

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

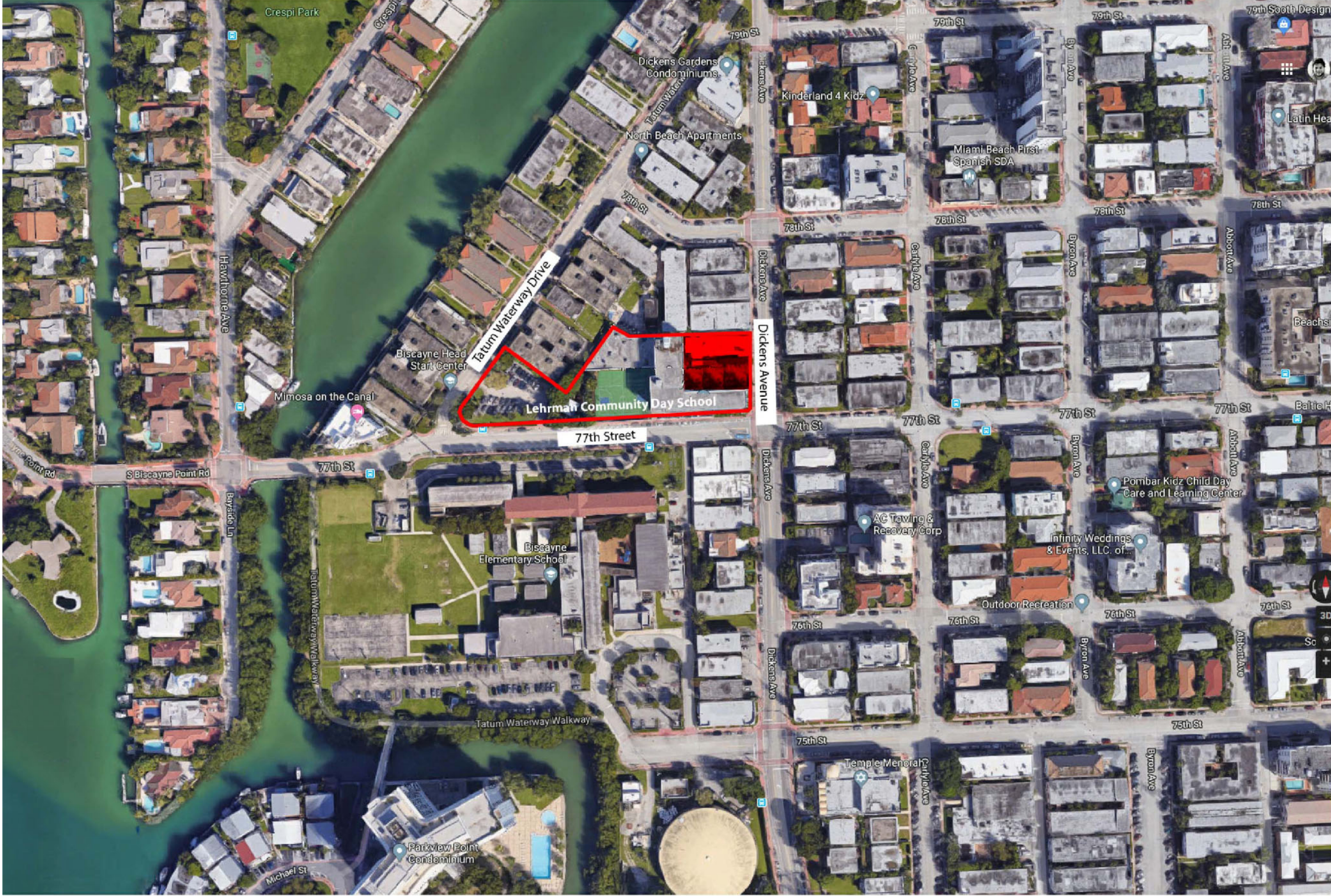
Planning Board
PB20-0362
Final Submittal

