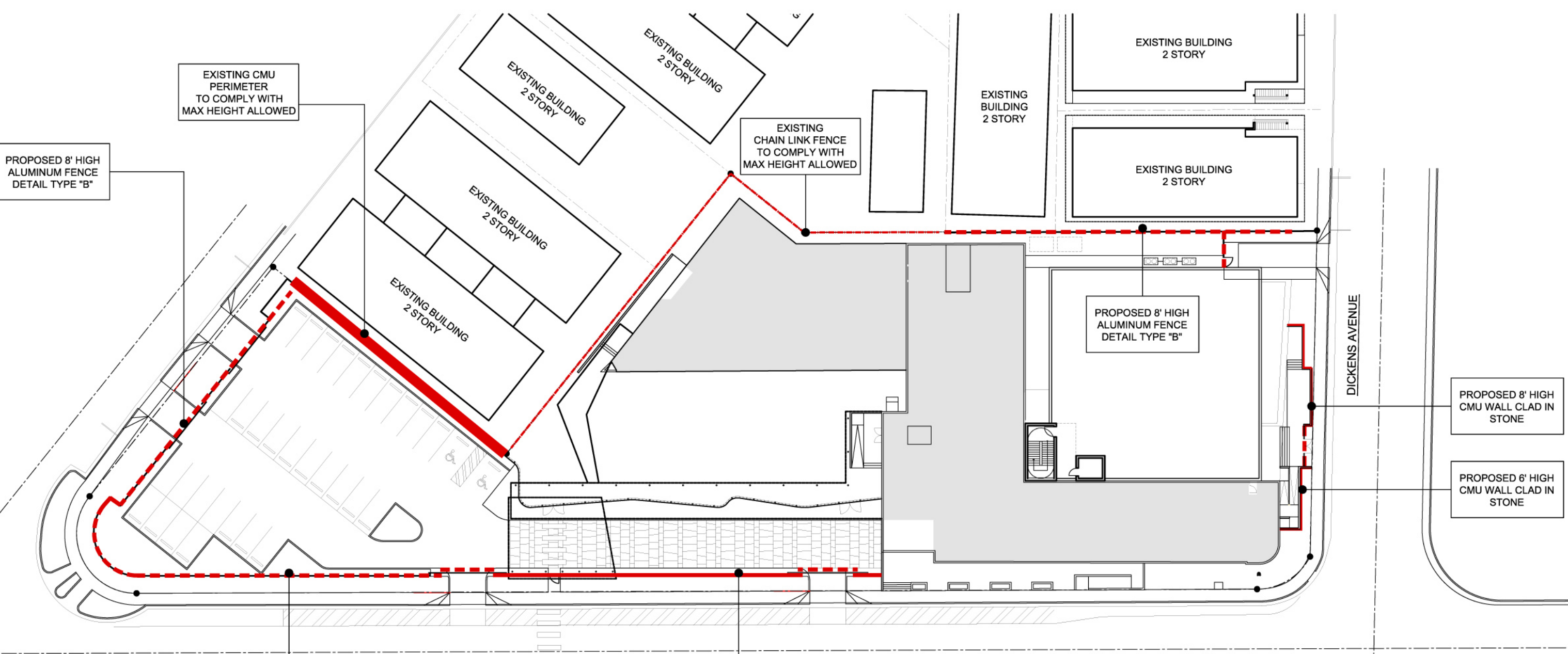


PROPOSED STREET PARKING

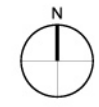


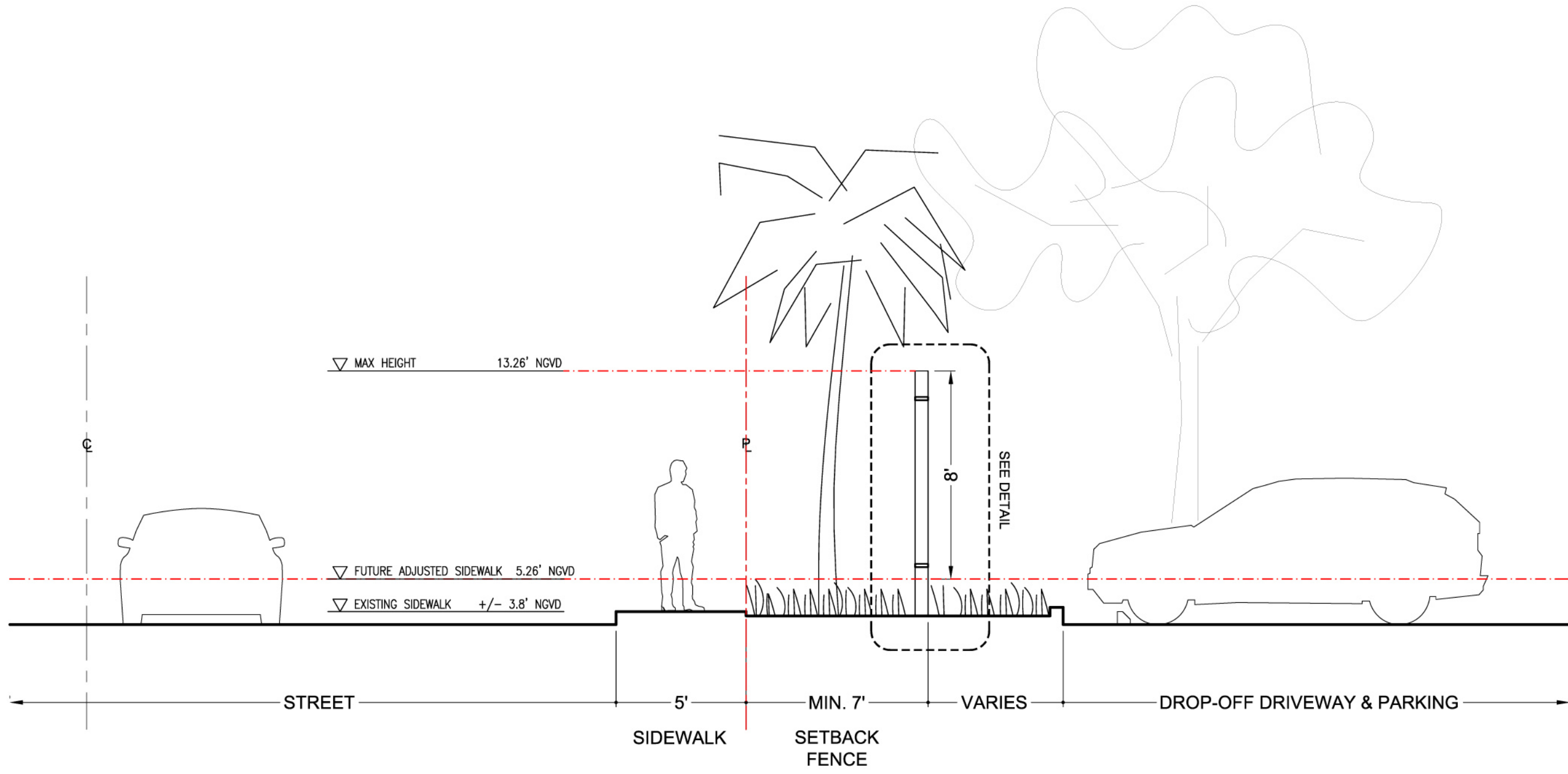
EXISTING STREET PARKING



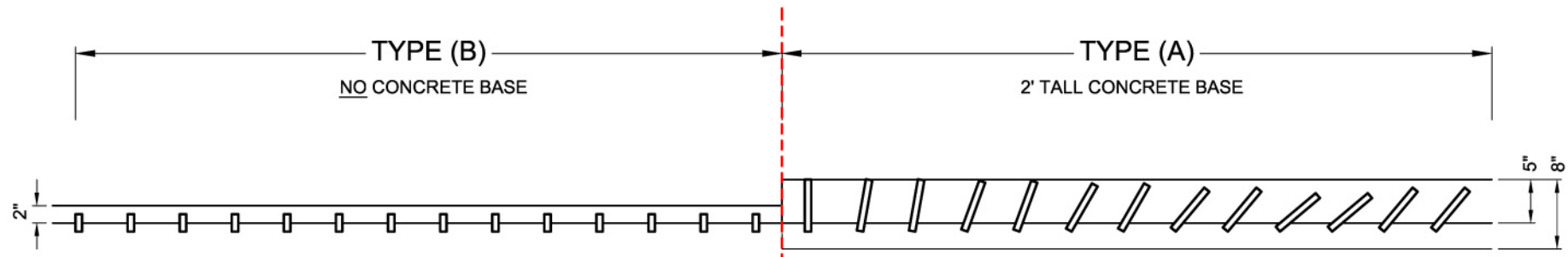


FENCE DIAGRAM

