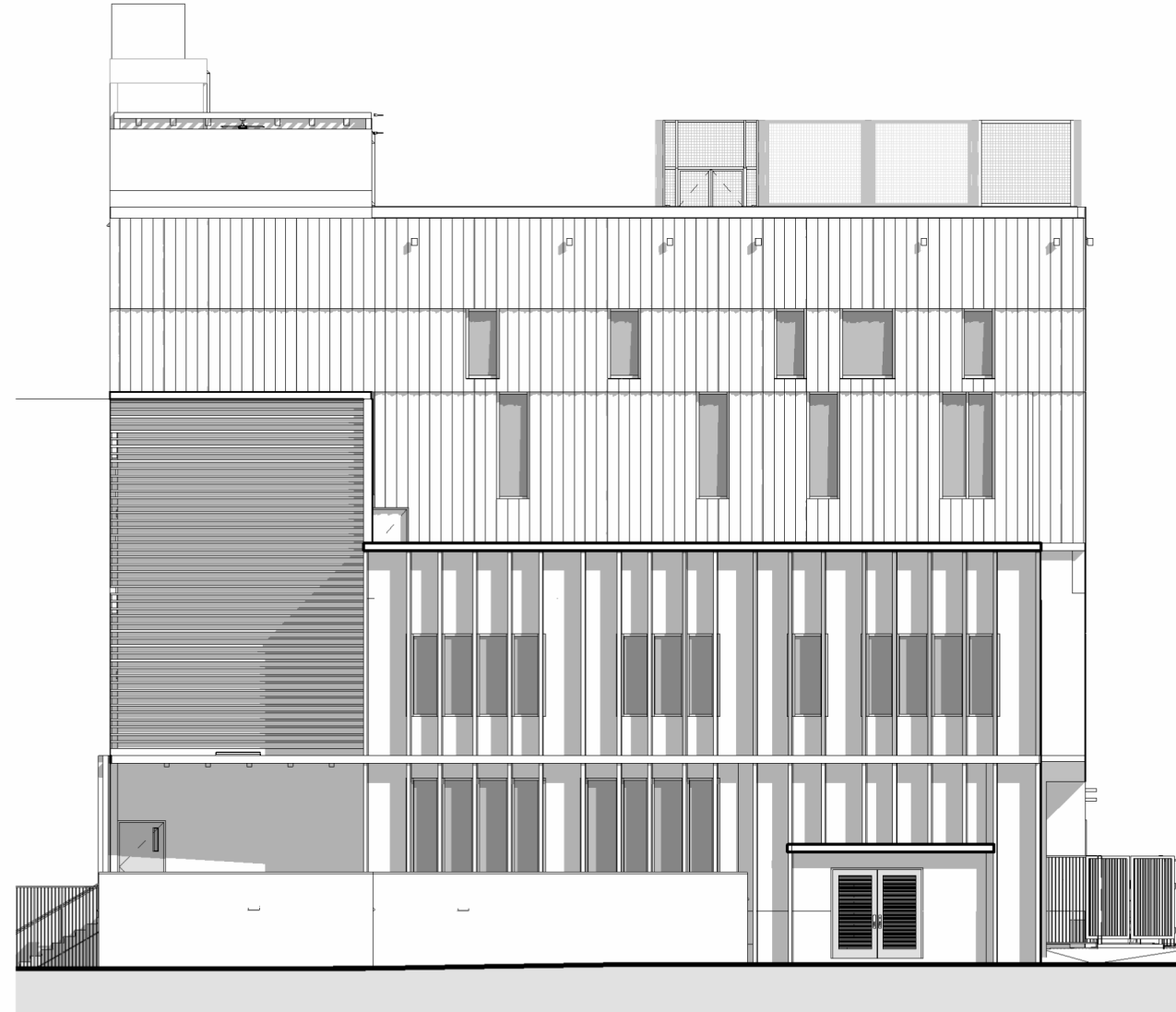
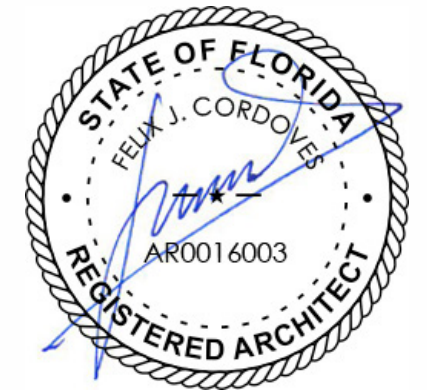


PROPOSED CHANGES TO
PLANS 10-17-2025



FINAL SUBMITTAL DRB #25-1148

12-7-2025 APPLICATION



Owner:

LEHRMAN COMMUNITY DAY
SCHOOL

7710 DICKENS AVE., MIAMI
BEACH, FL 33141

LEHRMAN COMMUNITY DAY SCHOOL

7710 DICKENS AVE., MIAMI BEACH, FL 33141

CIVIL / LANDSCAPE
KIMLEY HORN

Kimley»Horn

2 ALHAMBRA PLAZA SUITE 500
CORAL GABLES, FL 33134
TEL: (305)-673-2025

STRUCTURAL
BLISS & NYITRAY



5835 BLUE LAGOON DRIVE, SUITE 400
MIAMI, FL 33126
TEL: (305)-442-7086

MEP

THOMAS E. HENZ PE, INC-CONSULTING
ENGINEERS



2691 E OAKLAND PARK BLVD, FORT
LAUDERDALE, FL 33306
(954) 523-4933



CORWIL ARCHITECTS
4210 LAGUNA STREET, CORAL GABLES, FL 33146
WWW.CORWILARCHITECTS.COM
QUALIFIER LIC. NO. AR9916003 TEL: 305-440-7383

LEGEND

ORIGINAL SUBMITTAL
FROM 5-11-2020

EXISTING CD PLAN AS OF
10-17-2025

PROPOSED CHANGES TO
PLANS 10-17-2025

12-7-2025 APPLICATION

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 11, 2020

Design Review Board
DRB20-0529
Final Submittal



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

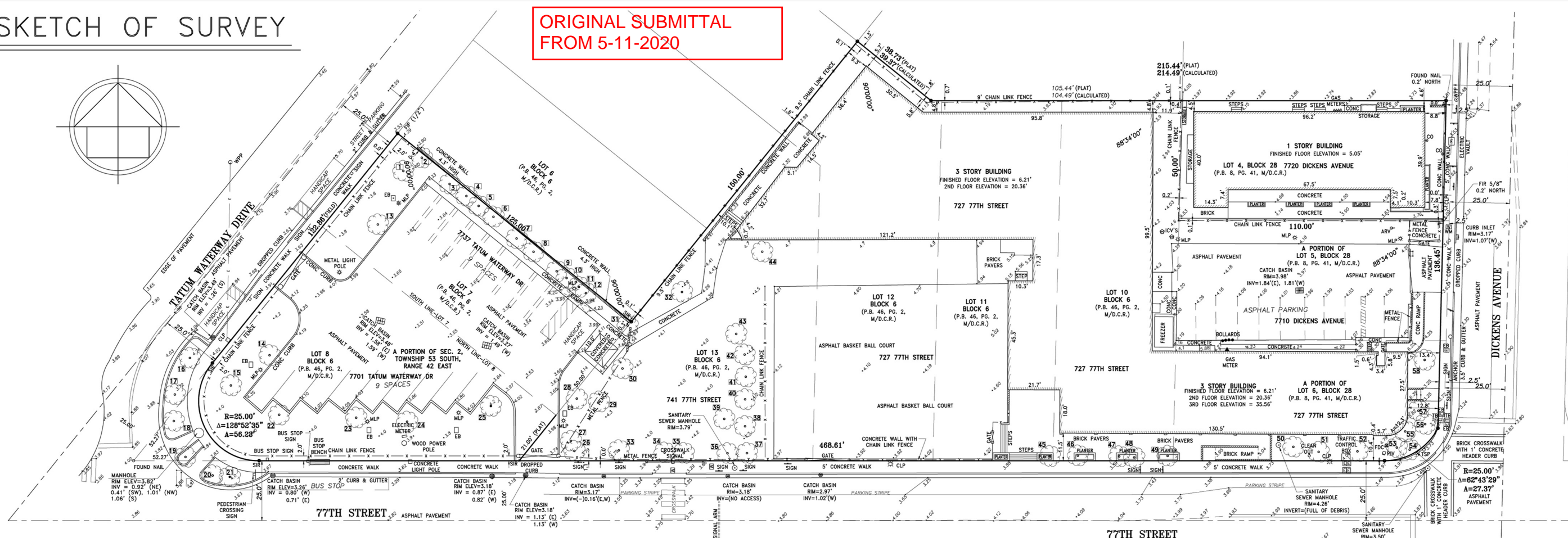
NC-office
architecture / urbanism

T 305.377.0082
E info@nc-office.com

111 EAST FLAGLER ST. #205
Miami FL 33131

SKETCH OF SURVEY

ORIGINAL SUBMITTAL FROM 5-11-2020



FLOOD ZONE INFORMATION

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

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

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	6	2
39	OAK	10	1	
40	PALM	6	6	2
41	PALM	6	6	2
42	PALM	6	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	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

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)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

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

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

SURVEY

0.1

5-11-20

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

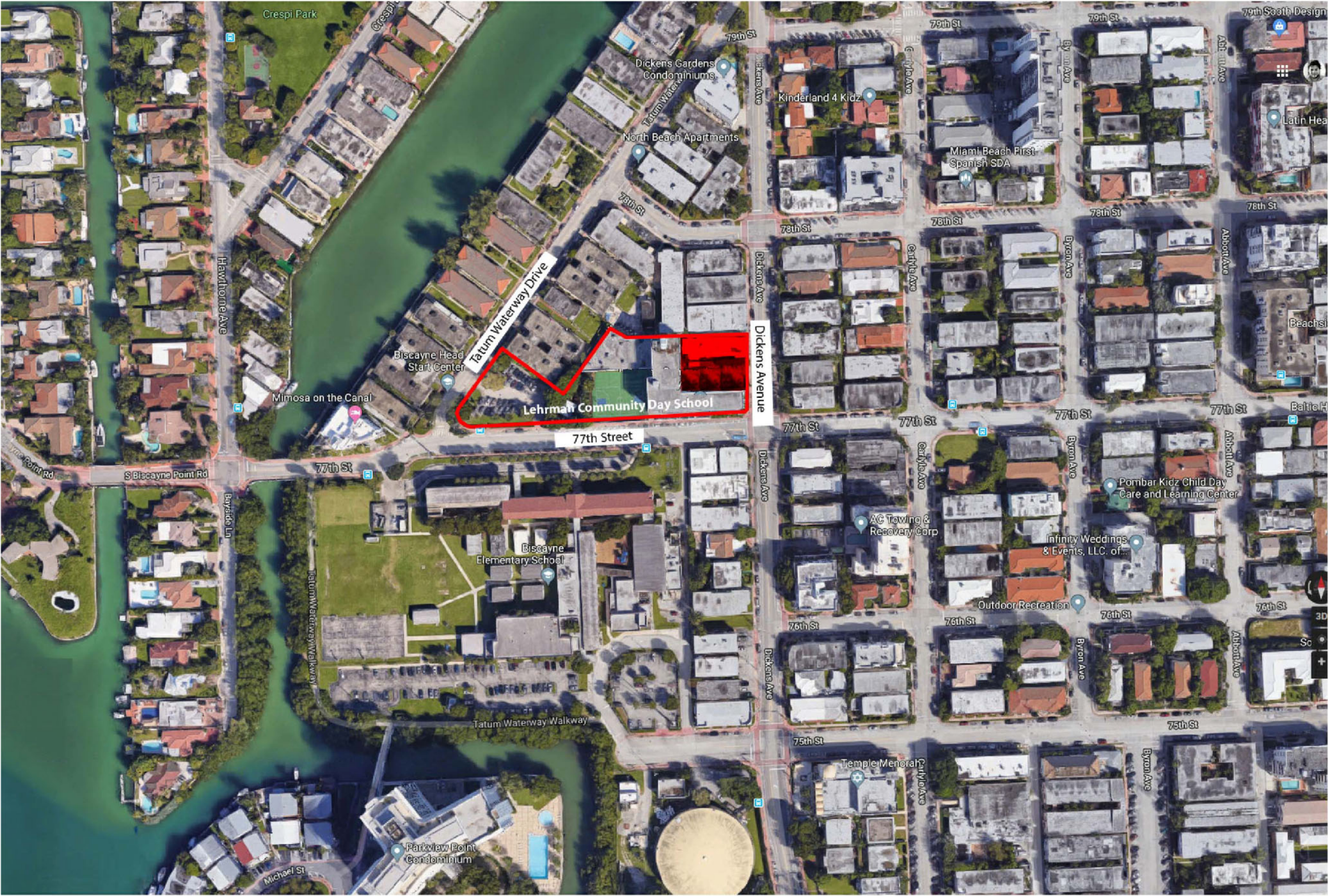
NC-office
 architecture / urbanism

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		
	Setbacks	Required	Existing	Proposed
	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.