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

NC - office
architecture / urbanism

T 305.377.0082
E info@nc-office.com

111 E FLAGLER ST #205
MIAMI, FL 33131



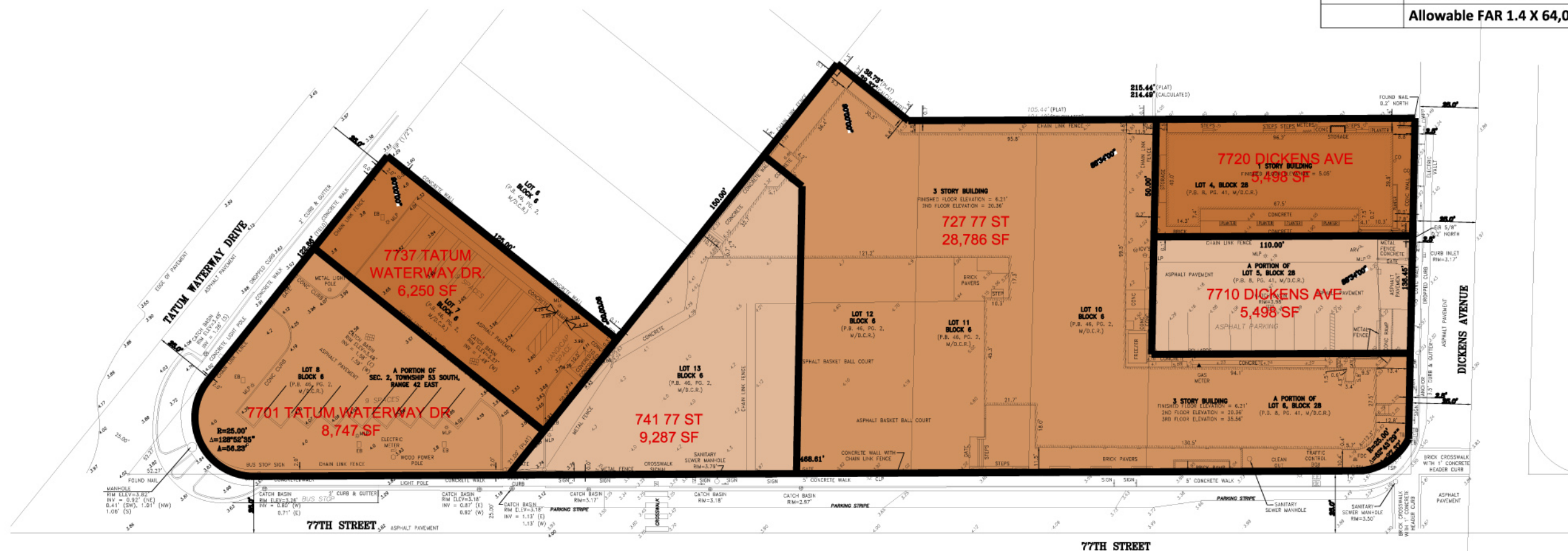
LOCATION PLAN

0.3

5-11-20

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T 305.377.0082
E info@gnc-office.com

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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