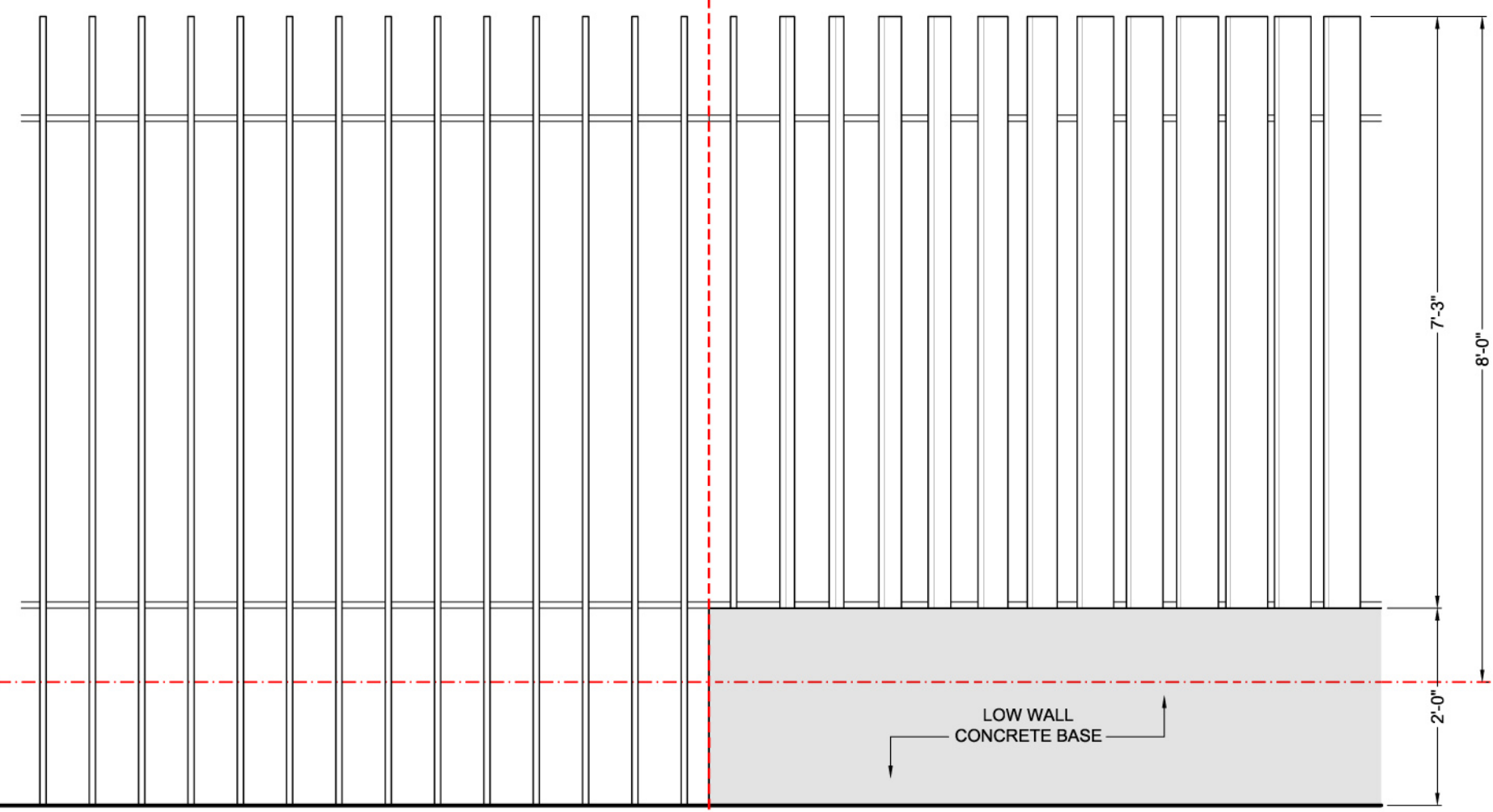




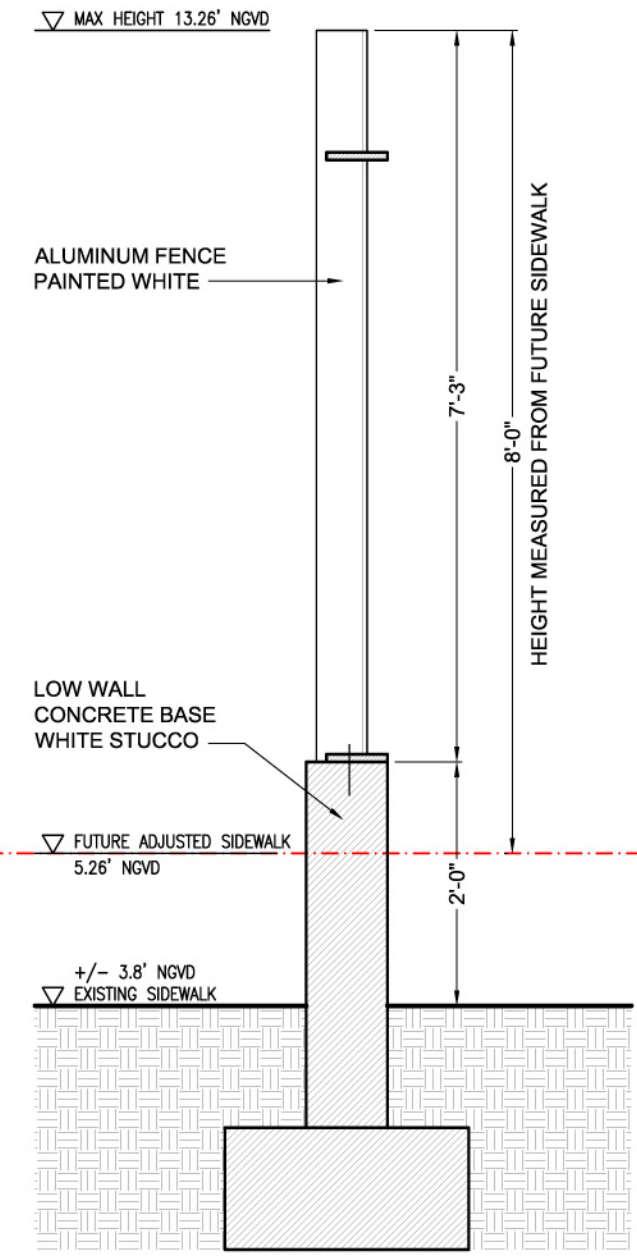
TYPICAL FENCE SECTION AT PARKING



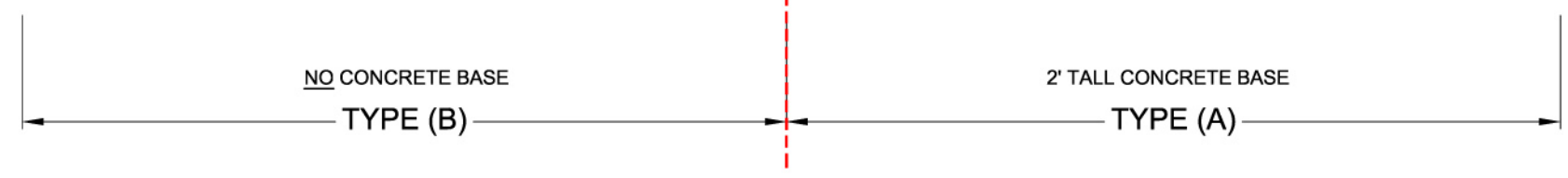
FENCE PARTIAL PLAN



FENCE PARTIAL ELEVATION



FENCE SECTION (TYP)



LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

DICKENS AVENUE

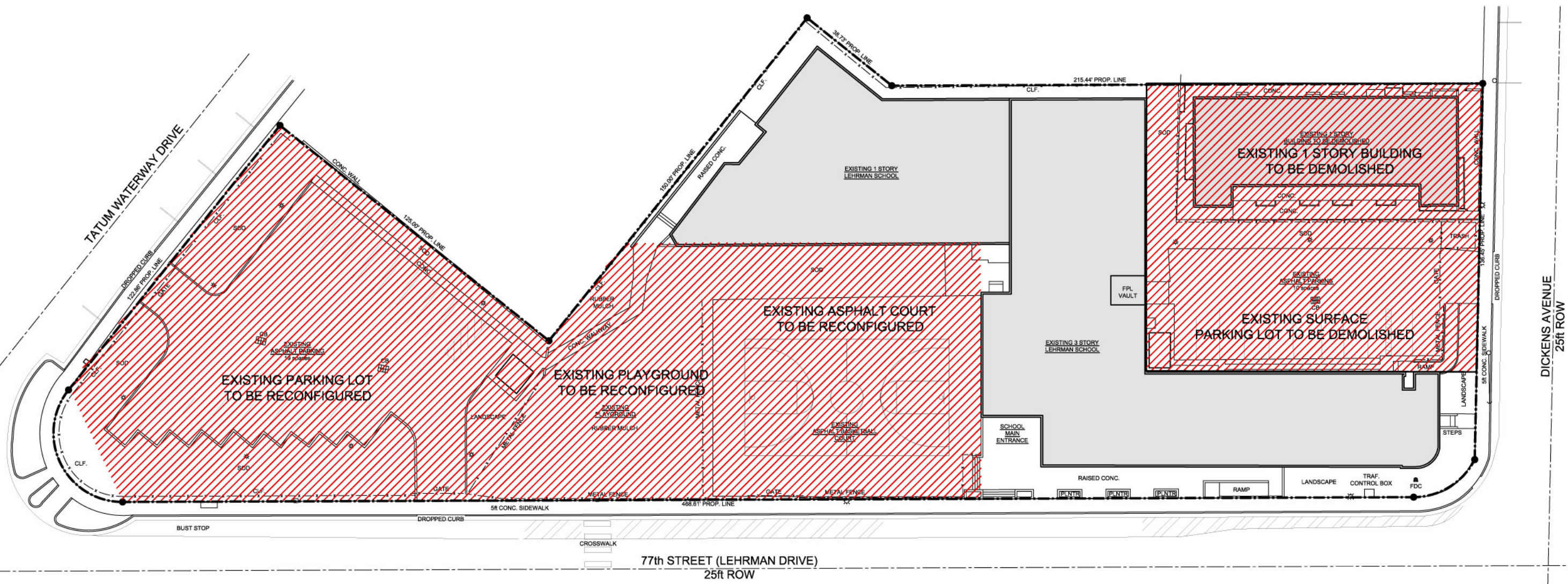
CONTEXT ELEVATIONS LOOKING NORTH ON 77TH STREET

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

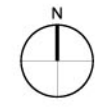
77th ST. (LEHRMAN DR.)

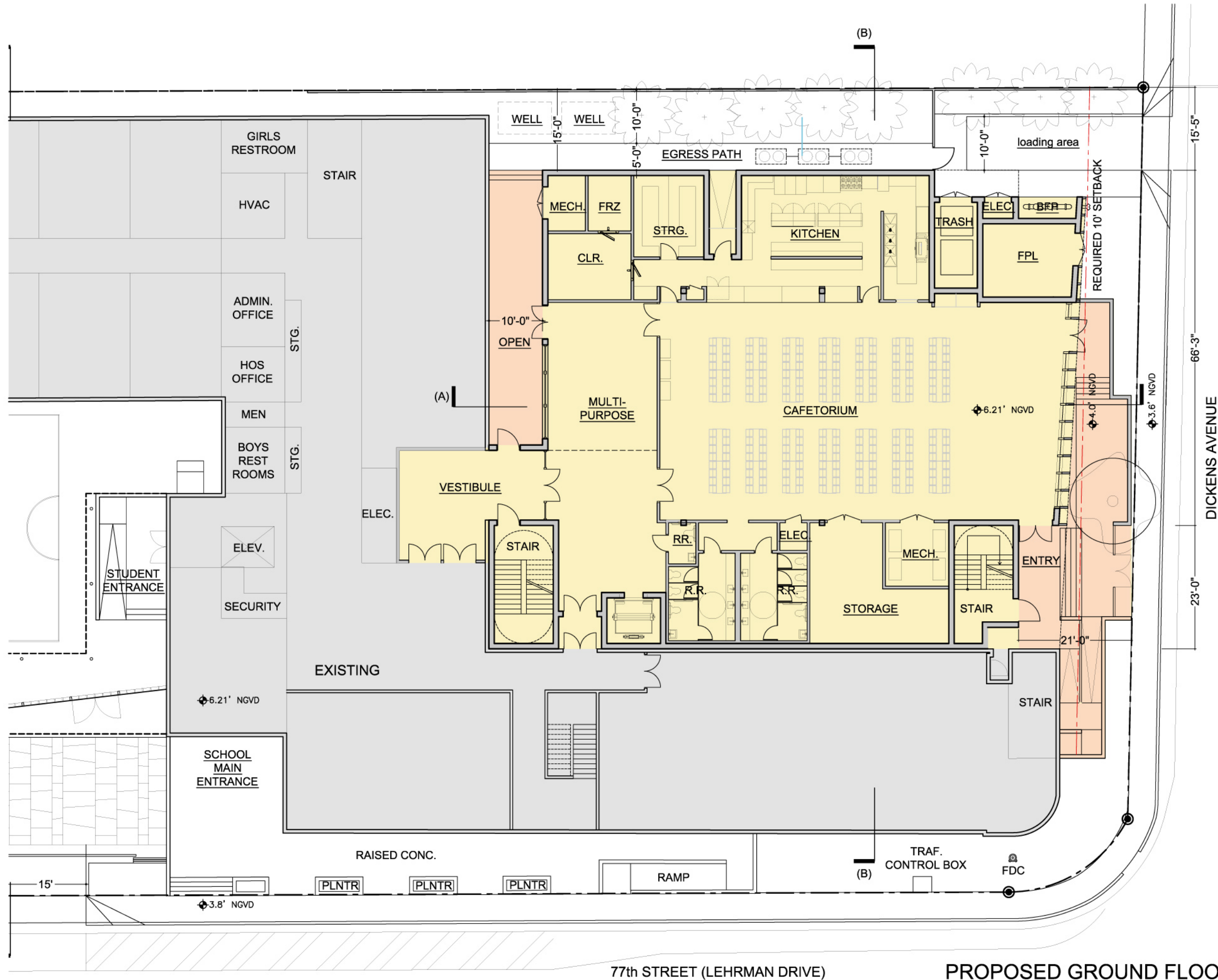
78th ST

CONTEXT ELEVATIONS LOOKING WEST ON DICKENS AVE.