LOCATION PLAN

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

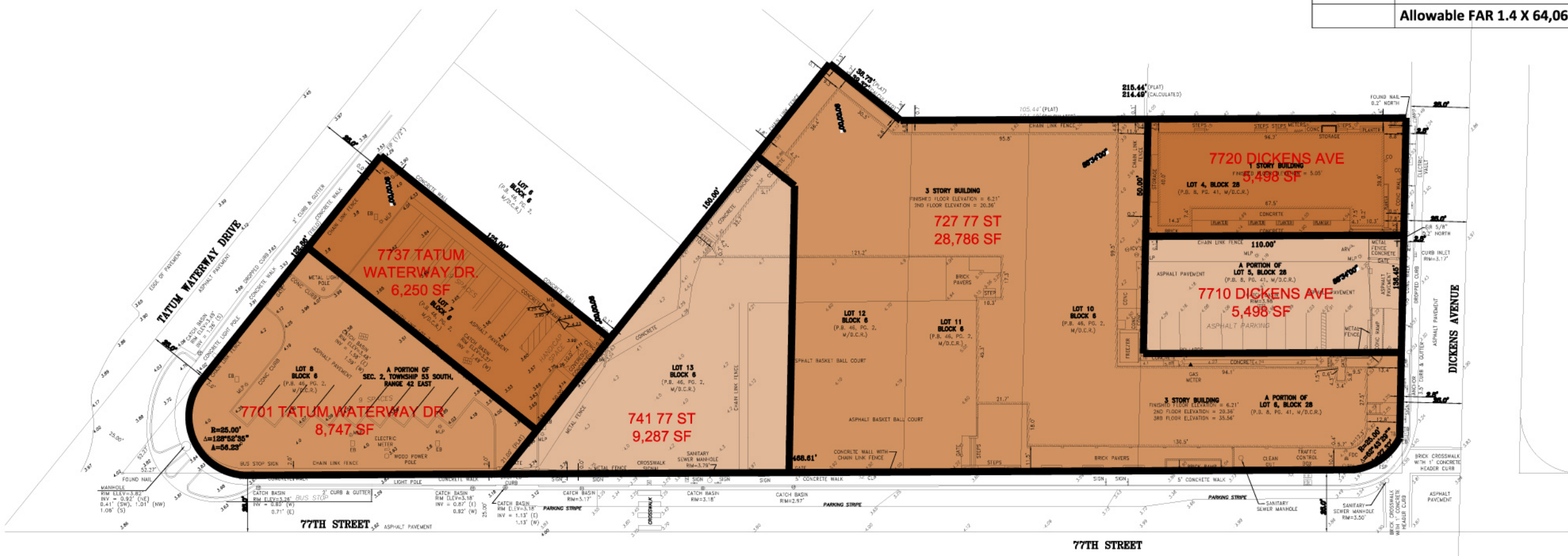
LOT AGGREGATION / FAR

0.4

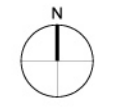
5-11-20

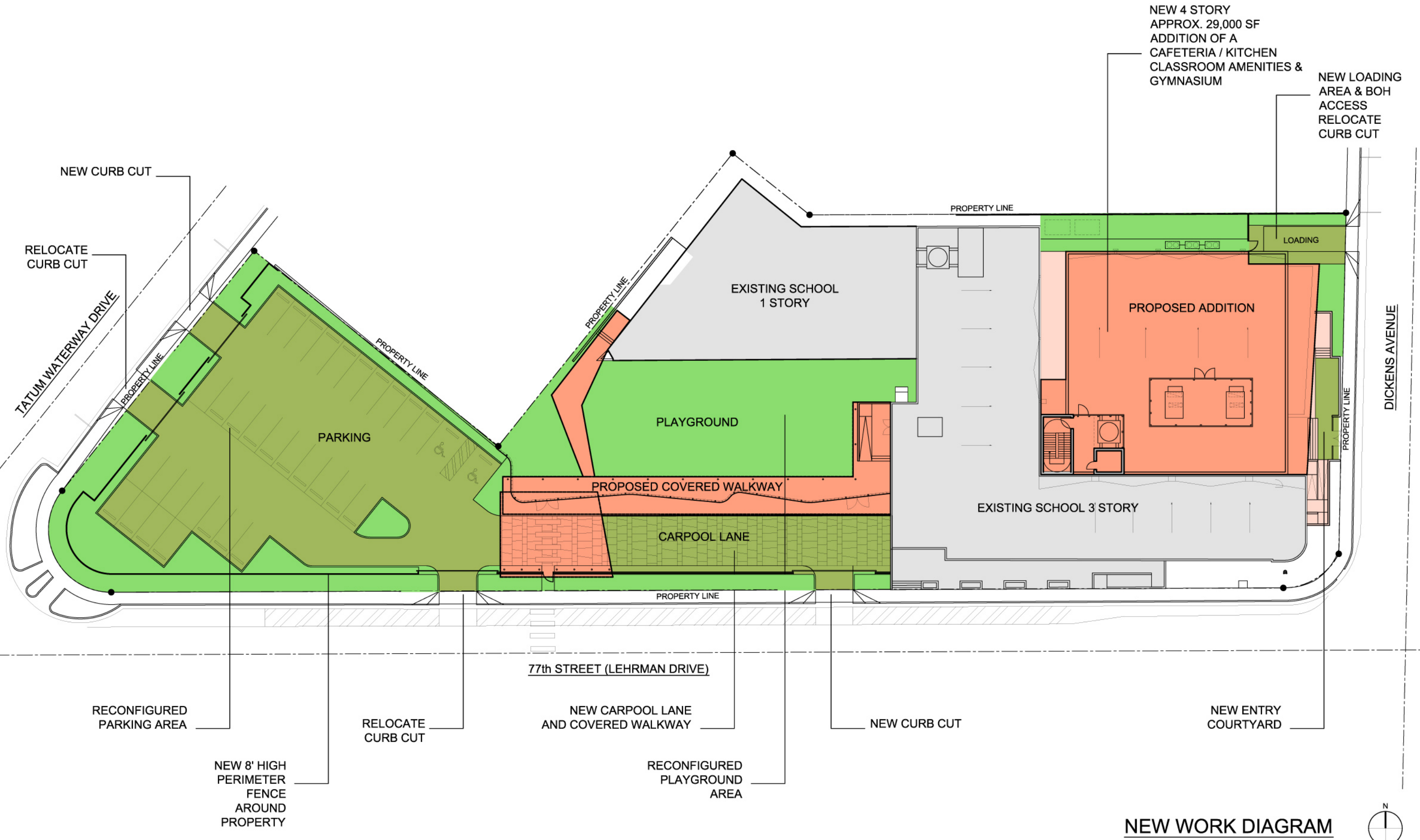
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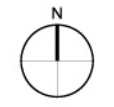


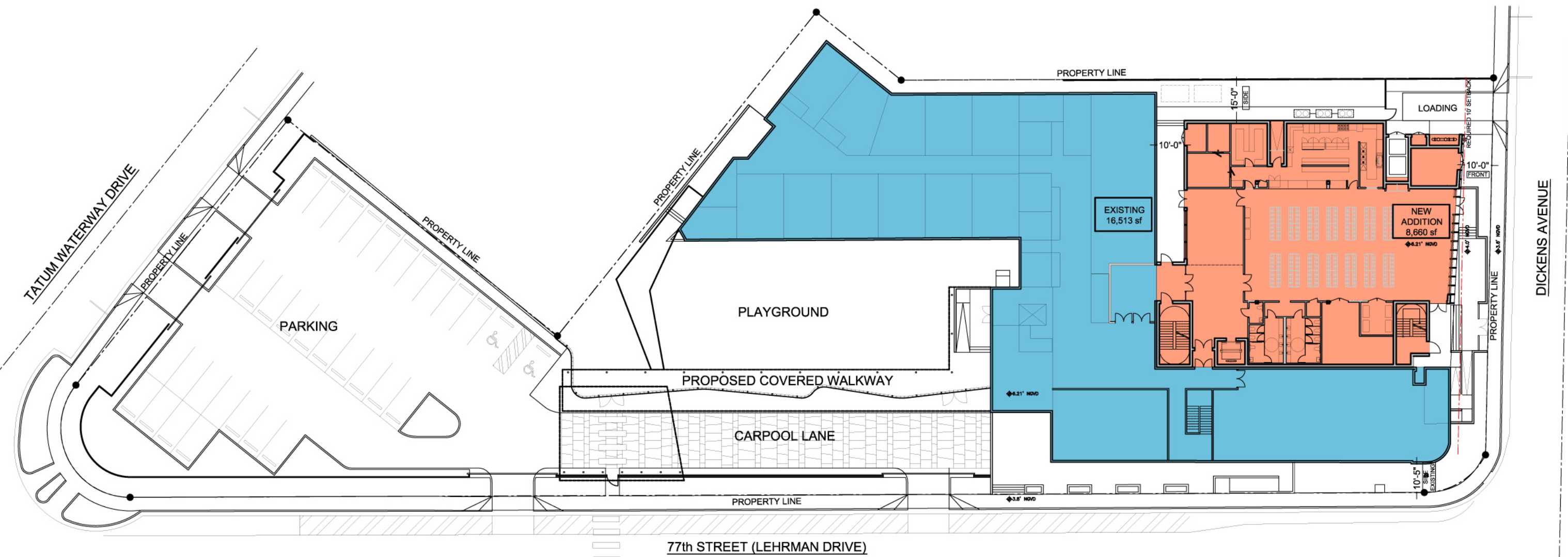
LOT AGGREGATION





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

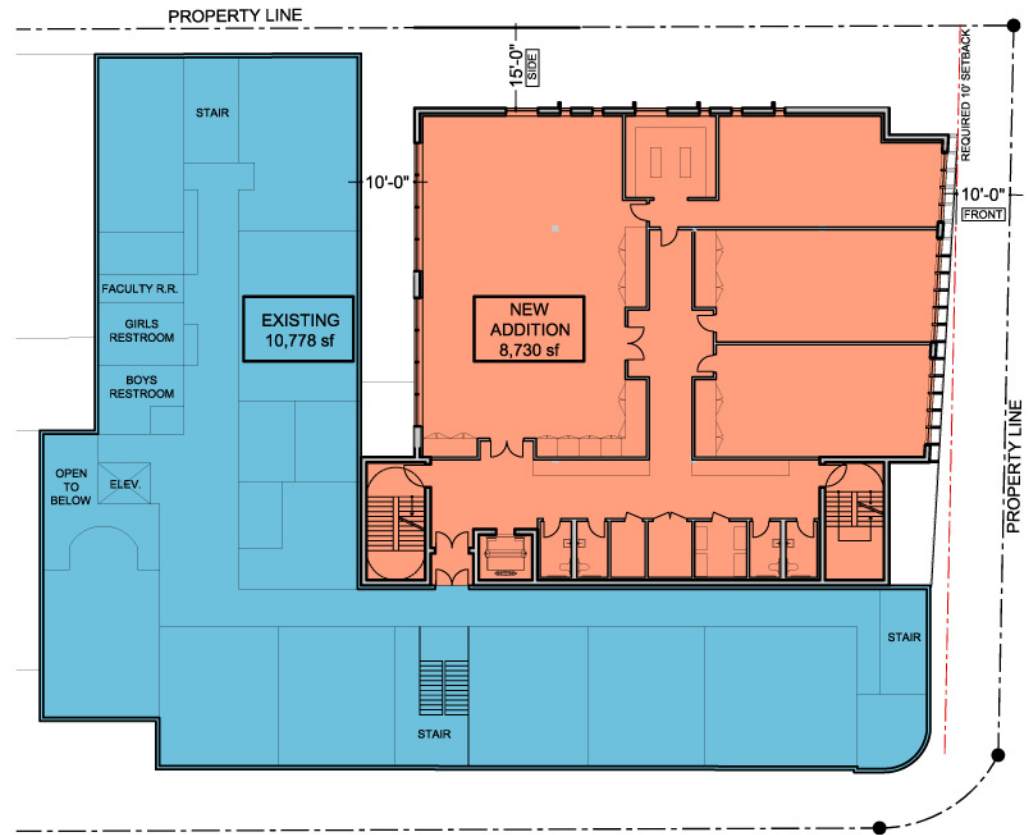
TOTAL NEW FAR = 28,720 sf

NEW ADDITION

TOTAL COMBINED FAR = 67,064 sf

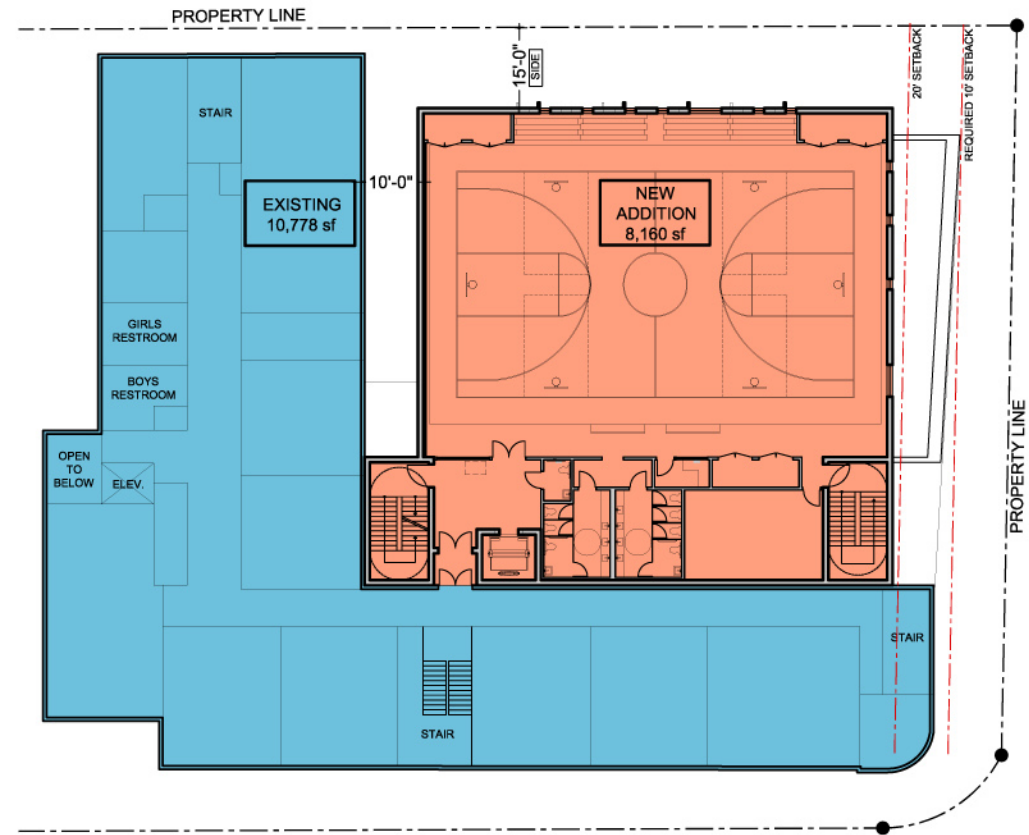
FAR DIAGRAM





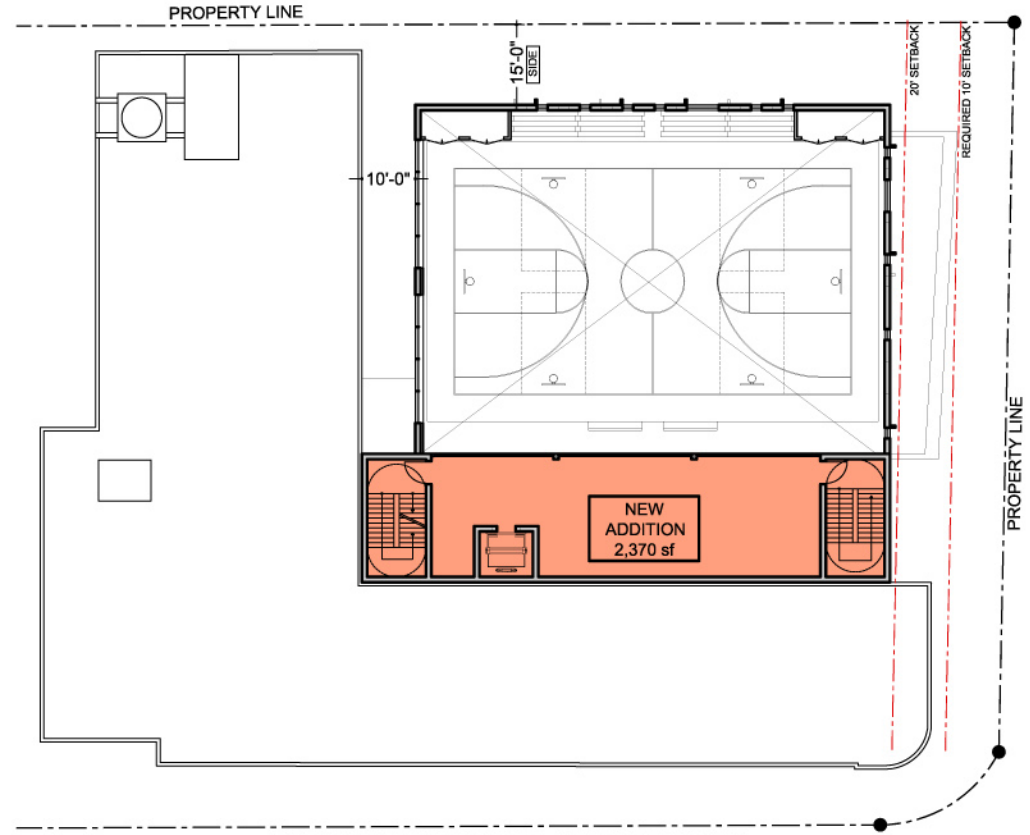
SECOND FLOOR PROPOSED BUILDING AREA
 10,778 sf (existing) + 8,730 sf (new addition) = 19,508 sf