0.4

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LOT AGGREGATION

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

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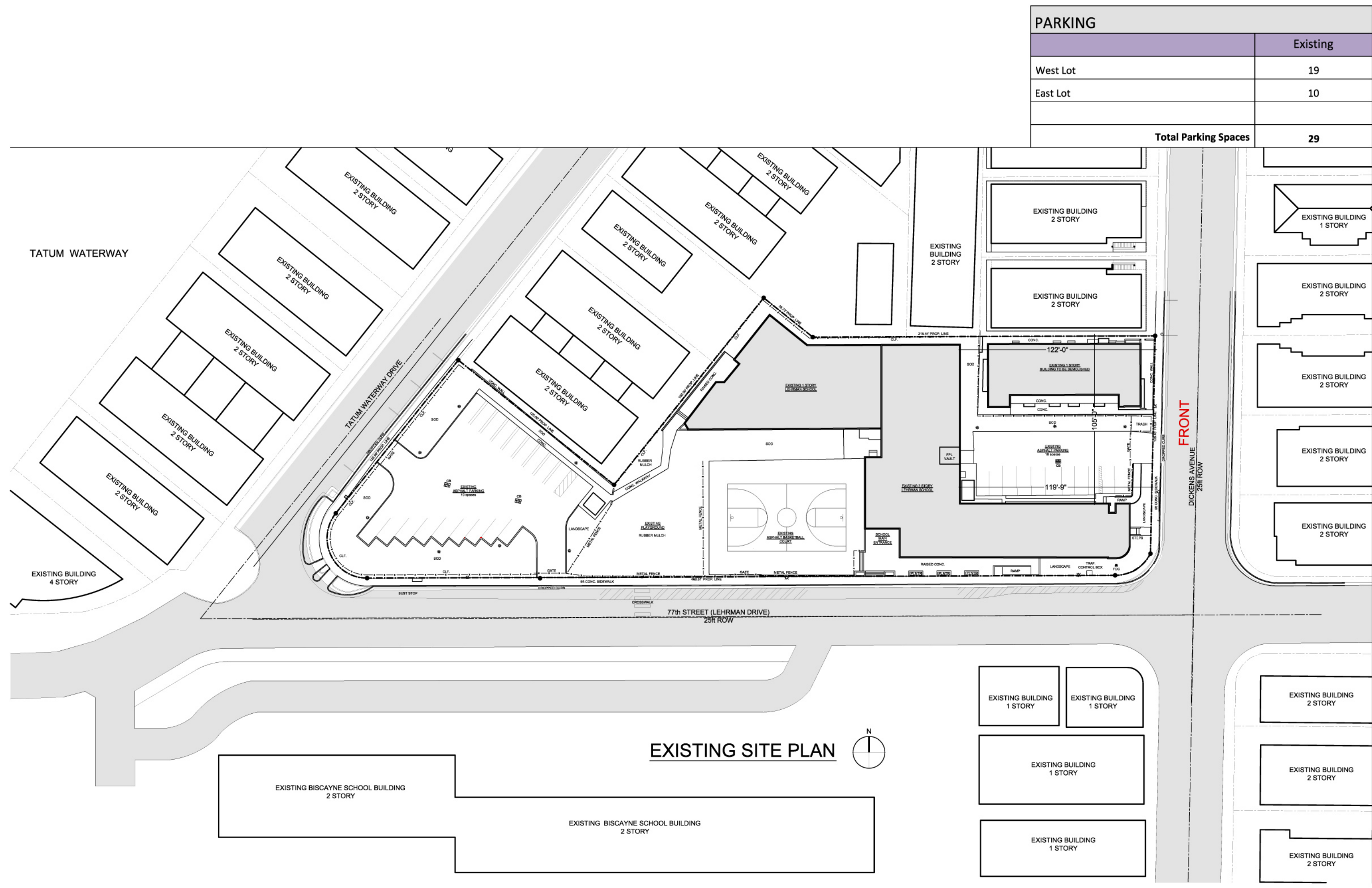
EXISTING SITE PLAN