DEMOLITION AREAS



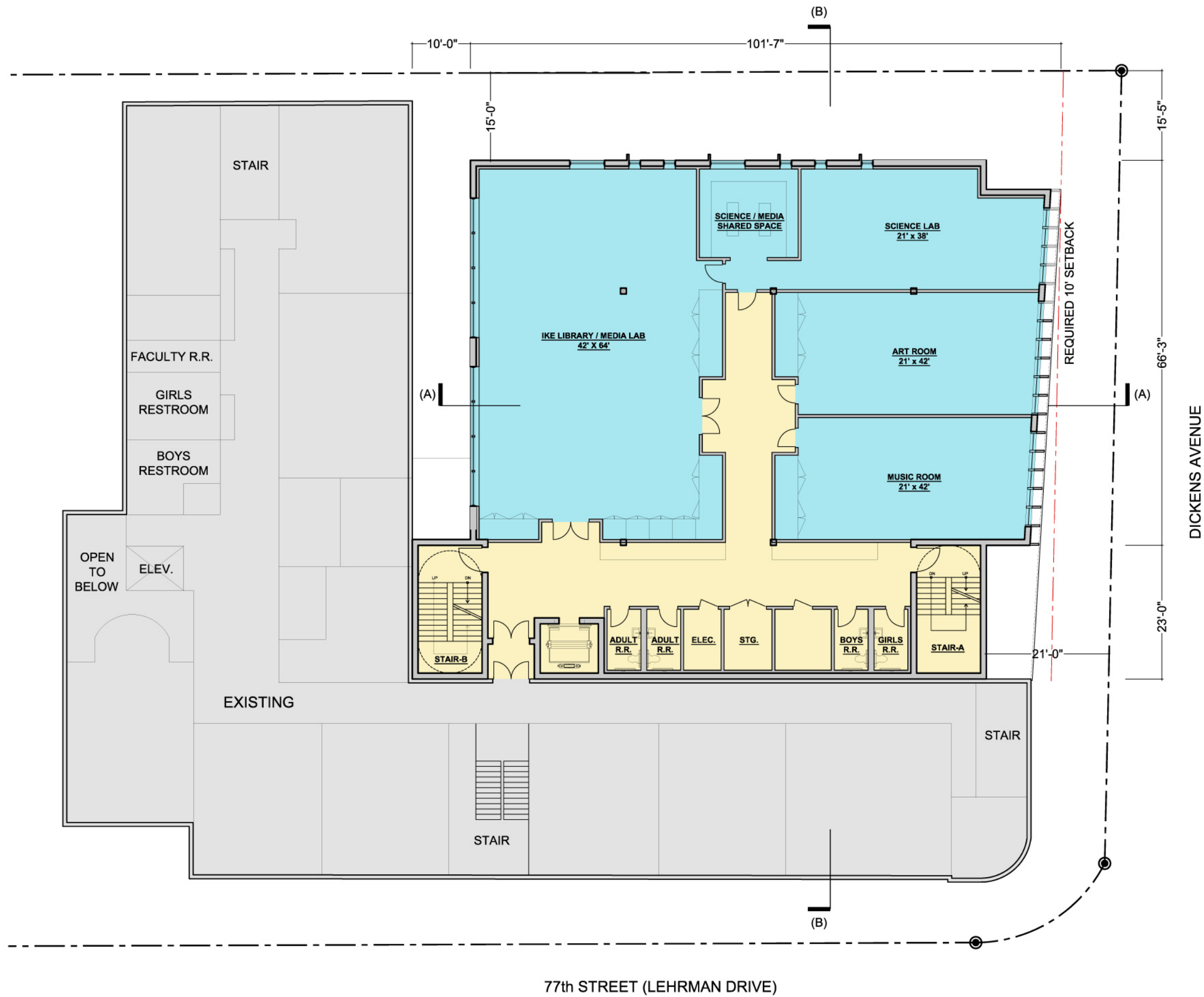


77th STREET (LEHRMAN DRIVE)

PROPOSED GROUND FLOOR PLAN



19172
LEHRMAN COMMUNITY DAY SCHOOL 727 Lehrman Drive / 77th Street Miami Beach, Florida 33141
PROPOSED GROUND FLOOR PLAN
2.0
5-11-20
111 EAST FLAGLER ST #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com
NC-office architecture / urbanism



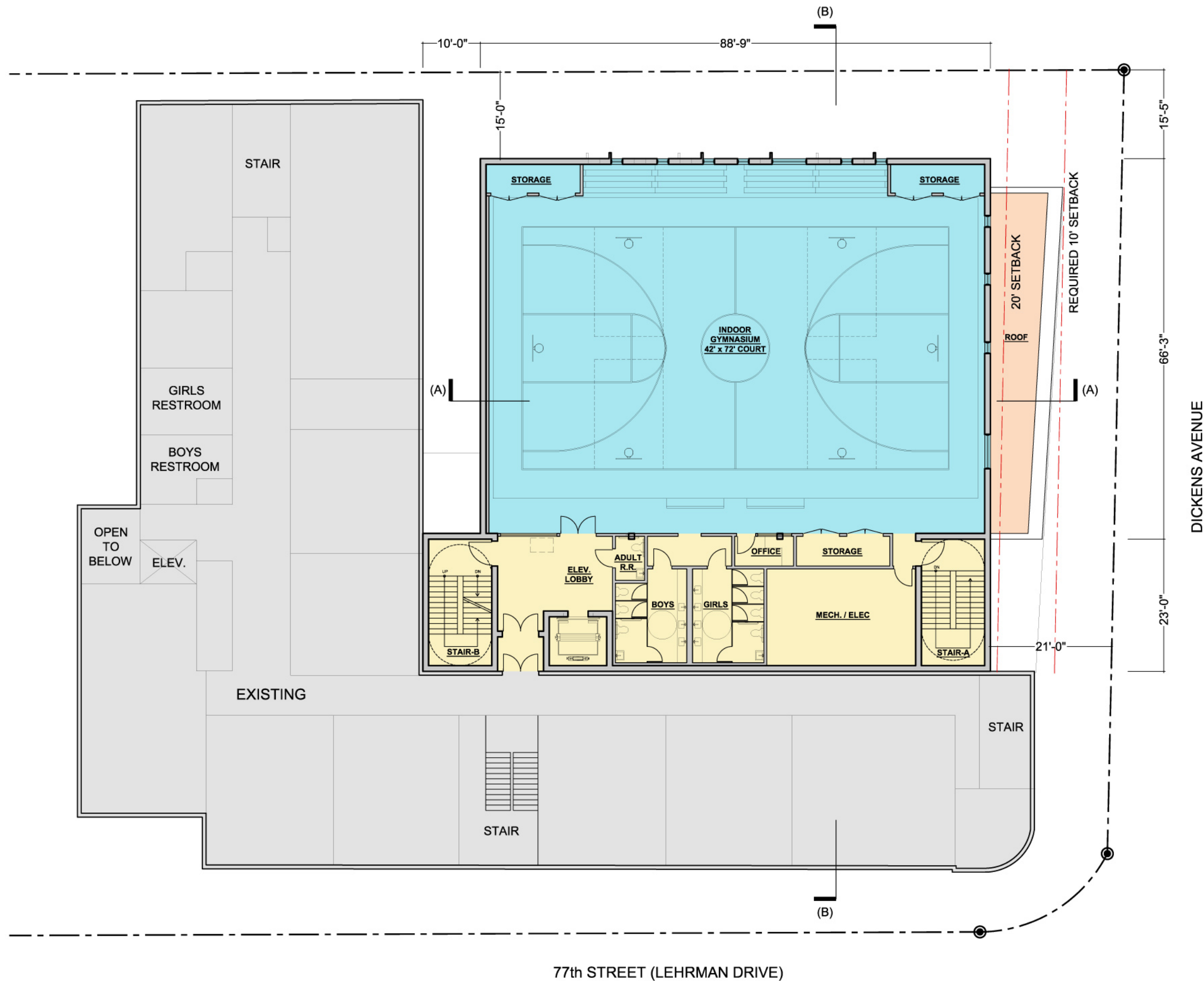
77th STREET (LEHRMAN DRIVE)