EXISTING NEW ADDITION



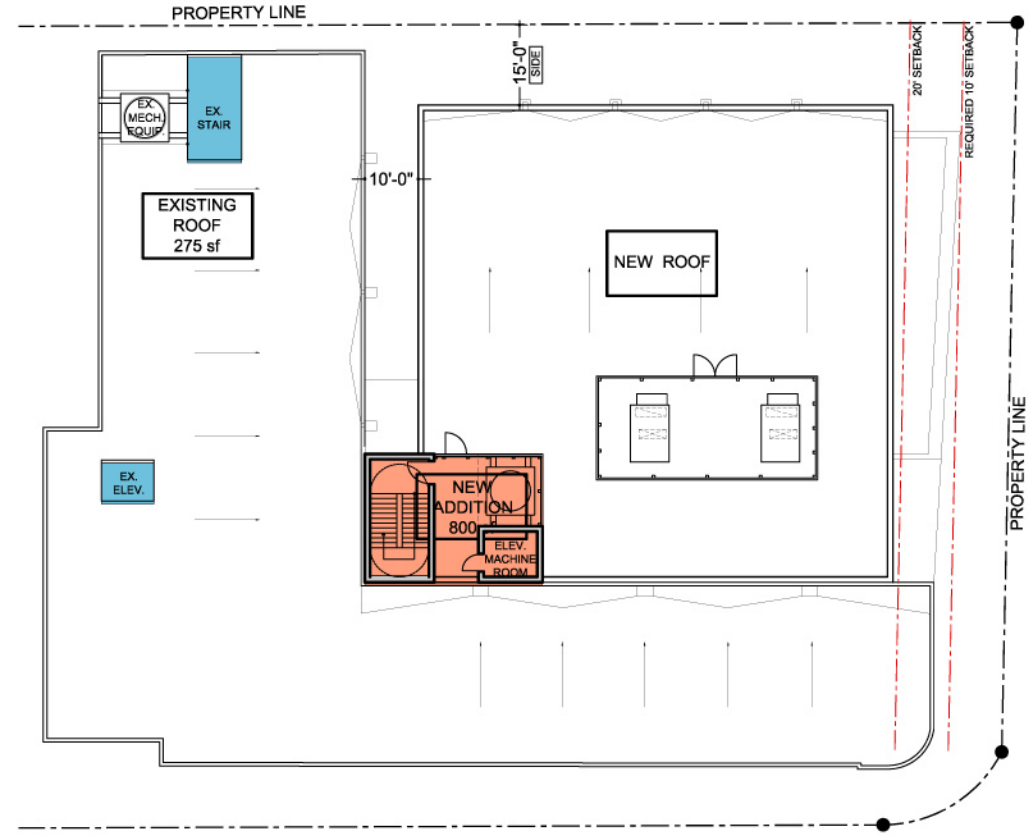
THIRD FLOOR PROPOSED BUILDING AREA
 10,778 sf (existing) + 8,160 sf (new addition) = 18,938 sf

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

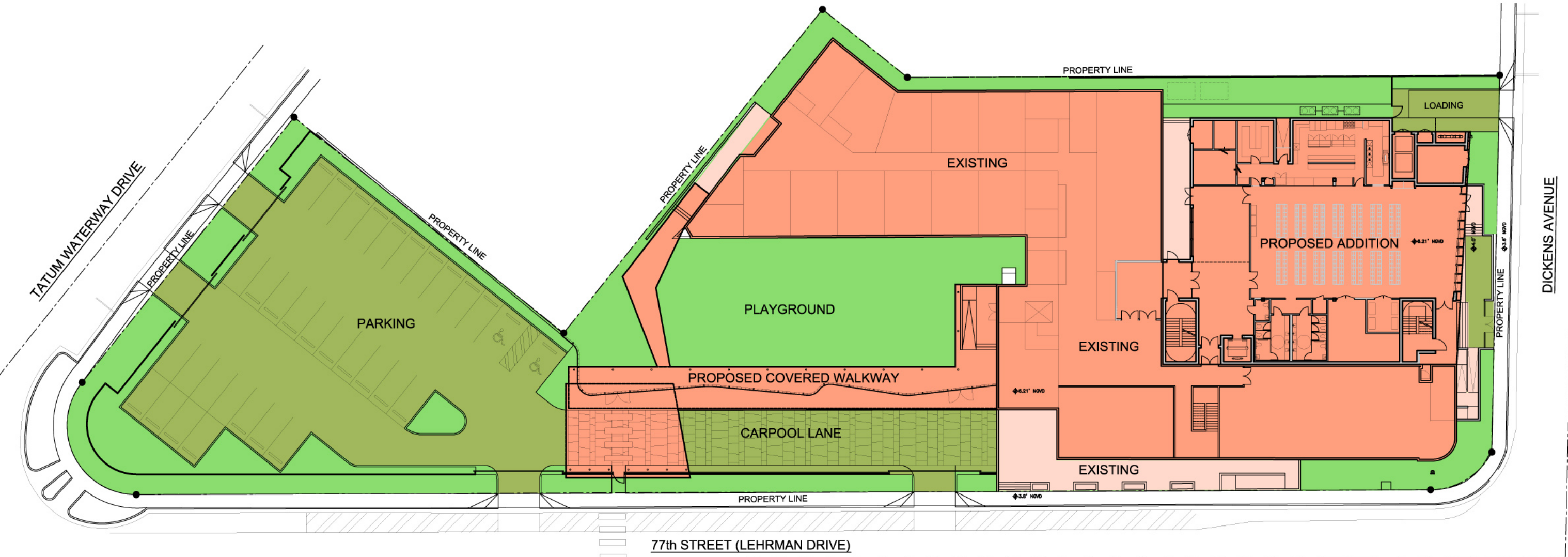
DICKENS AVENUE

DICKENS AVENUE

DICKENS AVENUE

FAR DIAGRAM





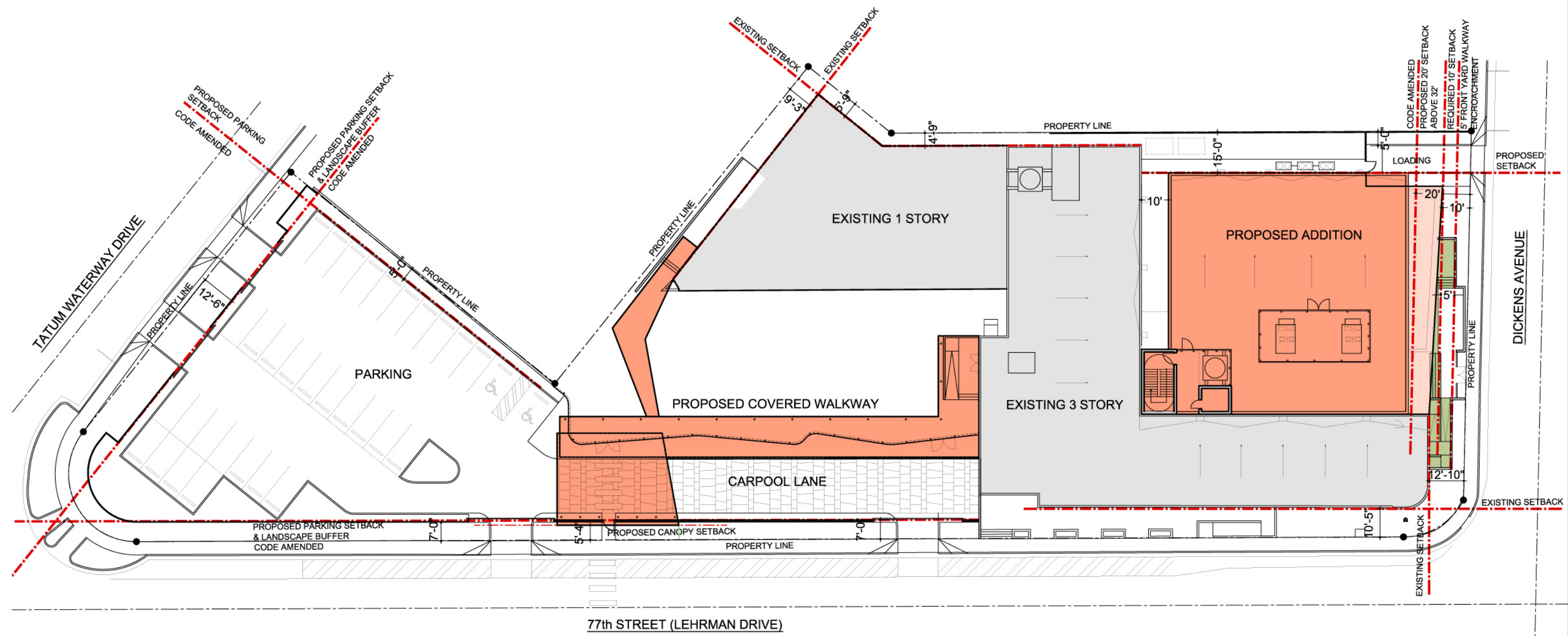
OPEN SPACE 15,325 SF = 25% NO MINIMUM PARKING LANDSCAPE REQUIREMENTS	OPEN SPACE SEMI PERVIOUS HARDSCAPE 15,565 SF	LOT COVERAGE 30,105 SF NO MAXIMUM LOT COVERAGE REQUIREMENTS	OPEN DECKS 2,375 SF
--	--	---	-------------------------------

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

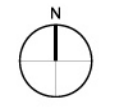
Sec. 142-870.15. - Development regulations and area requirements.
The following overlay regulations shall apply to the North Beach National Register Overlay.
All development regulations in the underlying RM-1 regulations shall apply, except as follows:

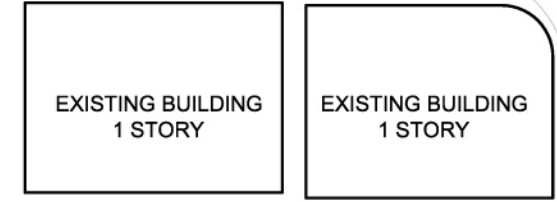
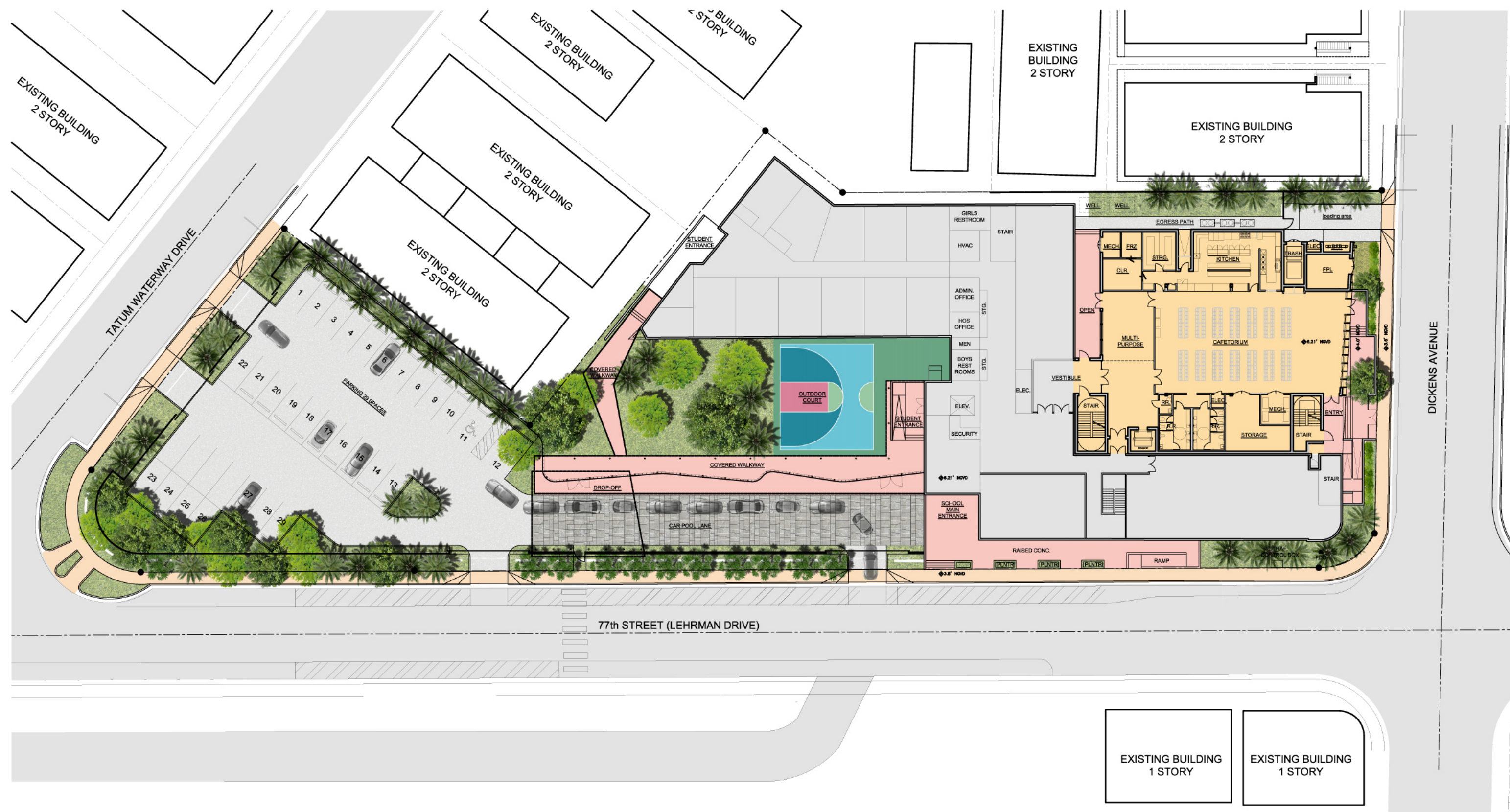
- (d) Exterior building and lot standards.
- (2) There shall be no minimum or maximum yard elevation requirements, or maximum lot coverage requirements within the North Beach National Register Overlay.**