1.8

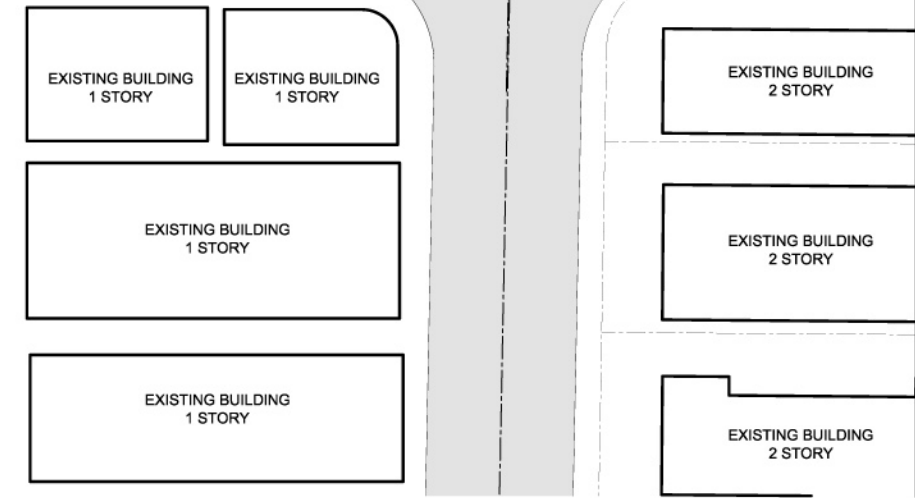
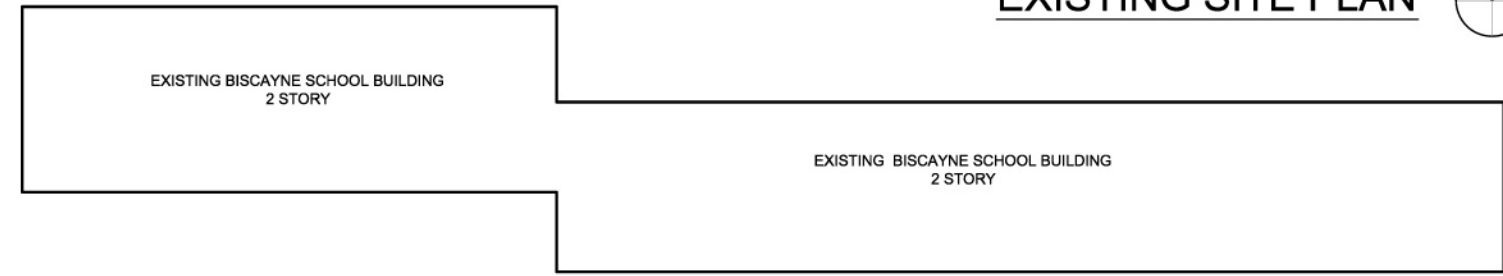
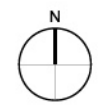
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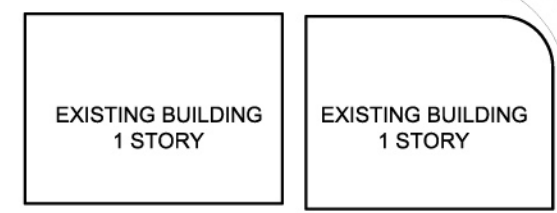
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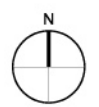