DICKENS AVENUE

PROPOSED SECOND FLOOR PLAN



19172
LEHRMAN COMMUNITY DAY SCHOOL 727 Lehman Drive / 77th Street Miami Beach, Florida 33141
PROPOSED SECOND FLOOR PLAN
2.1
5-11-20
111 EAST FLAGLER ST #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com
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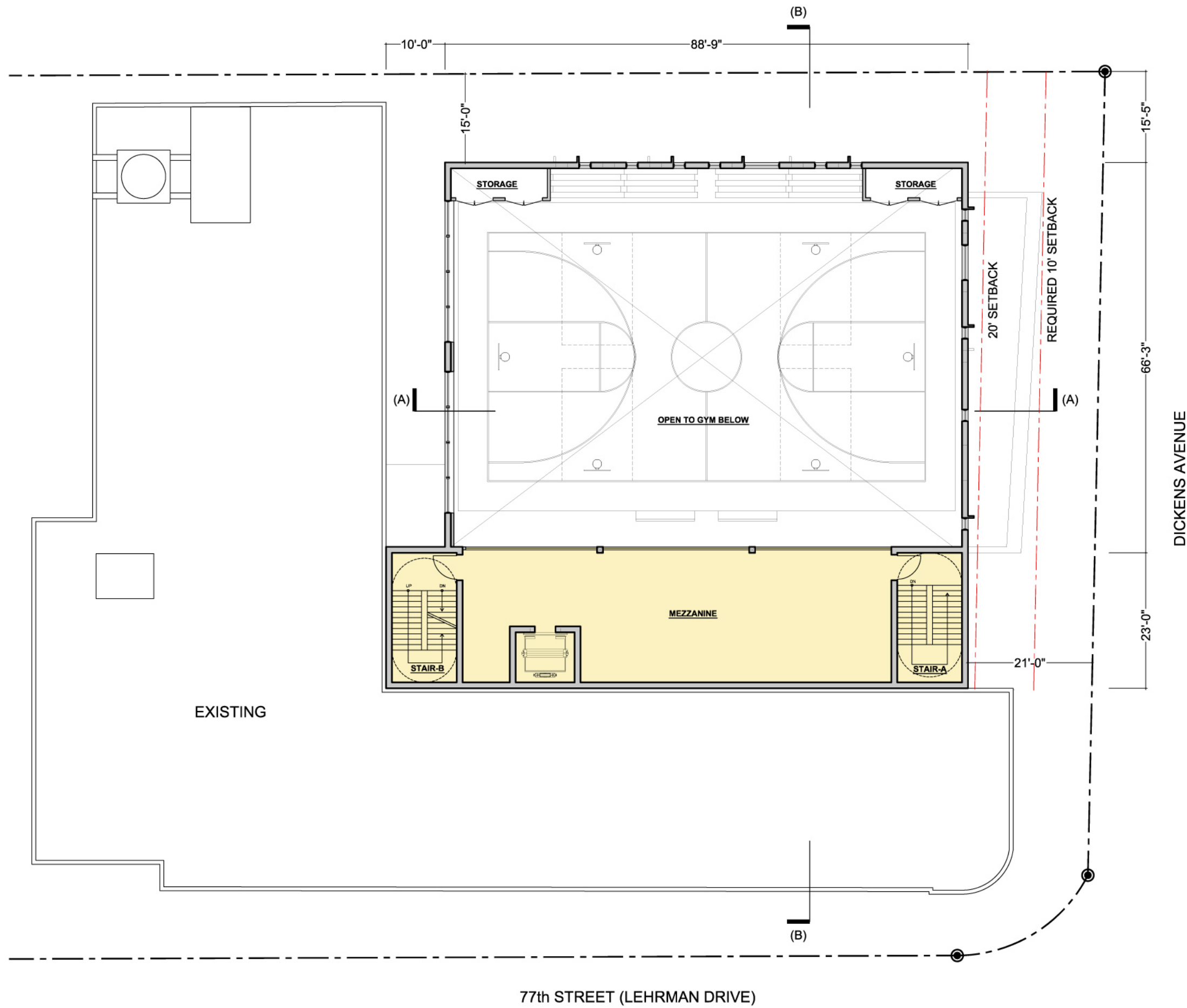
77th STREET (LEHRMAN DRIVE)

DICKENS AVENUE

PROPOSED THIRD FLOOR PLAN



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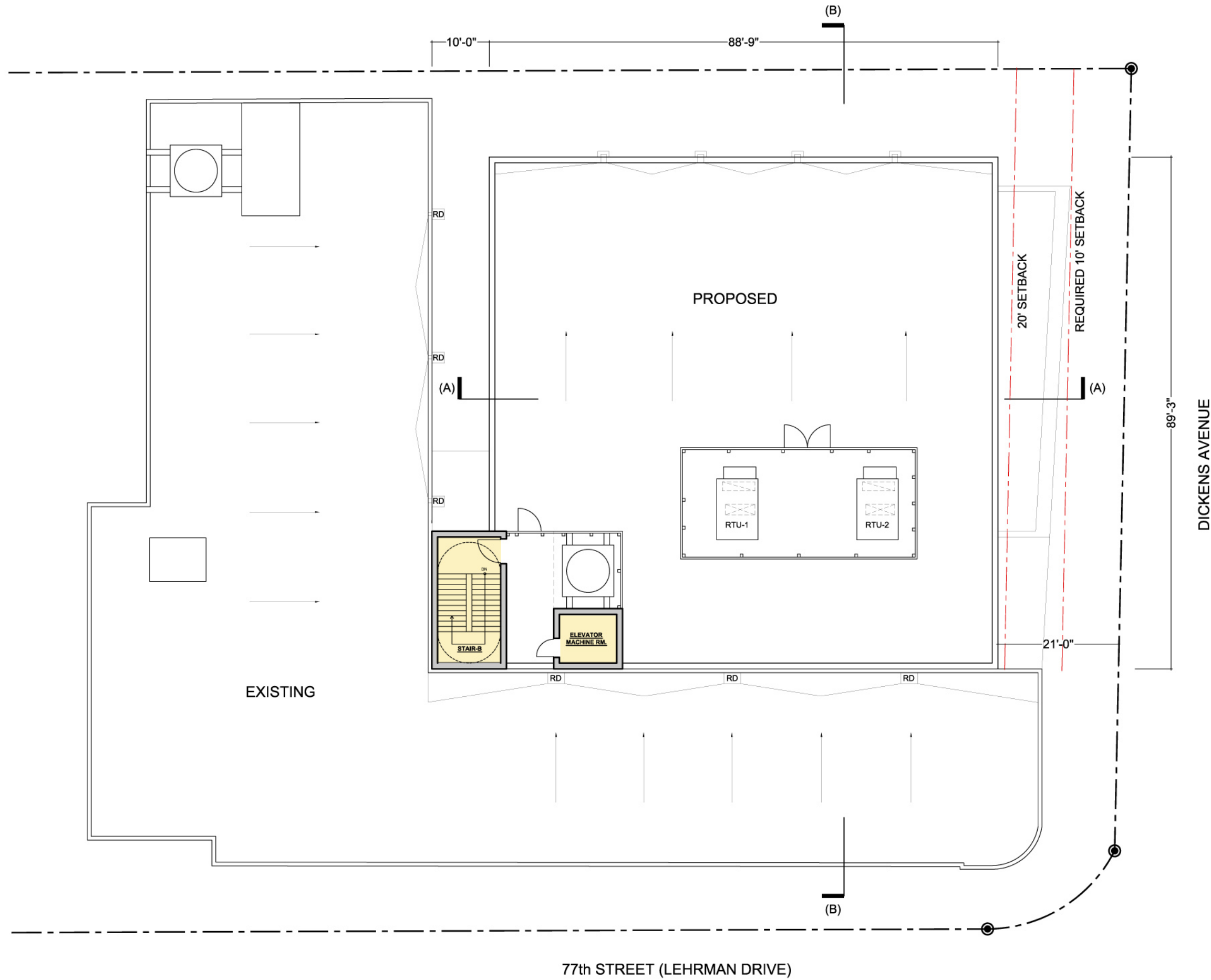
77th STREET (LEHRMAN DRIVE)

DICKENS AVENUE

PROPOSED FOURTH FLOOR PLAN



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77th STREET (LEHRMAN DRIVE)

PROPOSED ROOF PLAN



<p>NC-office architecture / urbanism</p>	<p>111 EAST FLAGLER ST #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com</p>	<p>2.4</p>	<p>PROPOSED ROOF PLAN</p>	<p>19172 LEHRMAN COMMUNITY DAY SCHOOL 727 Lehman Drive / 77th Street Miami Beach, Florida 33141</p>
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6" HORIZONTAL STUCCO BANDS
COLOR TO MATCH EXISTING SCHOOL

WHITE PRECAST
CONCRETE PANELS

▽ TOP OF ELEVATOR SLAB

9'

▽ TOP OF ROOF SLAB
60'-0" (FROM FINISH FLOOR)

30'-10"

▽ T.O. OF EXISTING ROOF SLAB
41'-6" (FROM FINISH FLOOR)

60'-0"

HEIGHT FROM FINISH FLOOR

▽ T.O. 3rd FLOOR SLAB

29'-2"

PROPERTY LINE

▽ B.F.E. + 1'
9.00' NGVD

▽ FINISH FLOOR
(0'-0") 6.21' NGVD

SIDEWALK 3.6' NGVD

EXISTING SCHOOL
LIGHT GRAY STUCCO

6' TALL ALUMINUM GATE
PAINTED WHITE

8' TALL CORAL STONE WALL

CONCRETE FINS
SIDES COLORED

CONCRETE FINS
PAINTED GRAY

8' TALL ALUMINUM GATE
PAINTED WHITE

PROPOSED EAST ELEVATION (DICKENS AVE.)