LOT COVERAGE DIAGRAM



SETBACK DIAGRAM



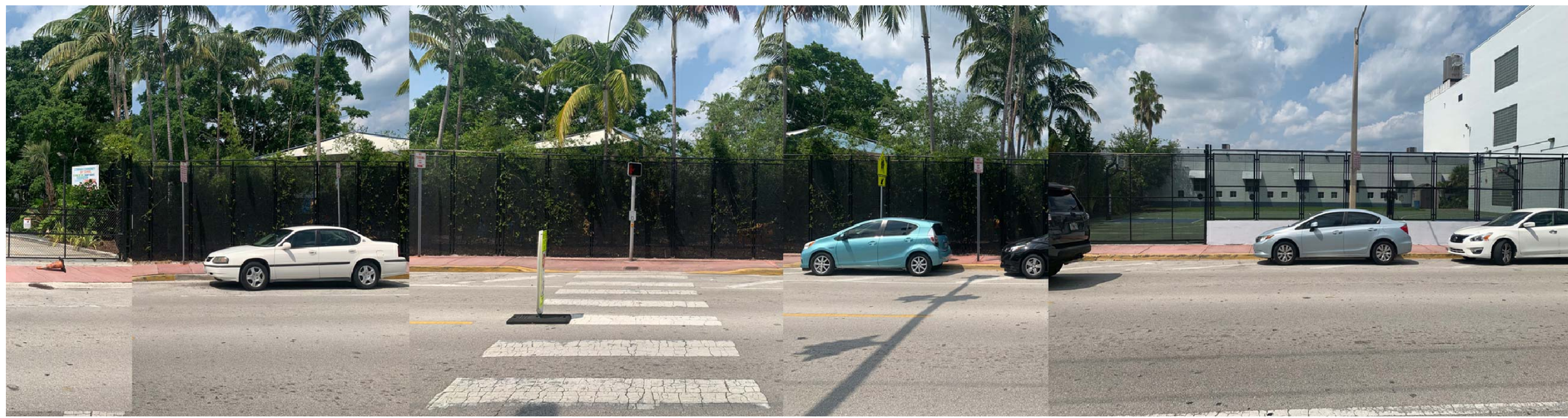


PROPOSED SITE PLAN





(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



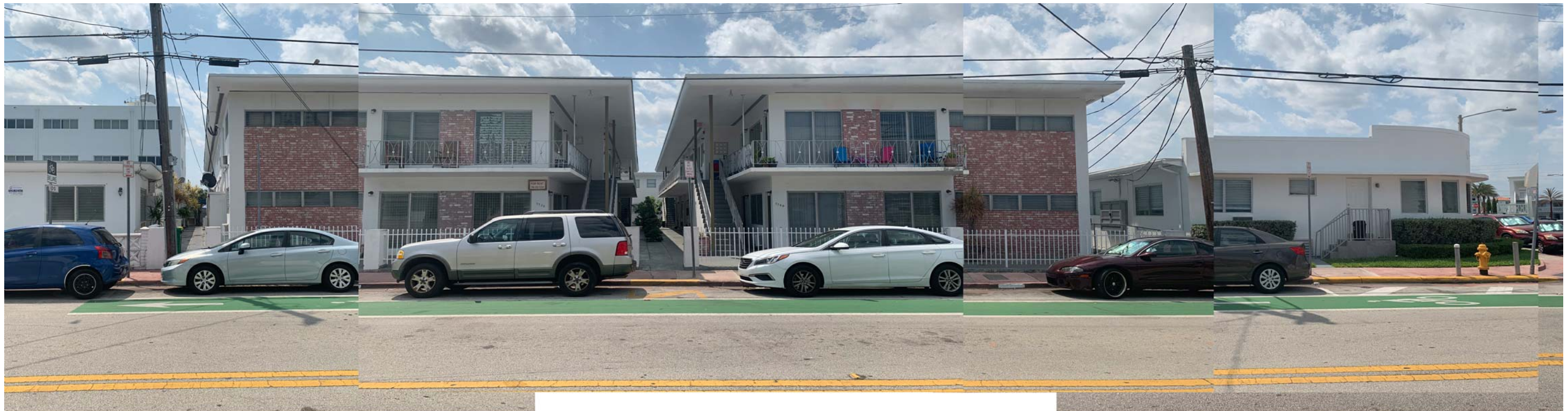
(1) VIEW FACING SOUTH ON 77th STREET



(2) VIEW FACING SOUTH ON 77th STREET



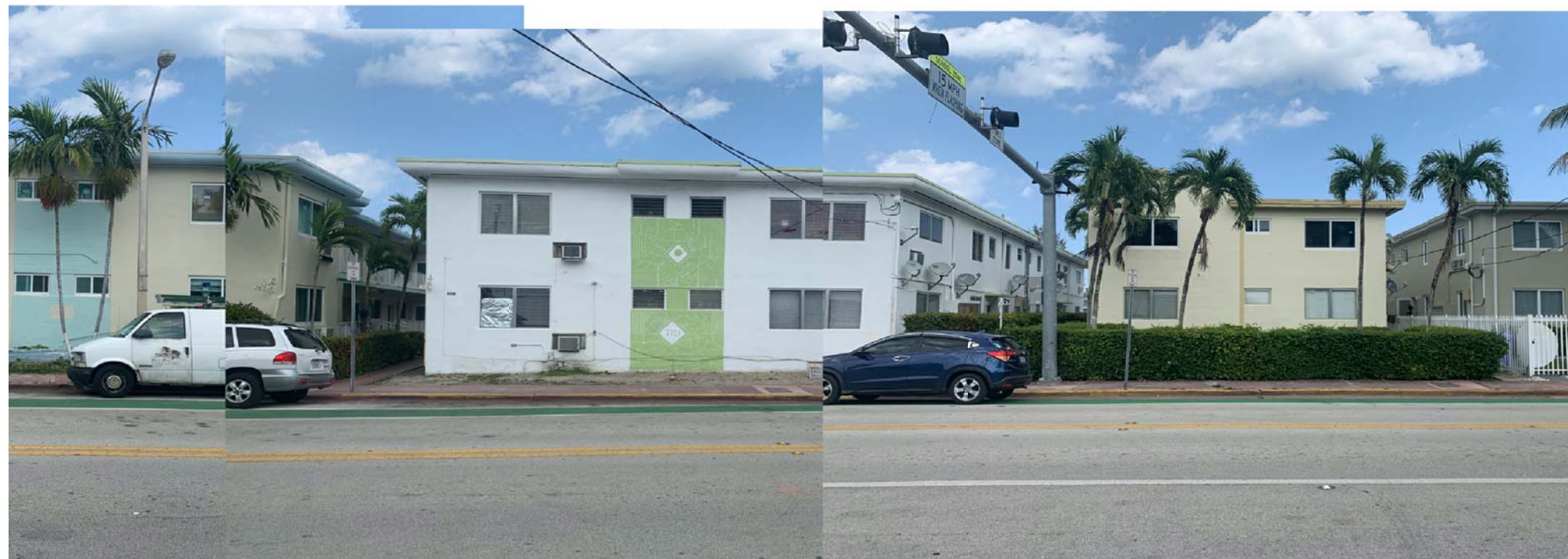
(1) VIEW FACING WEST ON DICKENS AVE.



(2) VIEW FACING WEST ON DICKENS AVE.



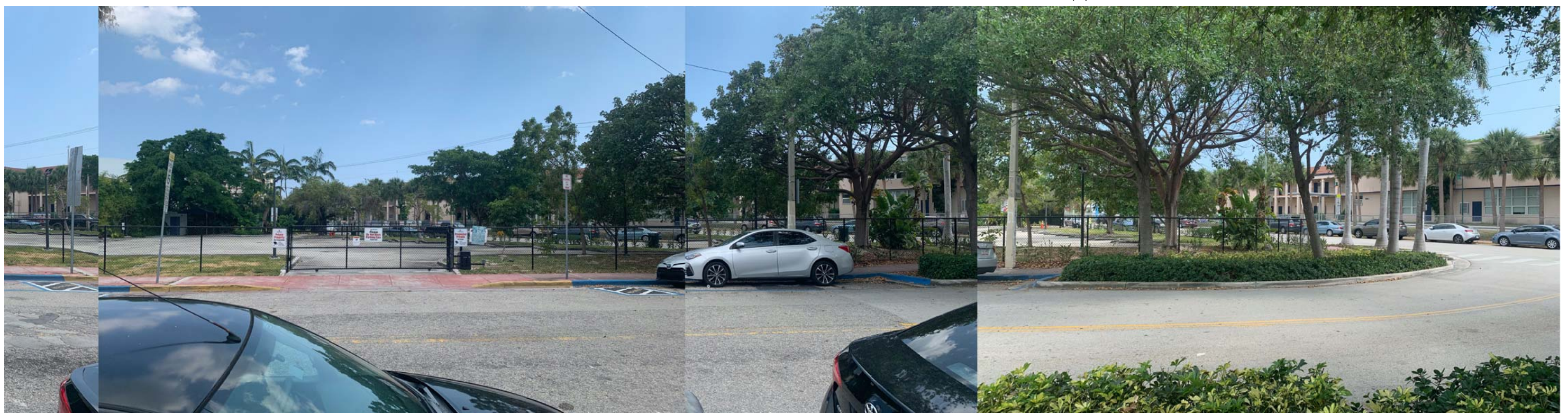
(1) VIEW FACING EAST ON DICKENS AVE.



(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

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

DICKENS AVENUE

CONTEXT ELEVATIONS LOOKING NORTH ON 77TH STREET

LEHRMAN COMMUNITY DAY SCHOOL
EXISTING

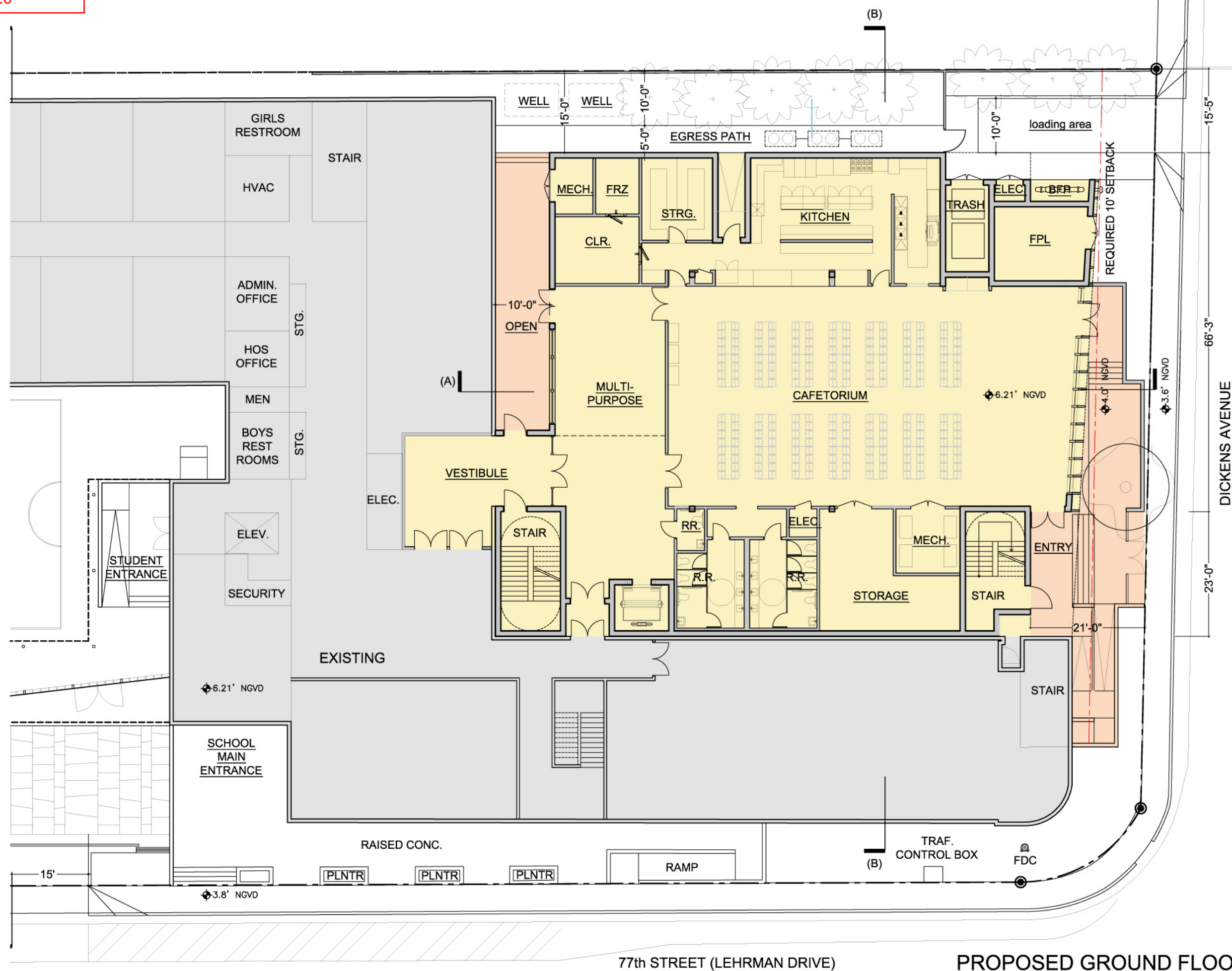
77th ST. (LEHRMAN DR.)

78th ST

CONTEXT ELEVATIONS LOOKING WEST ON DICKENS AVE.

ORIGINAL SUBMITTAL
FROM 5-11-2020

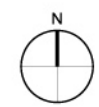
12-7-2025 APPLICATION

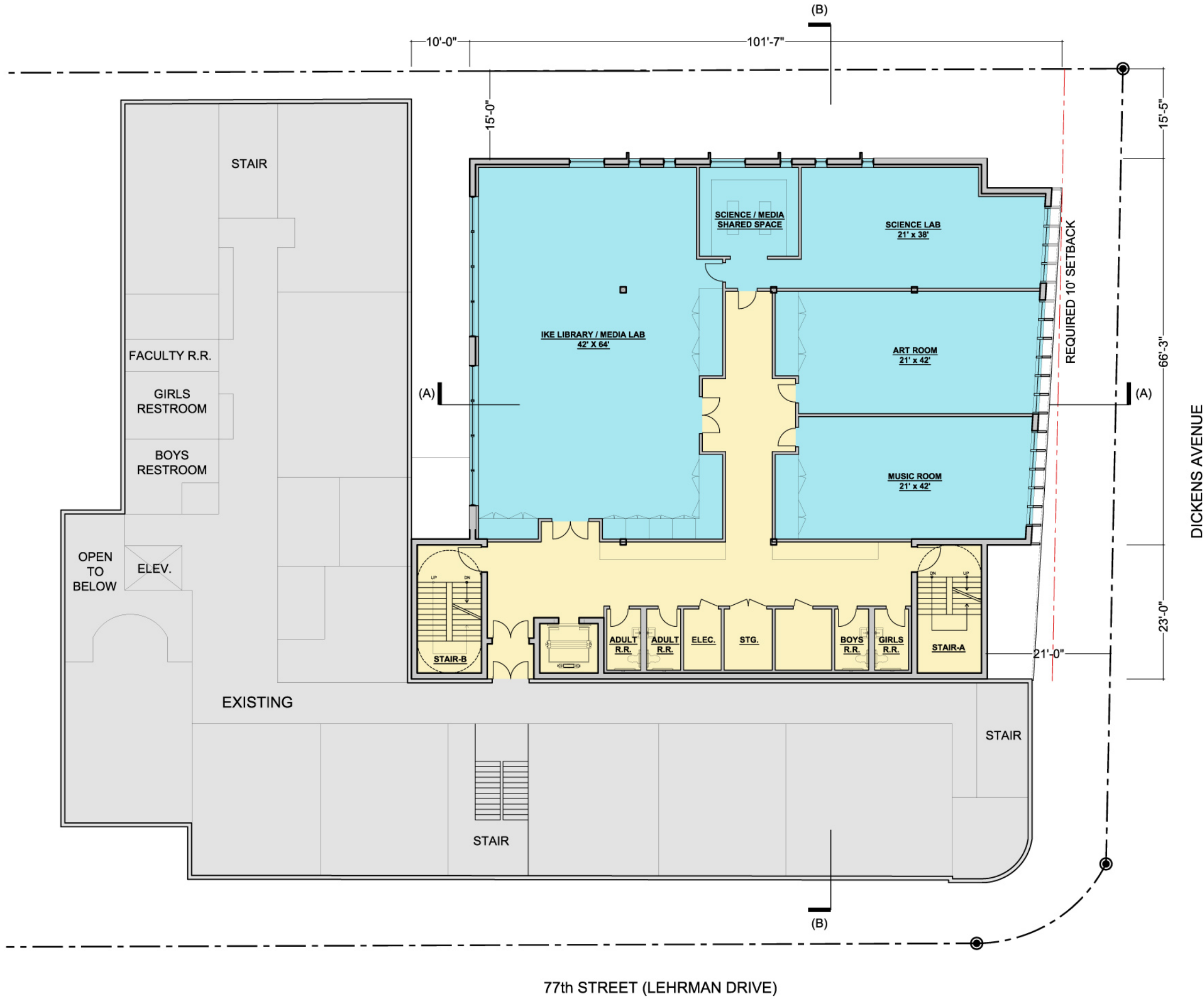


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LEHRMAN COMMUNITY DAY SCHOOL 727 Lehrman Drive / 77th Street Miami Beach, Florida 33141
PROPOSED GROUND FLOOR PLAN
2.0
5-11-20
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77th STREET (LEHRMAN DRIVE)