EXISTING SITE PLAN

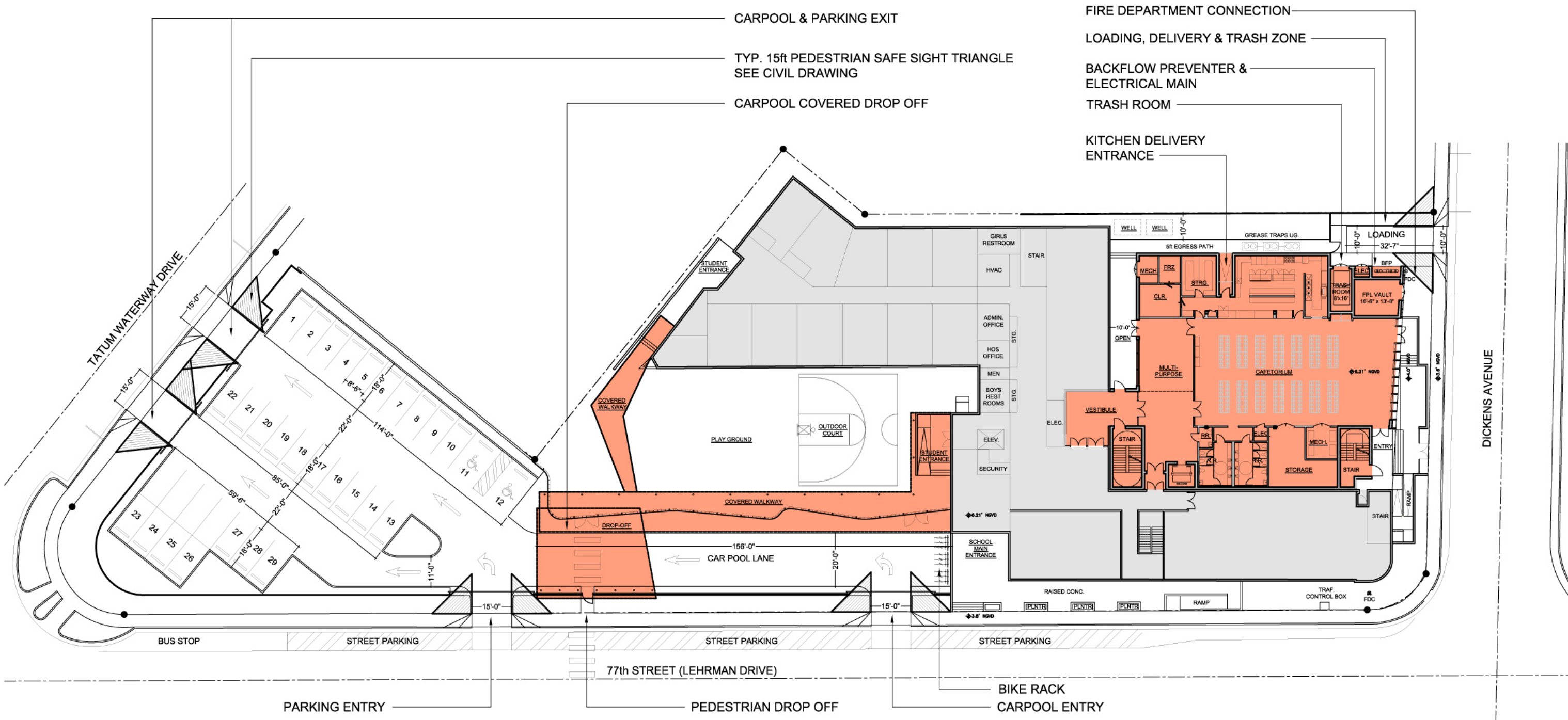




PROPOSED SITE PLAN

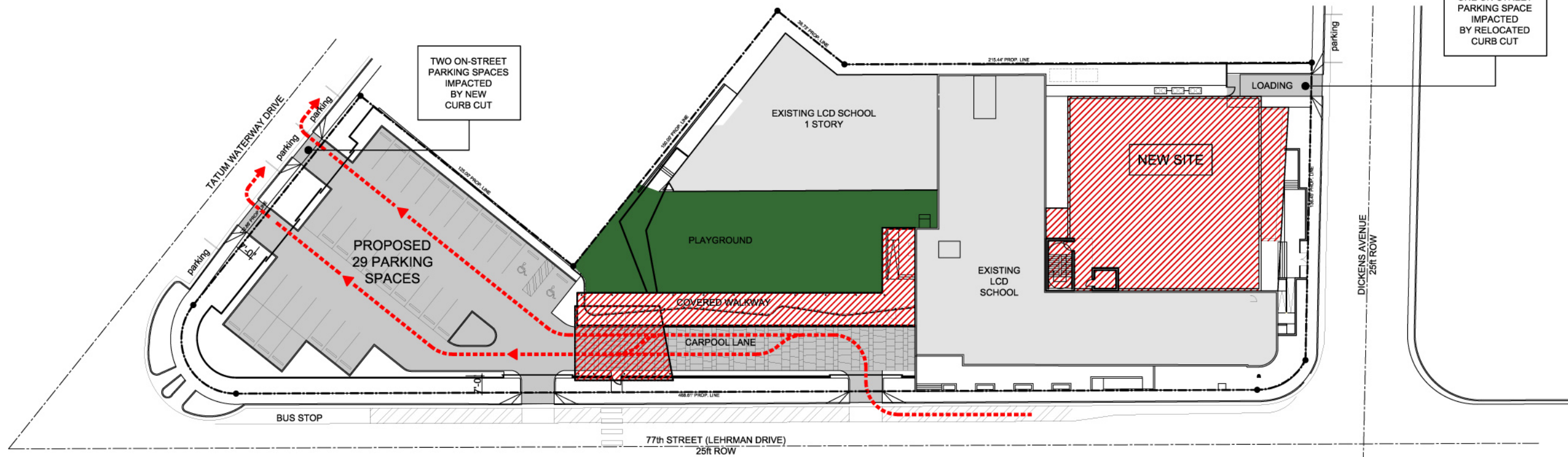


PROPOSED SITE PLAN

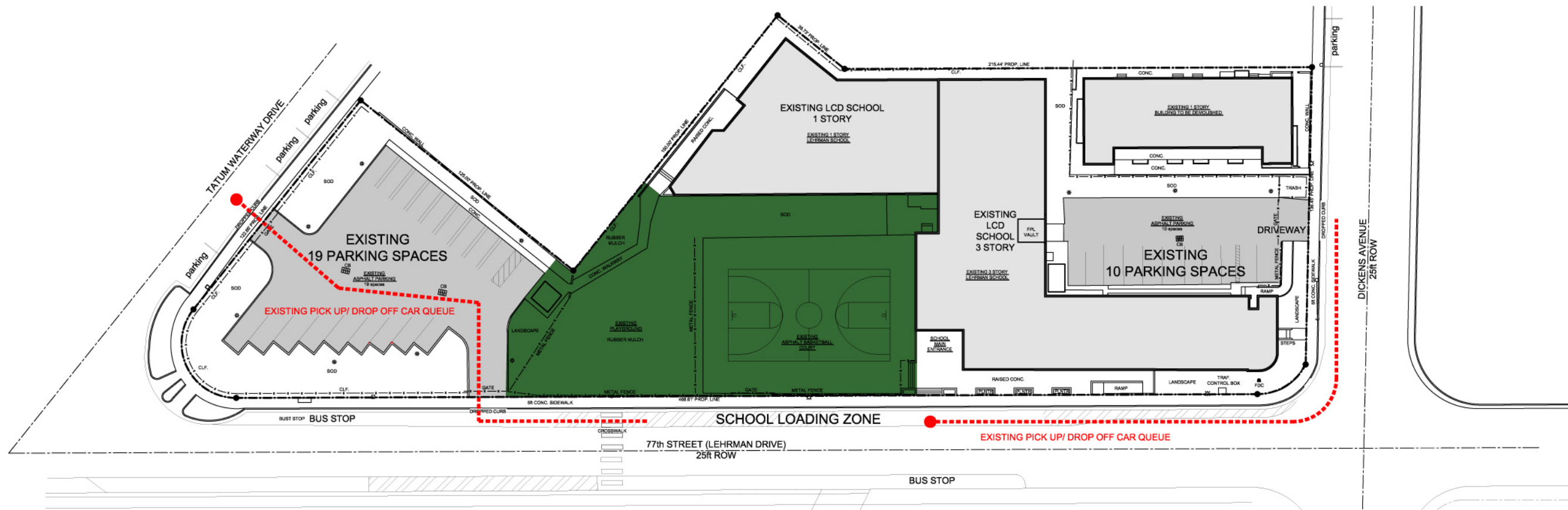


SITE PARKING & OPERATIONAL DIAGRAM

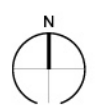




PROPOSED STREET PARKING



EXISTING STREET PARKING





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

HEIGHT FROM FINISH FLOOR

9'-0" TOP OF ELEVATOR SLAB

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

30'-10" T.O. OF EXISTING ROOF SLAB 41'-6" (FROM FINISH FLOOR)

60'-0" T.O. 3rd FLOOR SLAB

29'-2" B.F.E. + 1' 9.00' NGVD

FINISH FLOOR (0'-0") 6.21' NGVD

SIDEWALK 3.6' NGVD

PROPERTY LINE

6" HORIZONTAL STUCCO BANDS COLOR TO MATCH EXISTING SCHOOL

WHITE PRECAST CONCRETE PANELS

PROPOSED EAST ELEVATION (DICKENS AVE.)



STUCCO
LIGHT GRAY

8' TALL ALUMINUM GATE
PAINTED WHITE

STUCCO
LIGHT GRAY

EXISTING SCHOOL
LIGHT GRAY STUCCO

WHITE PRECAST
CONCRETE PANELS

ALUMINUM SCREEN
WHITE

STUCCO
WHITE

▽ TOP OF ELEVATOR SLAB

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

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

▽ T.O. 3rd FLOOR SLAB

▽ B.F.E. + 1'
9.00' NGVD

▽ FINISH FLOOR
(0'-0") 6.21' NGVD

▽ SIDEWALK 3.6' NGVD

PROPERTY LINE

HEIGHT FROM FINISH FLOOR

9'

30'-10"

60'-0"

29'-2"