WHITE PRECAST
CONCRETE PANELS

ALUMINUM SCREEN
WHITE

STUCCO
WHITE

▽ TOP OF ELEVATOR SLAB
9'

▽ TOP OF ROOF SLAB
60'-0" (FROM FINISH FLOOR)

▽ T.O. OF EXISTING ROOF SLAB
41'-6" (FROM FINISH FLOOR)

30'-10"

▽ T.O. 3rd FLOOR SLAB

60'-0"

29'-2"

▽ B.F.E. + 1'
9.00' NGVD

▽ FINISH FLOOR
(0'-0") 6.21' NGVD

▽ SIDEWALK 3.6' NGVD

HEIGHT FROM FINISH FLOOR

PROPERTY LINE

STUCCO
LIGHT GRAY

8' TALL ALUMINUM GATE
PAINTED WHITE

STUCCO
LIGHT GRAY

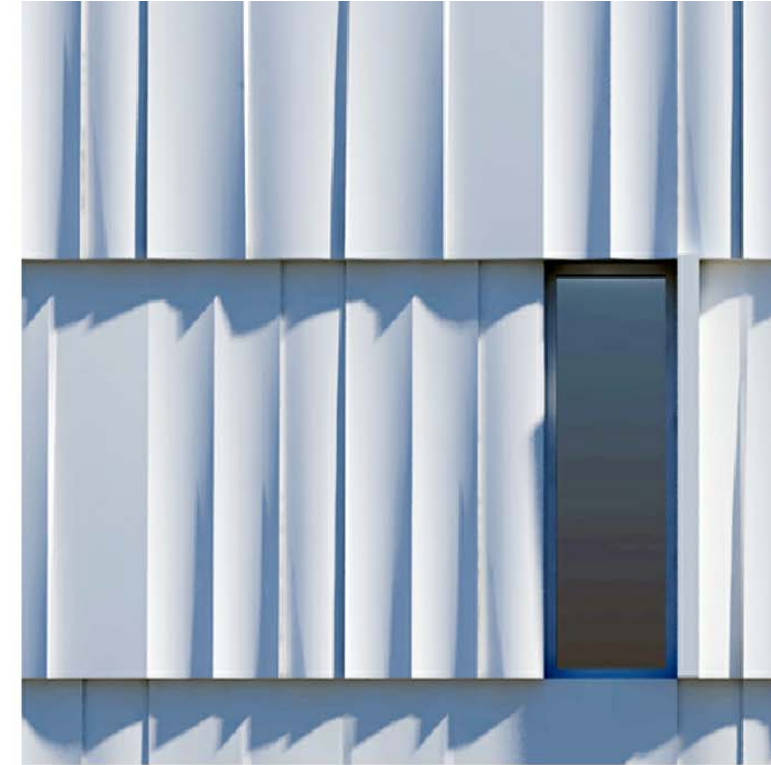
EXISTING SCHOOL
LIGHT GRAY STUCCO



HORIZONTAL STUCCO BANDS
at the transition between existing
school and new addition