PROPOSED GROUND FLOOR PLAN





19172

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

PROPOSED SECOND FLOOR PLAN

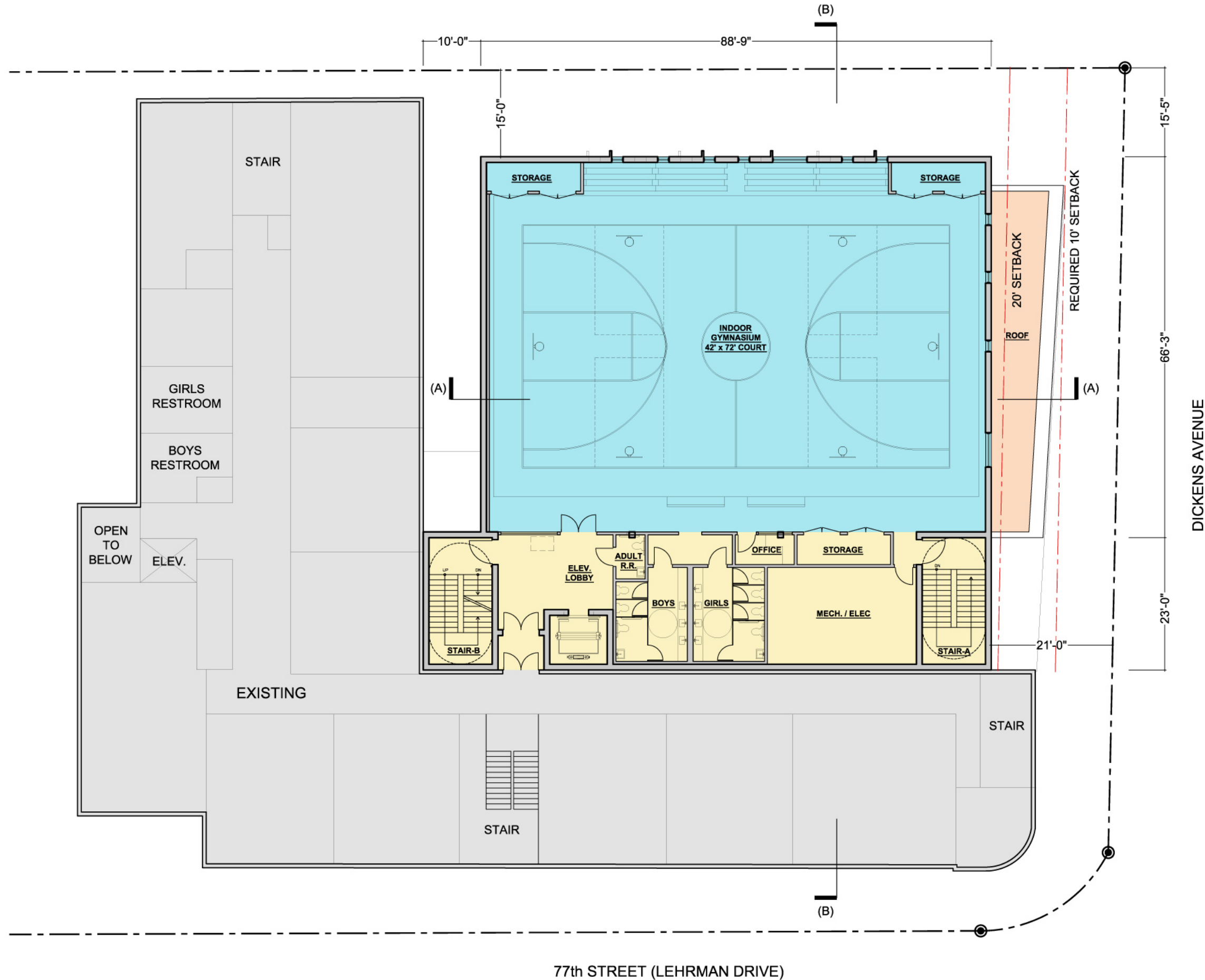
2.1

5-11-20

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

NC-office
architecture / urbanism

PROPOSED SECOND FLOOR PLAN 



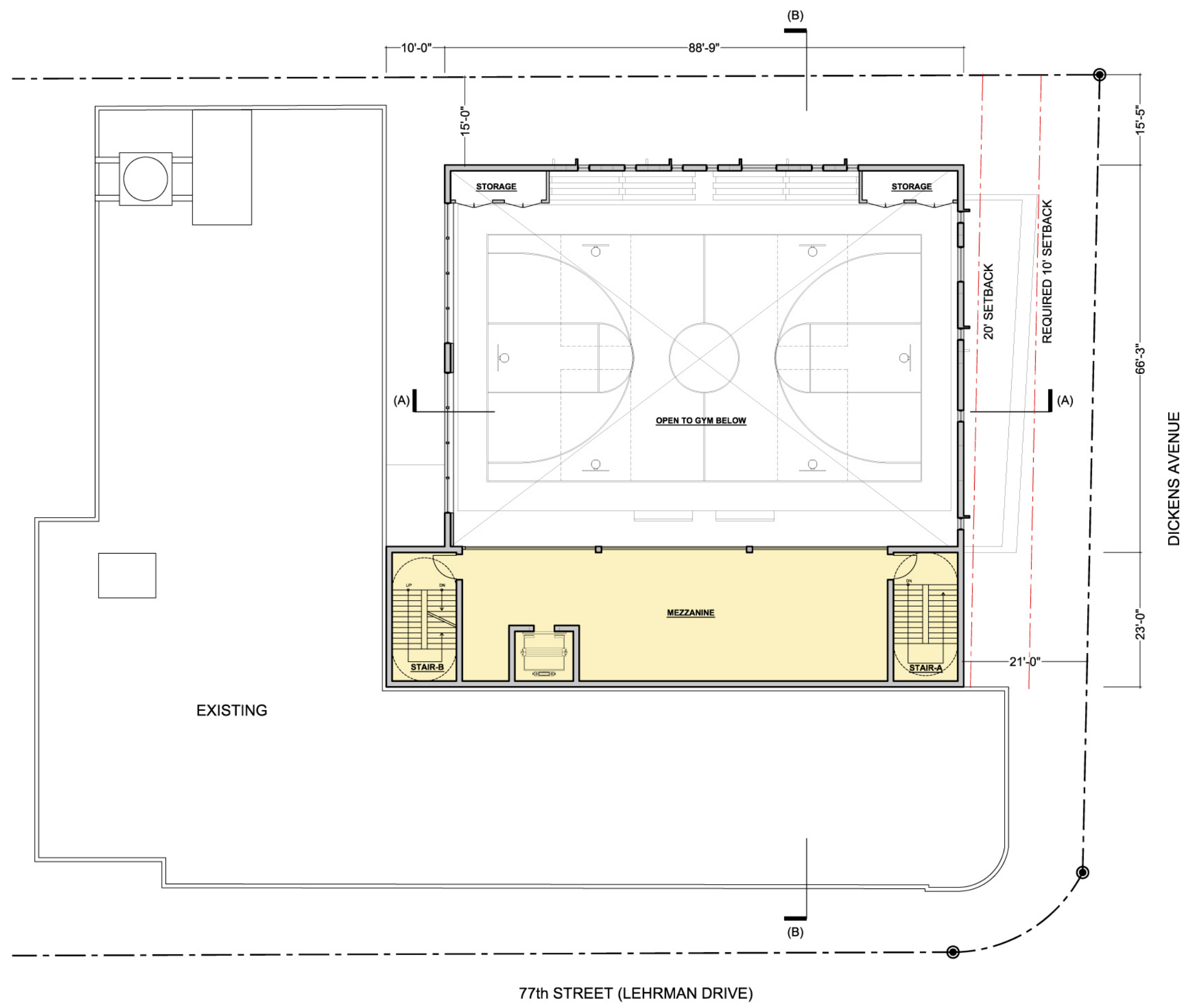
77th STREET (LEHRMAN DRIVE)

DICKENS AVENUE

PROPOSED THIRD FLOOR PLAN



19172
LEHRMAN COMMUNITY DAY SCHOOL 727 Lehrman Drive / 77th Street Miami Beach, Florida 33141
PROPOSED THIRD FLOOR PLAN
2.2
5-11-20
111 EAST FLAGLER ST #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com
NC-office architecture / urbanism

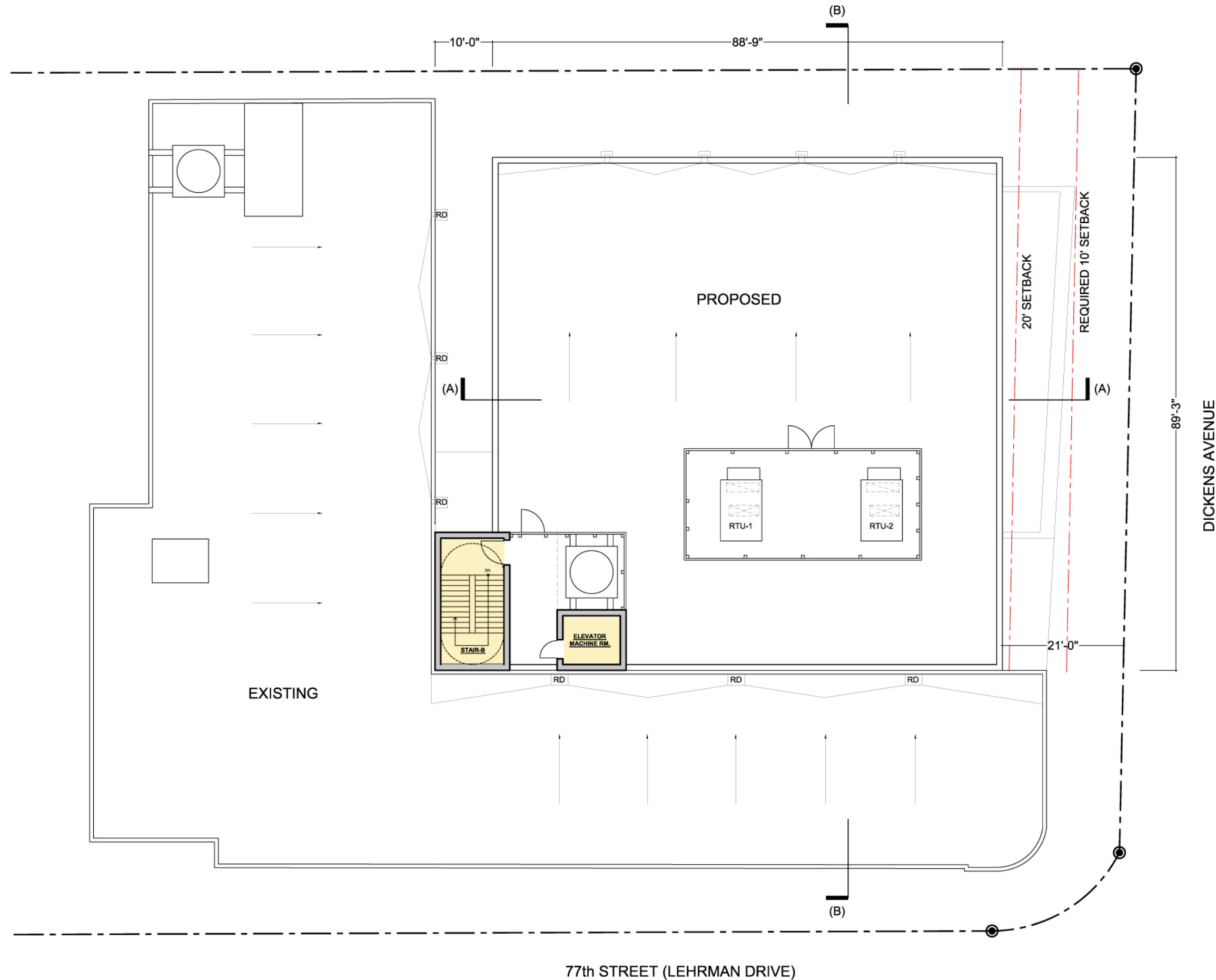


77th STREET (LEHRMAN DRIVE)

DICKENS AVENUE

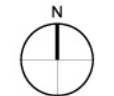
PROPOSED FOURTH FLOOR PLAN





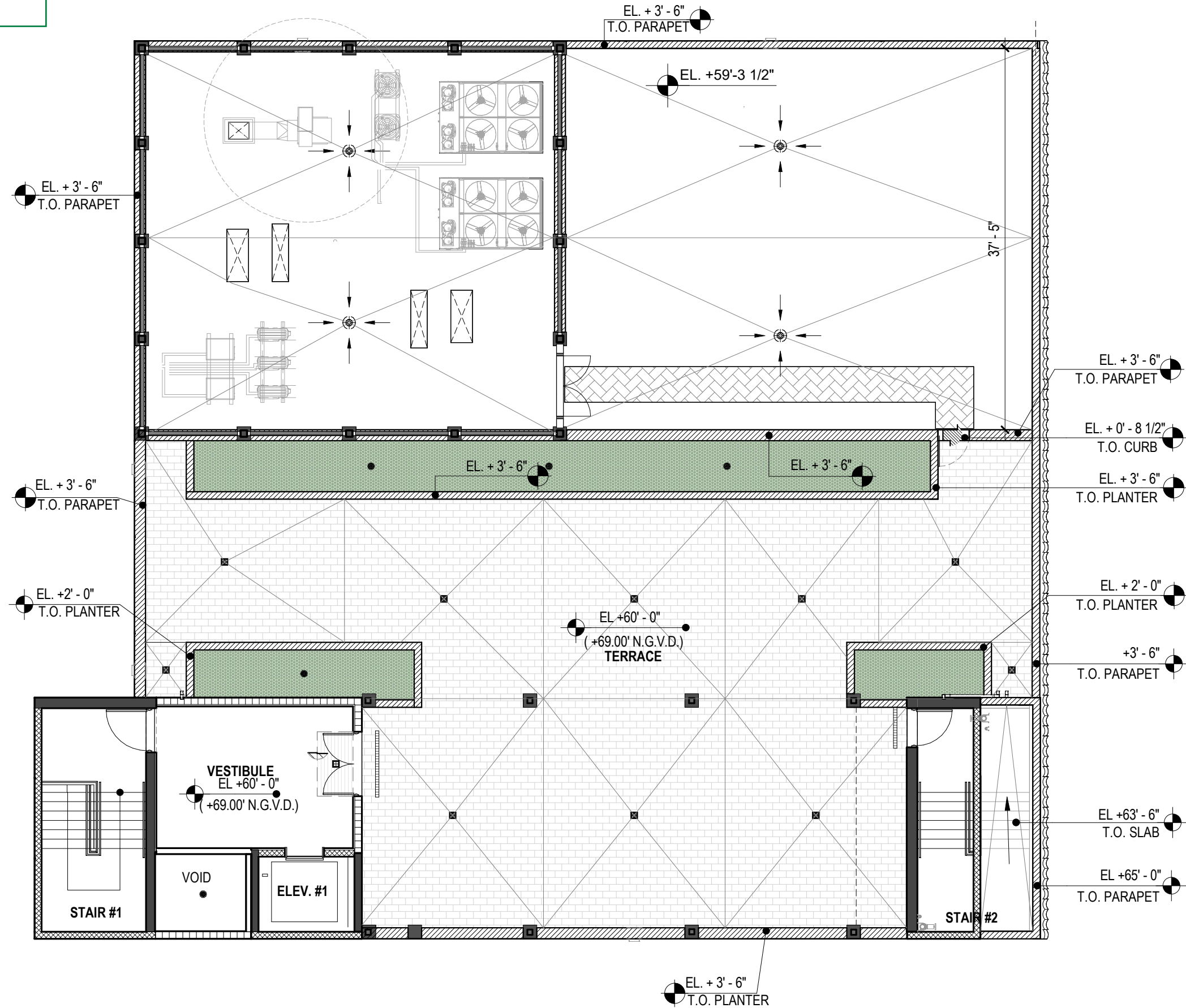
19172
LEHRMAN COMMUNITY DAY SCHOOL 727 Lehman Drive / 77th Street Miami Beach, Florida 33141
PROPOSED ROOF PLAN
2.4
5-11-20
111 EAST FLAGLER ST #205 MIAMI, FL 33131 T 305.377.0082 E info@nc-office.com
NC-office architecture / urbanism

PROPOSED ROOF PLAN



77th STREET (LEHRMAN DRIVE)

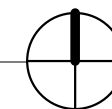
DICKENS AVENUE



OVERALL ROOF LEVEL
PLAN - EXISTING

OVERALL ROOF LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



10/17/2025
PROPOSED CHANGES TO PLANS

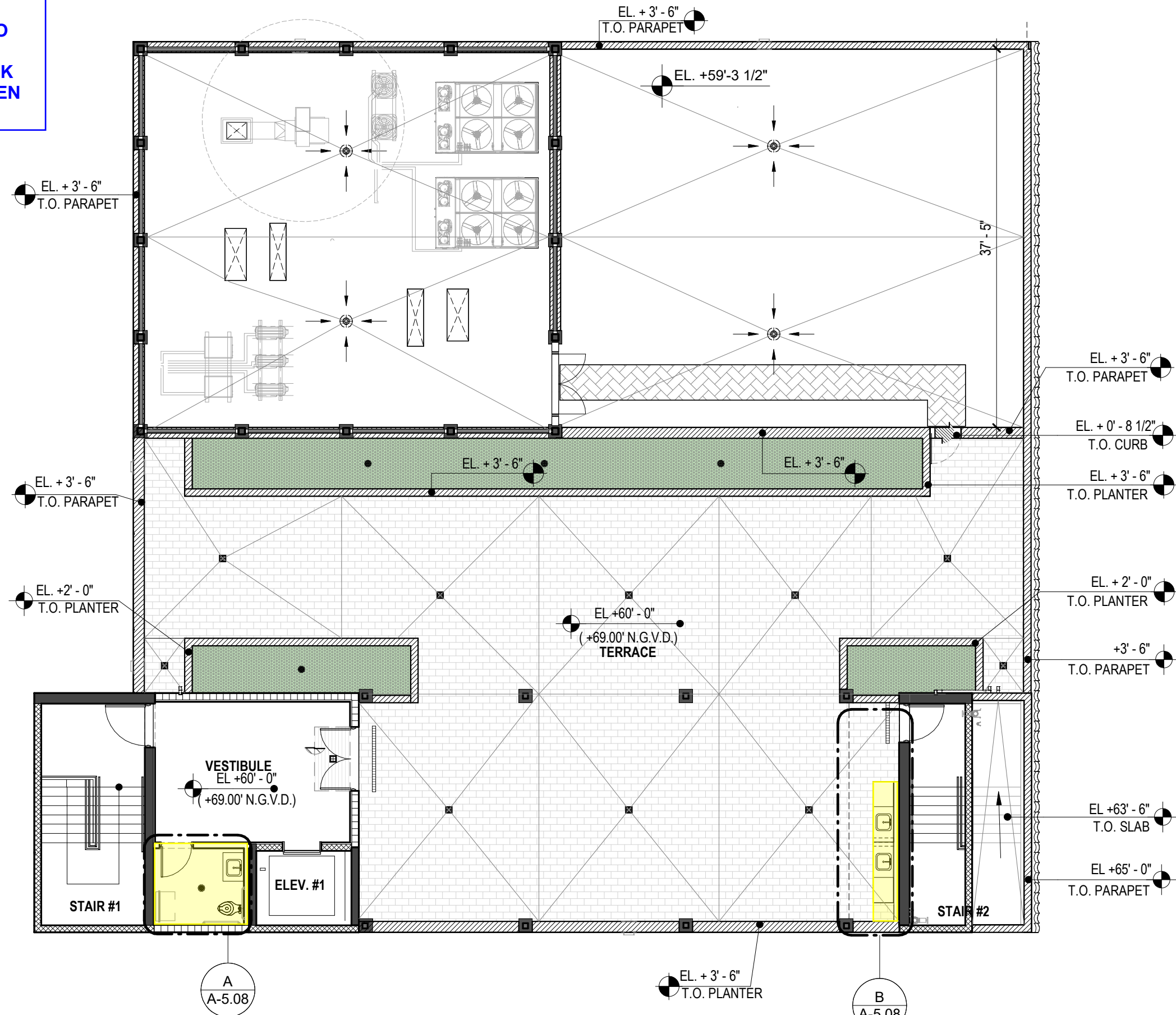
-ADDITION OF BATHROOM TO
INTERIOR SPACE AND
INCLUDED AN EXTERIOR SINK
FOR THE CHILDREN'S GARDEN
TERRACE.

12-7-2025 APPLICATION



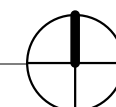
PROJECT:
LEHRMAN
COMMUNITY
DAY SCHOOL

7710 DICKENS AVE.
MIAMI BEACH, FL
33141



OVERALL ROOF LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



OVERALL ROOF LEVEL
PLAN - PROPOSED

A-2.05



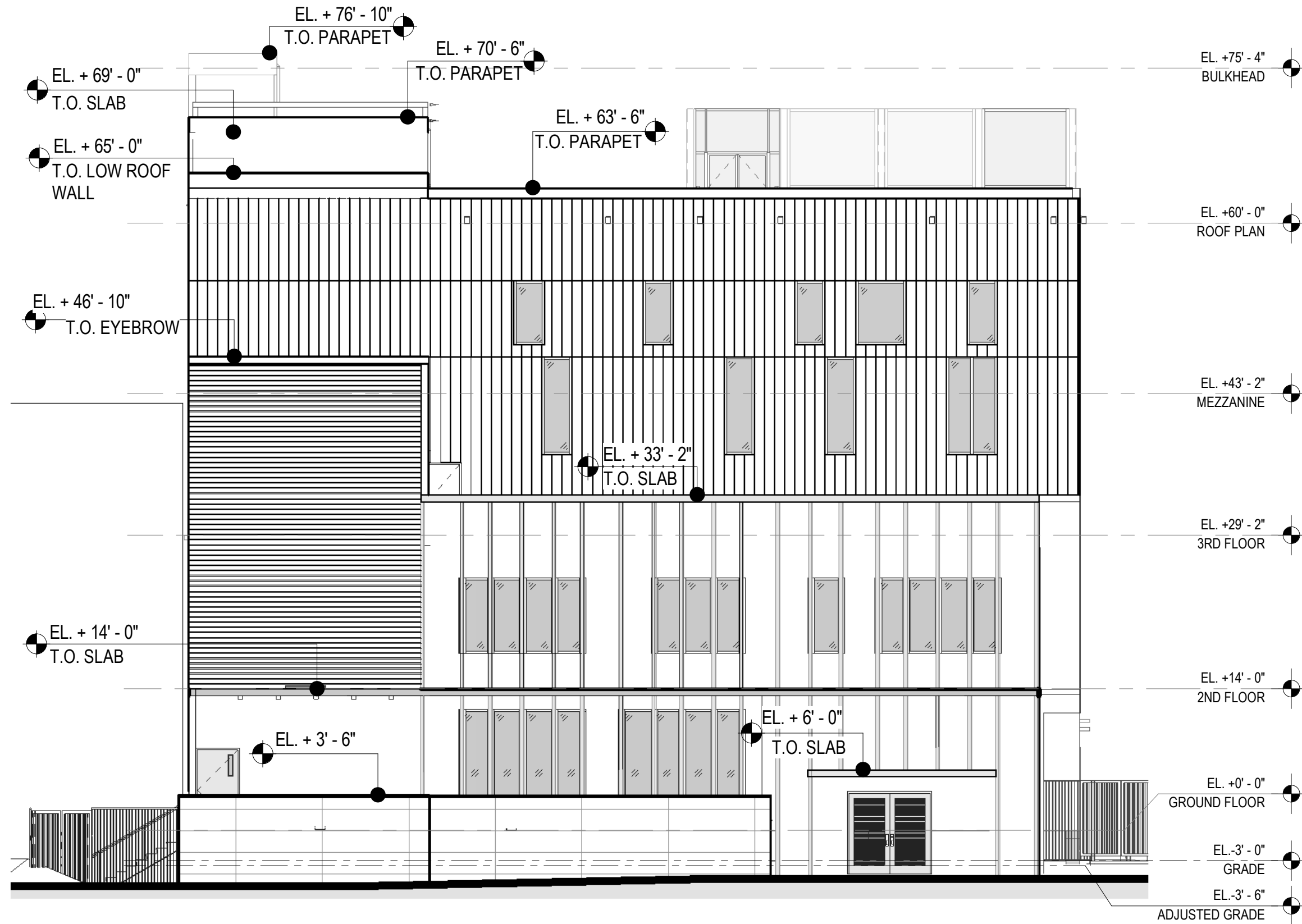
PROPOSED EAST ELEVATION (DICKENS AVE.)

PROJECT:

LEHRMAN
COMMUNITY
DAY SCHOOL

7710 DICKENS AVE.
MIAMI BEACH, FL
33141

BUILDING ELEVATIONS



EAST ELEVATION

SCALE: 3/32" = 1'-0"

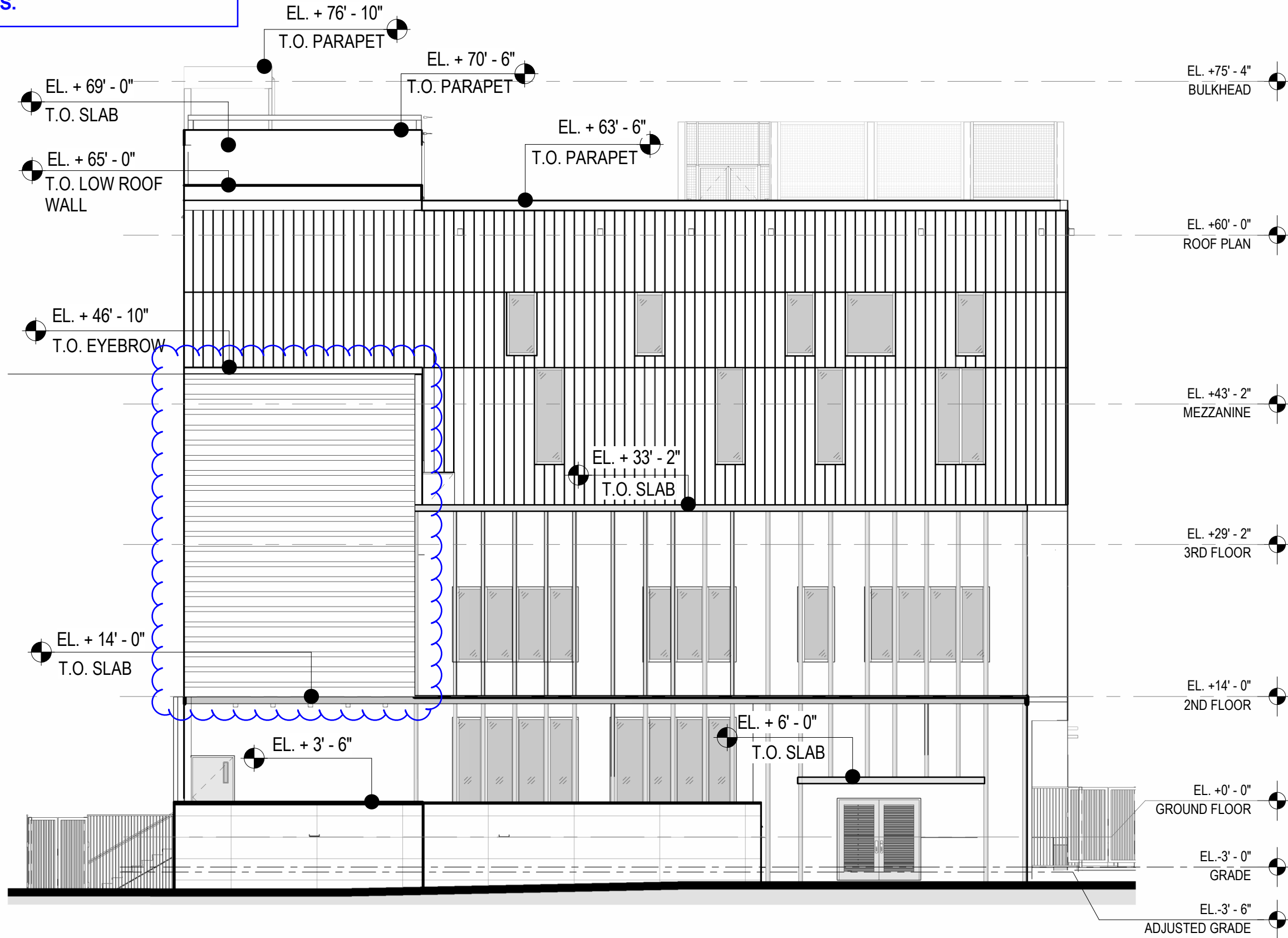
- LARGER SPACING HORIZONTAL
 PROTRUSIONS.