COLORED LOUVERS
at the drop off as well as the
ground floor of new addition



SCULPTURAL PRECAST PANELS
at the second and third floors of new addition



VERTICAL CONCRETE FINES
at the lower volume of new addition



CORAL STONE WALL
at the entry on Dickens Ave



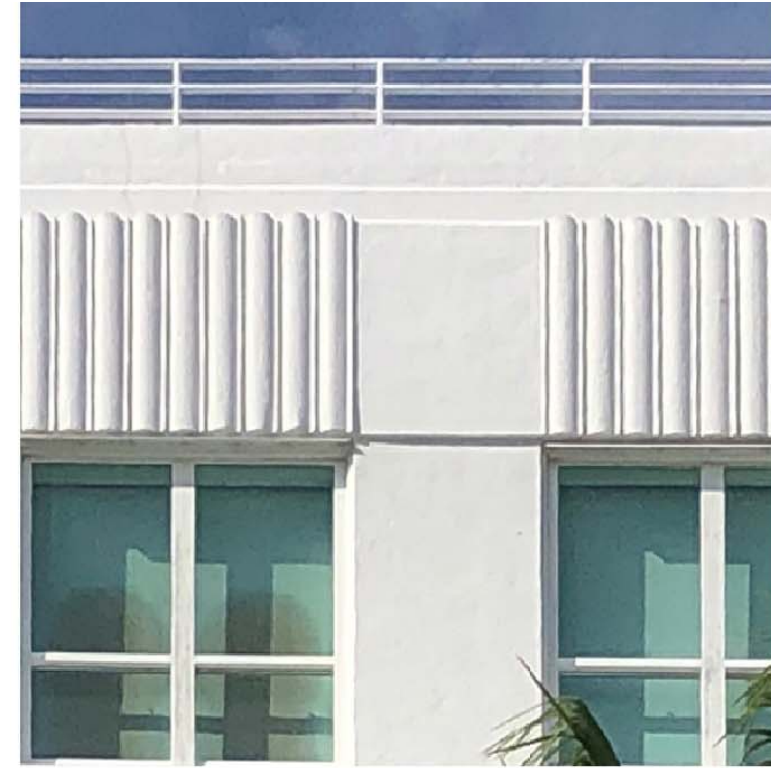
PRECAST PAVERS
at the drop-off



HORIZONTAL STUCCO BANDS



SOFT EDGES



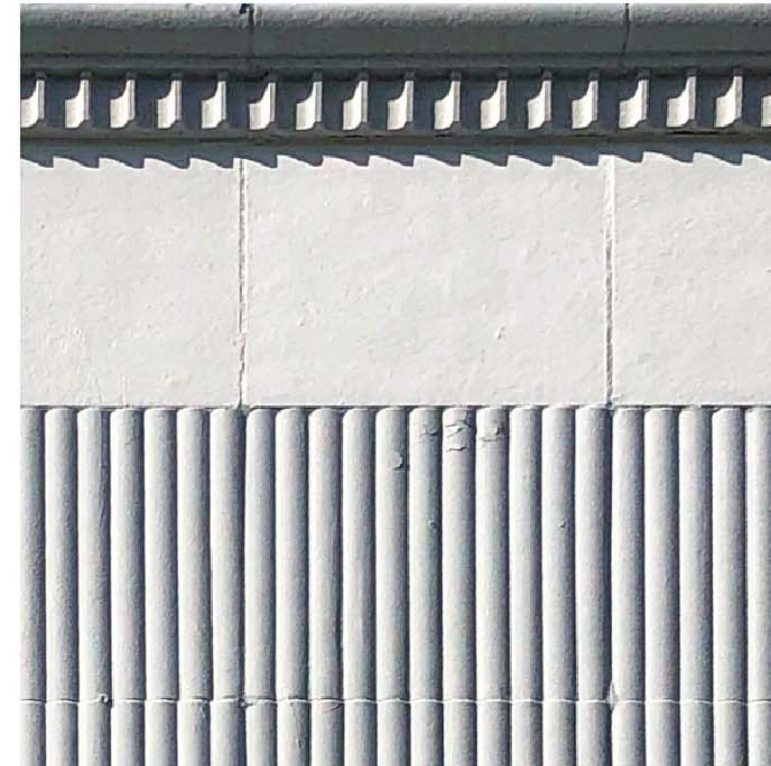
WINDOWS AND SOFT CROWN



COLOR TONE VARIATION

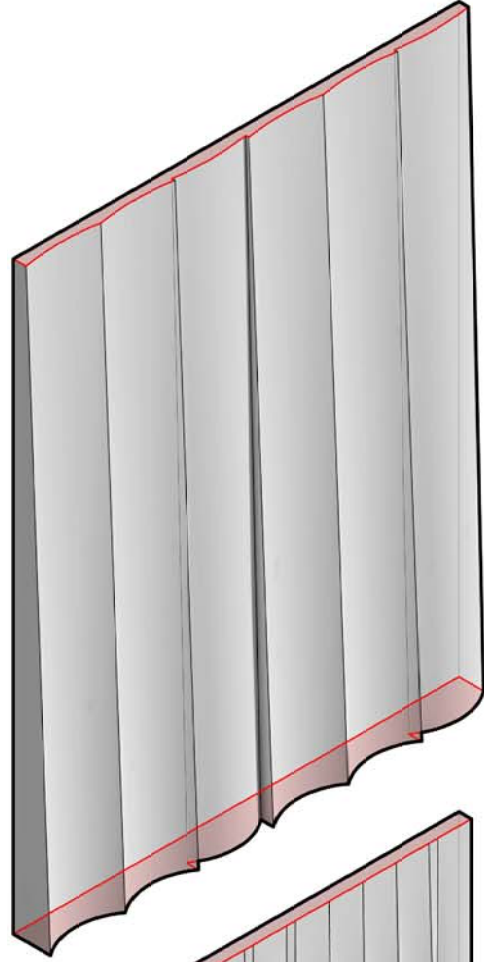


ORNAMENTAL TEXTURE

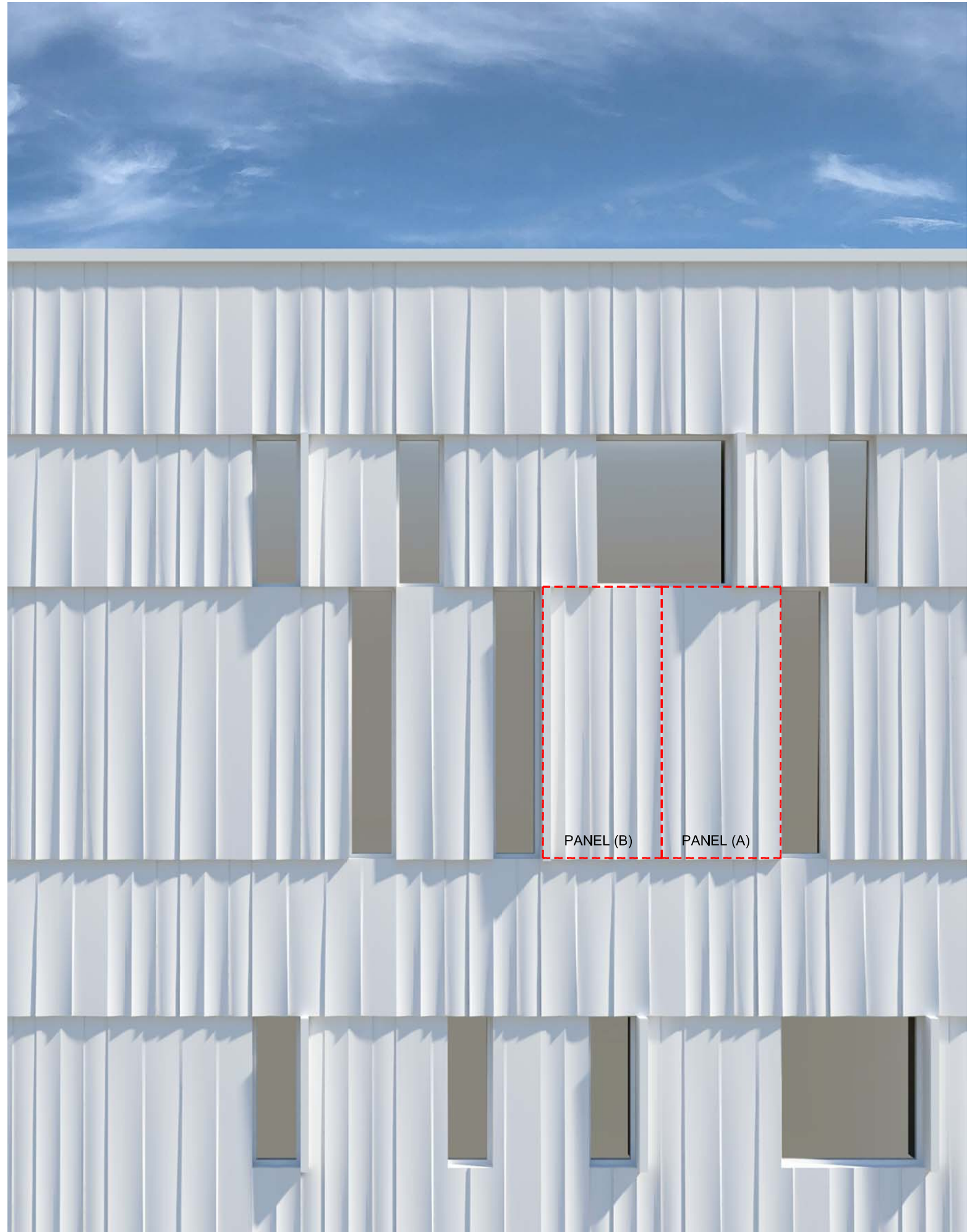
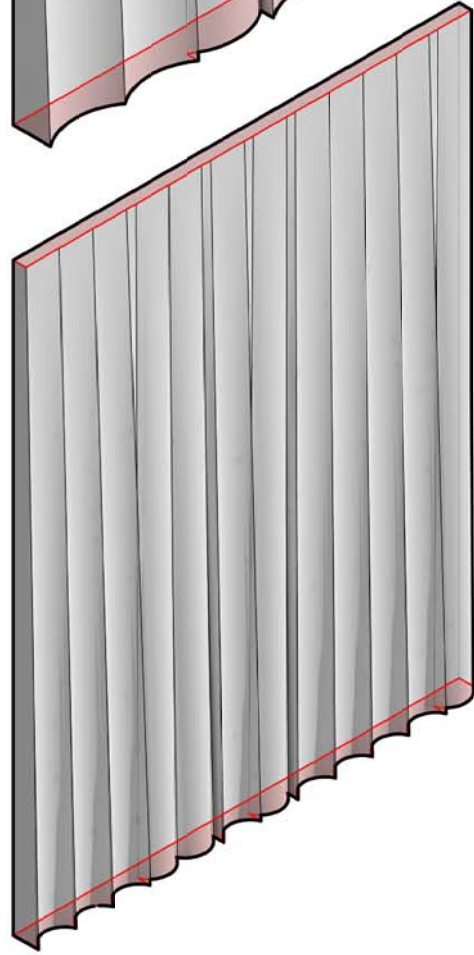


VERTICAL BANDS VS SOLID

PANEL (A)

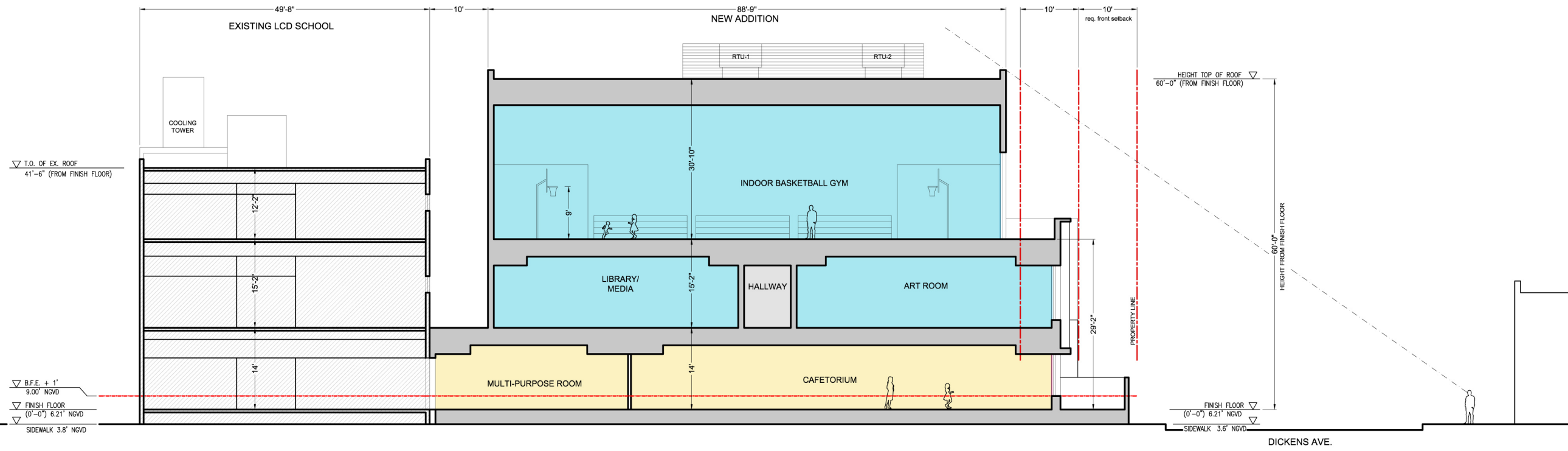


PANEL (B)