PROJECT:

LEHRMAN
 COMMUNITY
 DAY SCHOOL

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 MIAMI BEACH, FL
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BUILDING ELEVATIONS



EAST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED NORTH ELEVATION

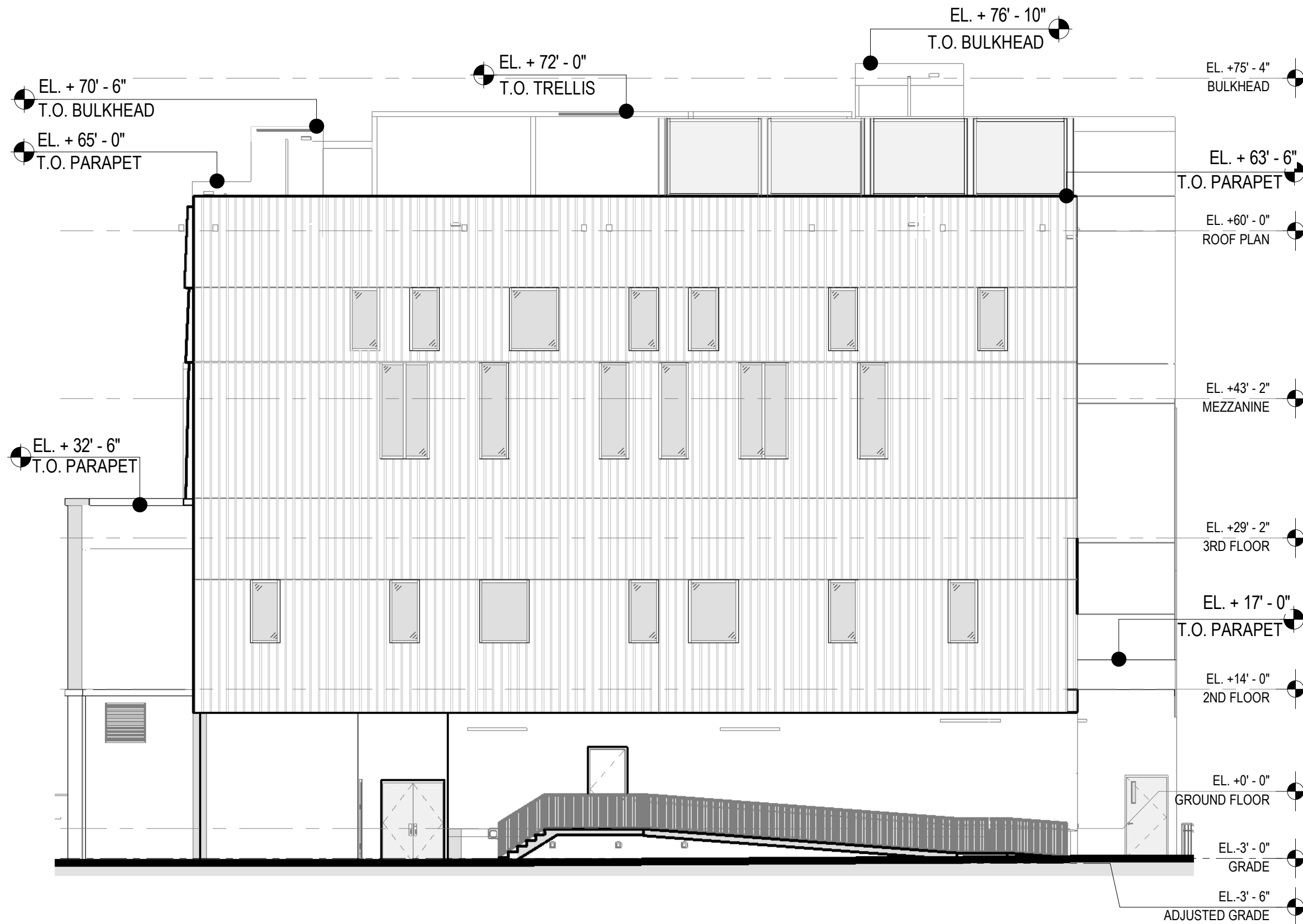
PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025



PROJECT:
LEHRMAN
COMMUNITY
DAY SCHOOL

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MIAMI BEACH, FL
33141

**BUILDING ELEVATIONS -
EXISTING**



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

A-3.01

10/17/2025
PROPOSED CHANGES TO FACADE

- CONTROL JOINTS TO CREATE A
TRI-COLOR PAINT SCHEME

12-7-2025 APPLICATION



PROJECT:
LEHRMAN
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33141

BUILDING ELEVATIONS -
OPTION 1



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

A-3.01

10/17/2025
PROPOSED CHANGES TO FACADE

- CONTROL JOINTS TO CREATE A
TRI-COLOR PAINT SCHEME

12-7-2025 APPLICATION



PROJECT:

LEHRMAN
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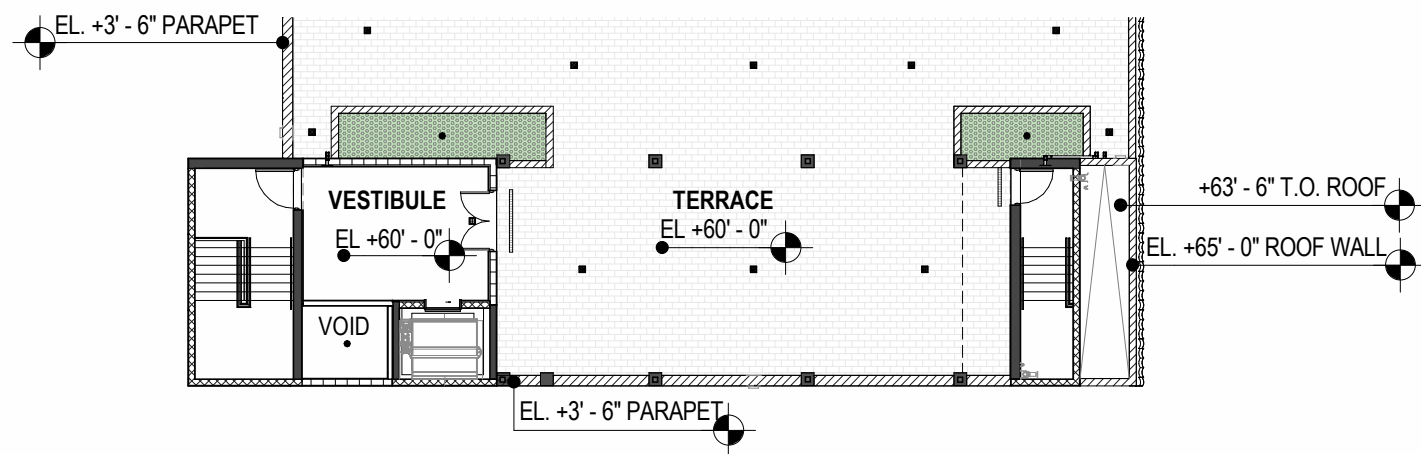
BUILDING ELEVATIONS -
OPTION 2

A-3.01A



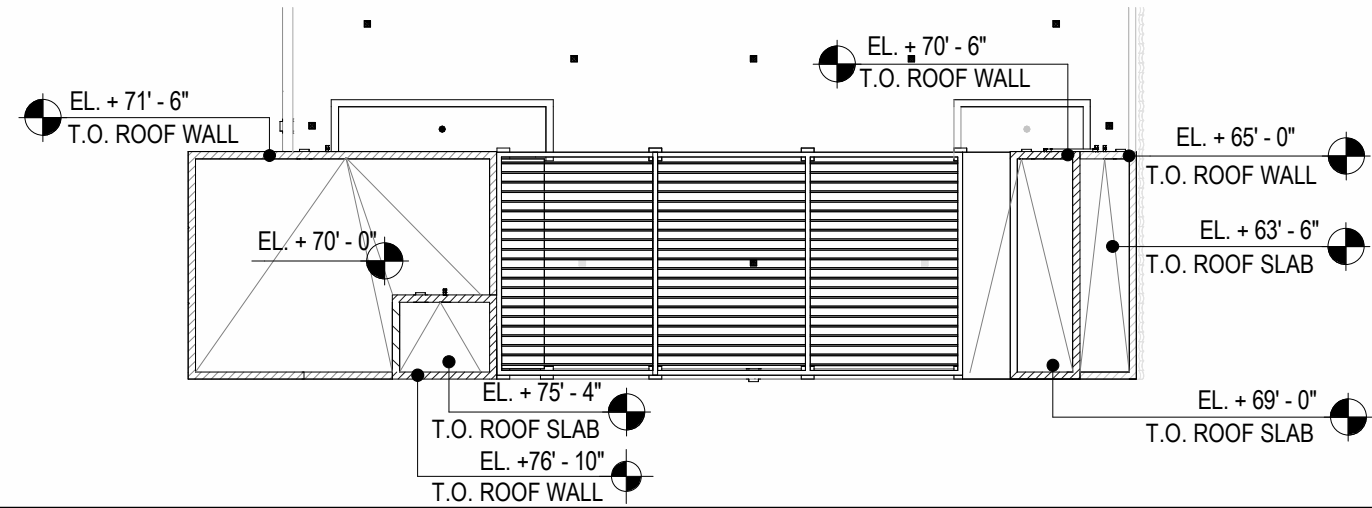
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



OVERALL ROOF LEVEL

SCALE: 1" = 20'-0"

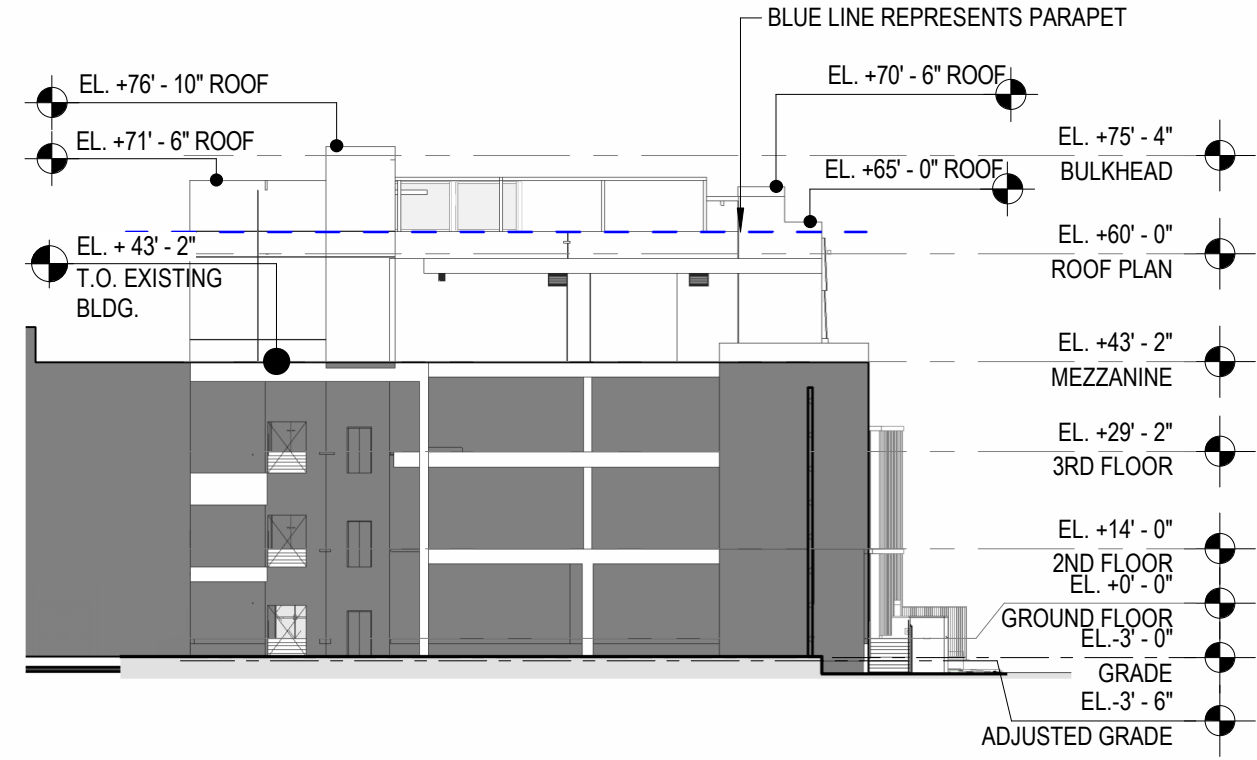


BULKHEAD

SCALE: 1" = 20'-0"

PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025

12-7-2025 APPLICATION



SOUTH ELEVATION

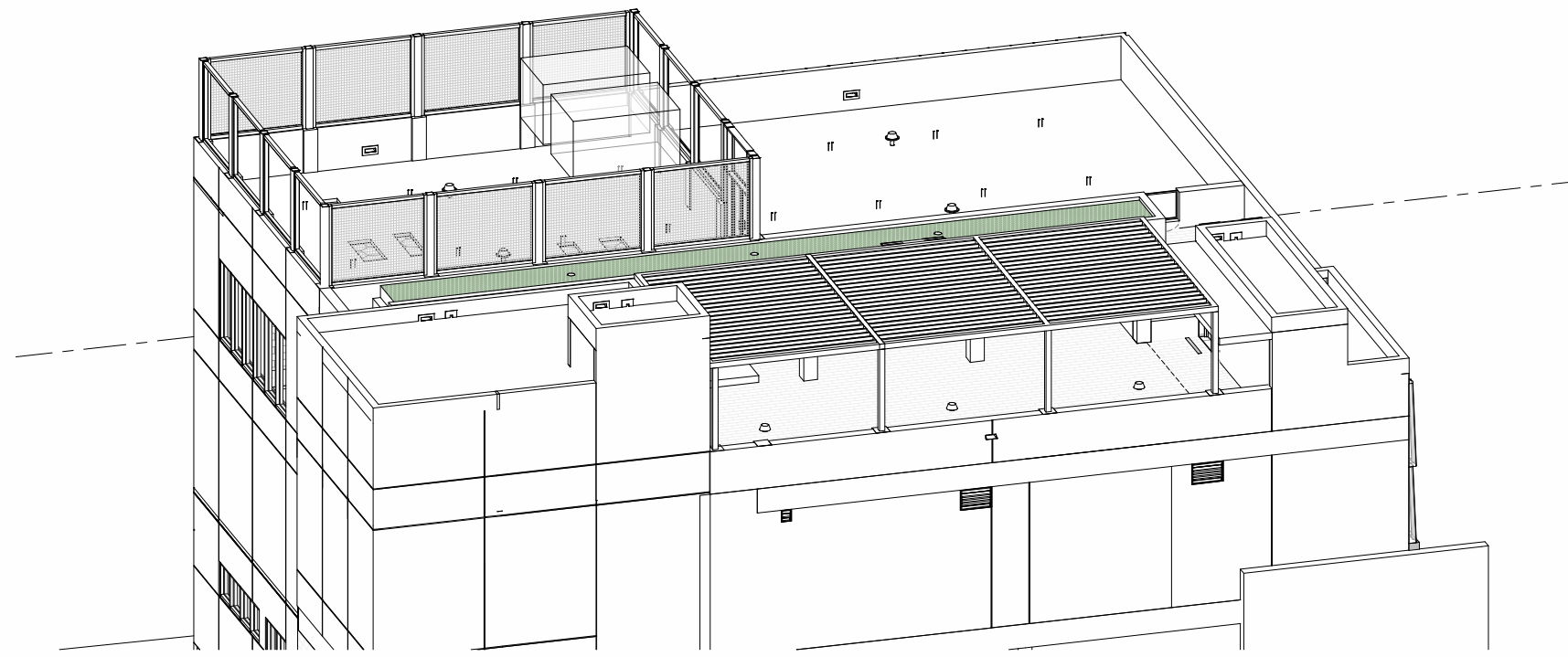
SCALE: 1" = 30'-0"