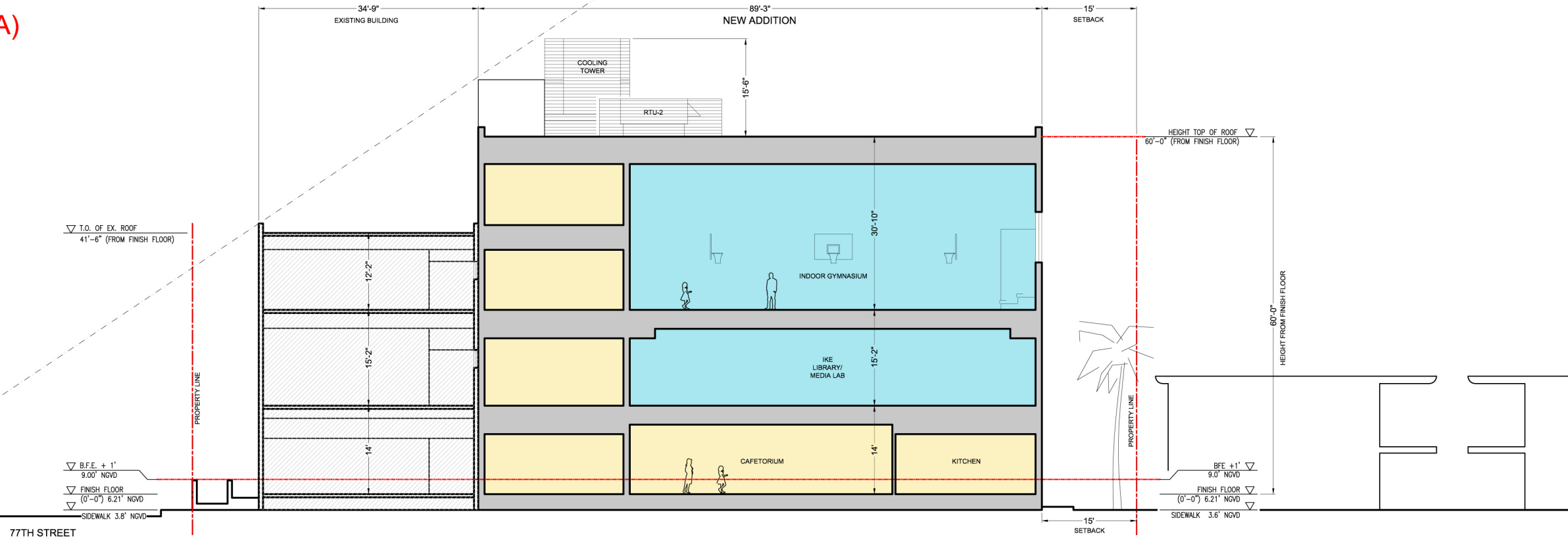
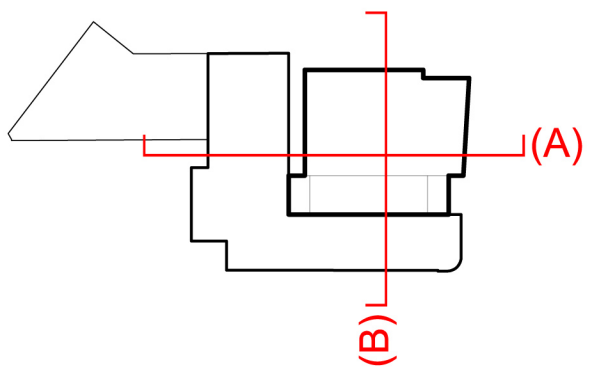




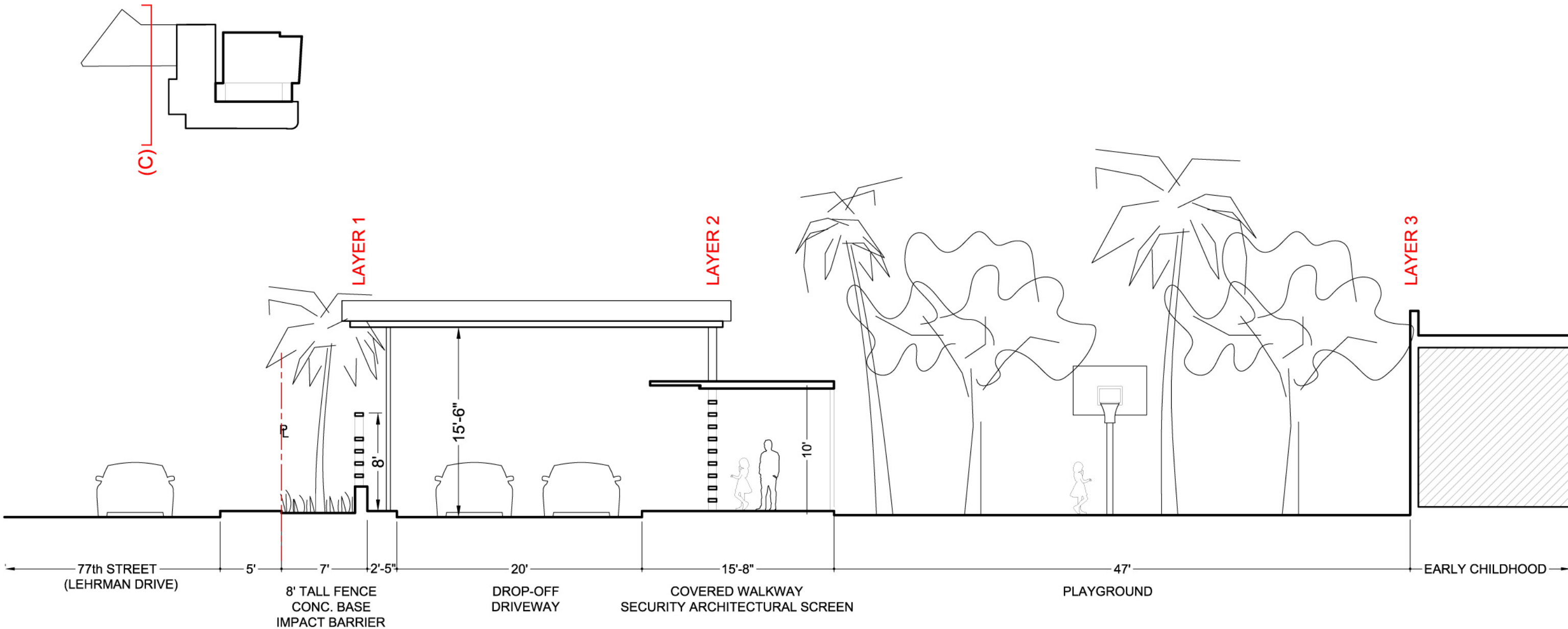
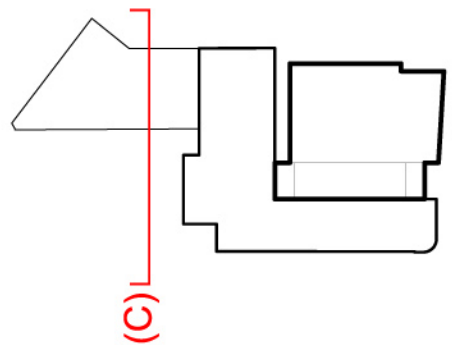




PROPOSED SECTION (A) LOOKING NORTH



PROPOSED SECTION (B) LOOKING WEST



PROPOSED SECTION (C) CARPOOL LANE



CARPOOL



PROPOSED CANOPY & FENCE

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

PROPOSED EXPANSION
BEYOND

DICKENS AVENUE

CONTEXT ELEVATIONS LOOKING NORTH ON 77TH STREET

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

77th ST. (LEHRMAN DR.)

PROPOSED EXPANSION

CONTEXT ELEVATIONS LOOKING WEST ON DICKENS AVE.