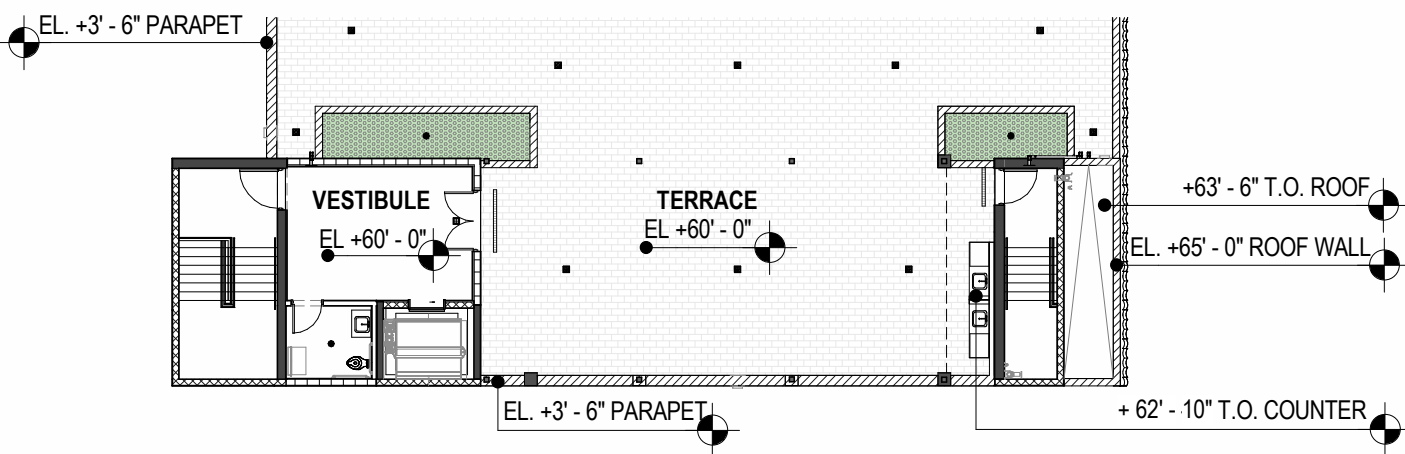
PROJECT:

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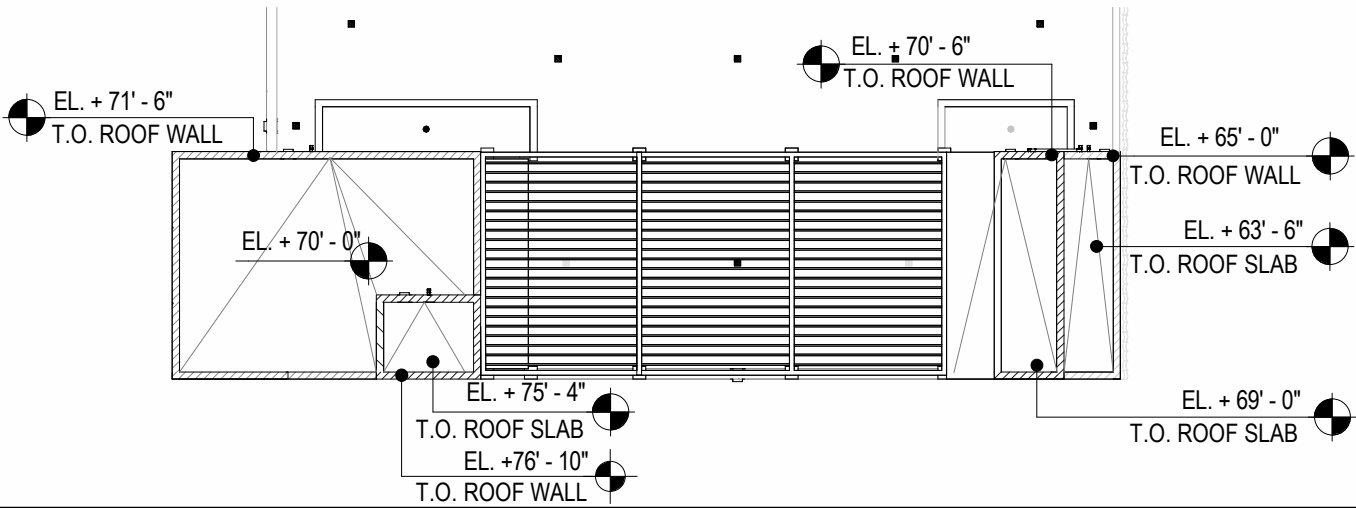
PROPOSED ROOF PLAN -
EXISTING





OVERALL ROOF LEVEL

SCALE: 1" = 20'-0"

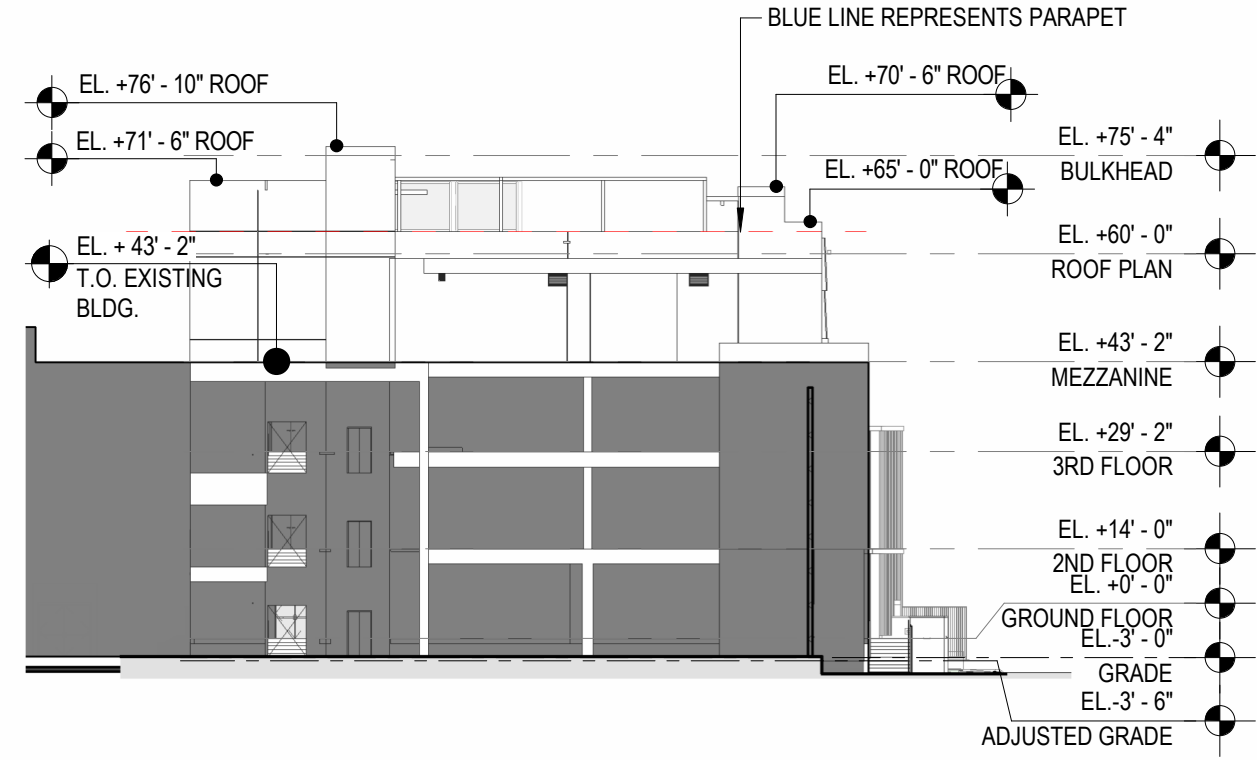


BULKHEAD

SCALE: 1" = 20'-0"

10/17/2025
PROPOSED CHANGES TO PLANS
- REVISED ROOF DECK

12-7-2025 APPLICATION



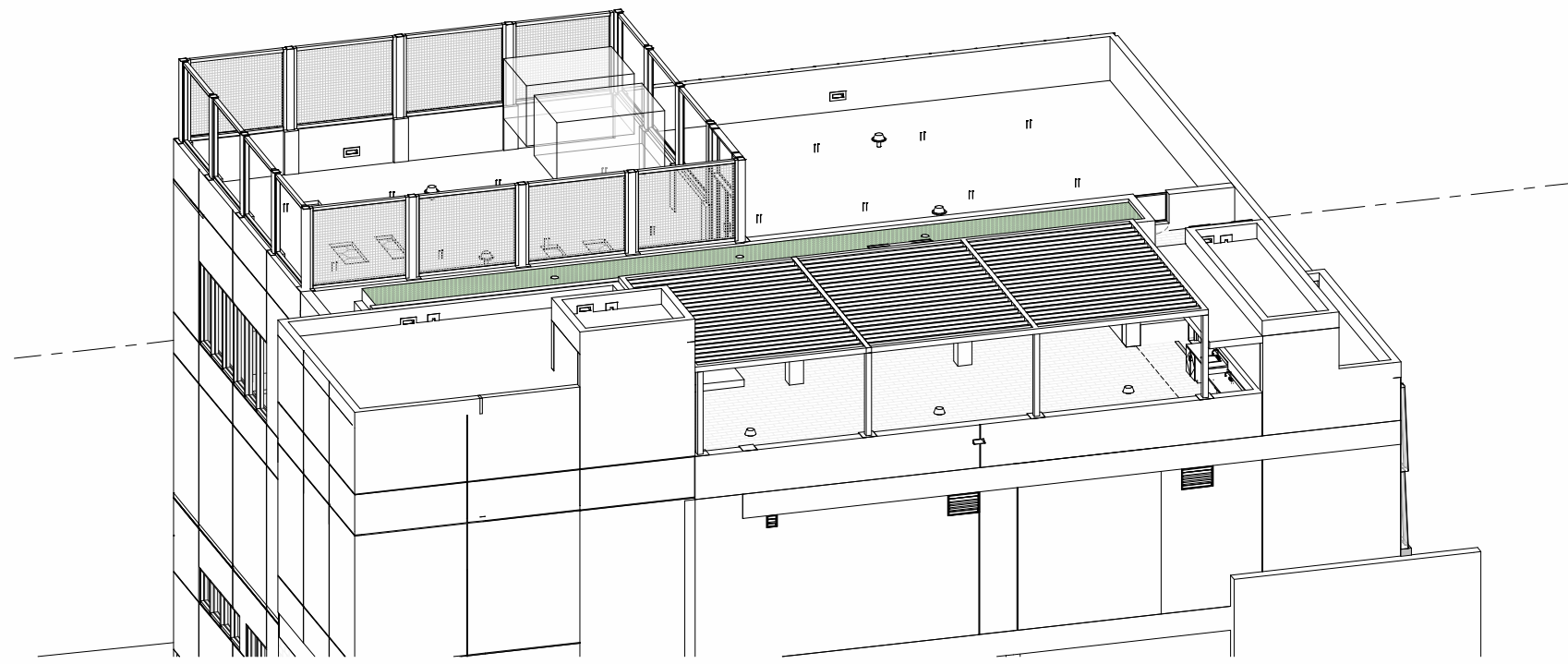
SOUTH ELEVATION

SCALE: 1" = 30'-0"



PROJECT:
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COMMUNITY
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MIAMI BEACH, FL
33141

PROPOSED ROOF PLAN -
PROPOSED





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 Dickins Ave



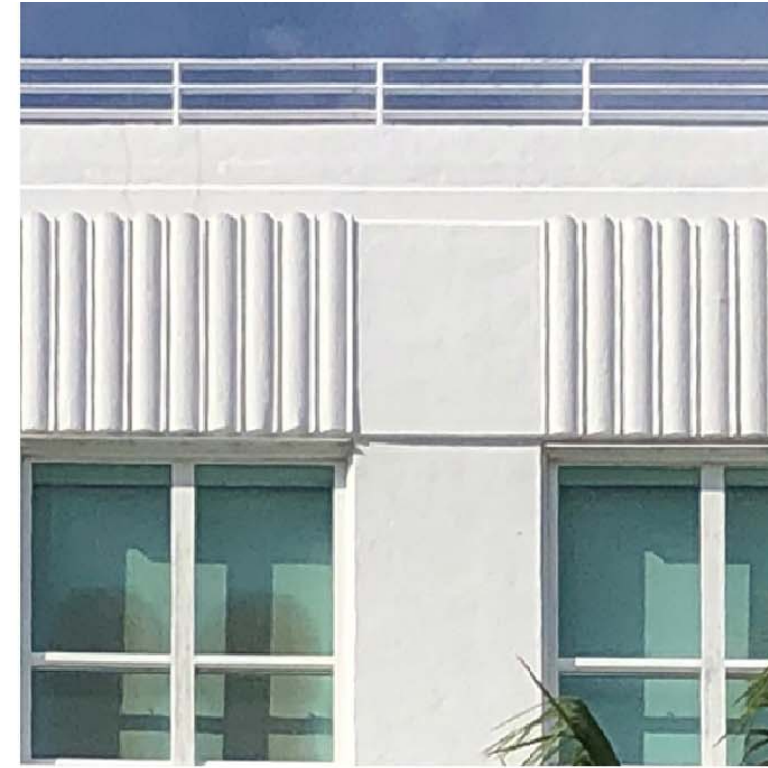
PRECAST PAVERS
at the drop-off



HORIZONTAL STUCCO BANDS



SOFT EDGES



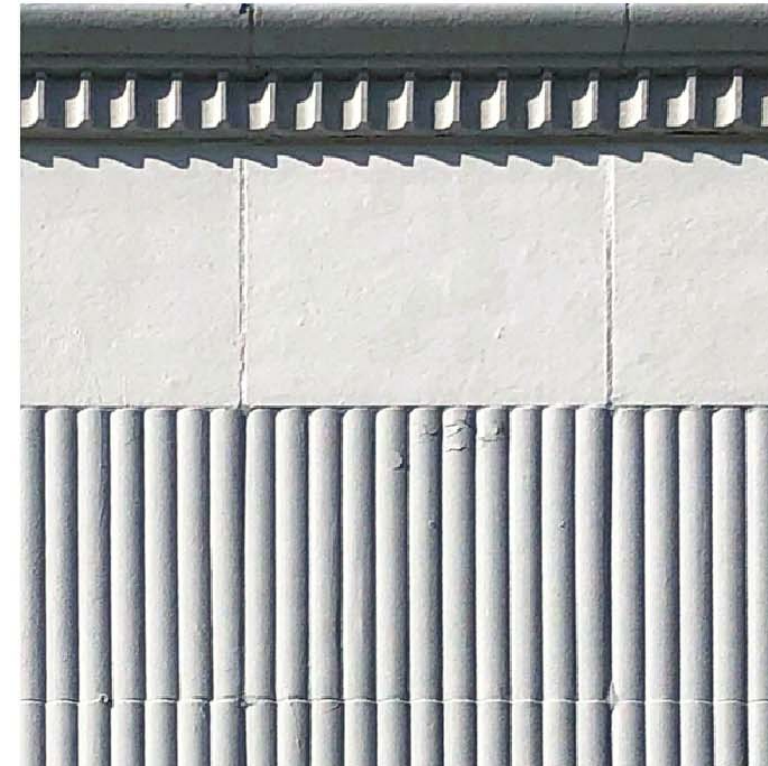
WINDOWS AND SOFT CROWN



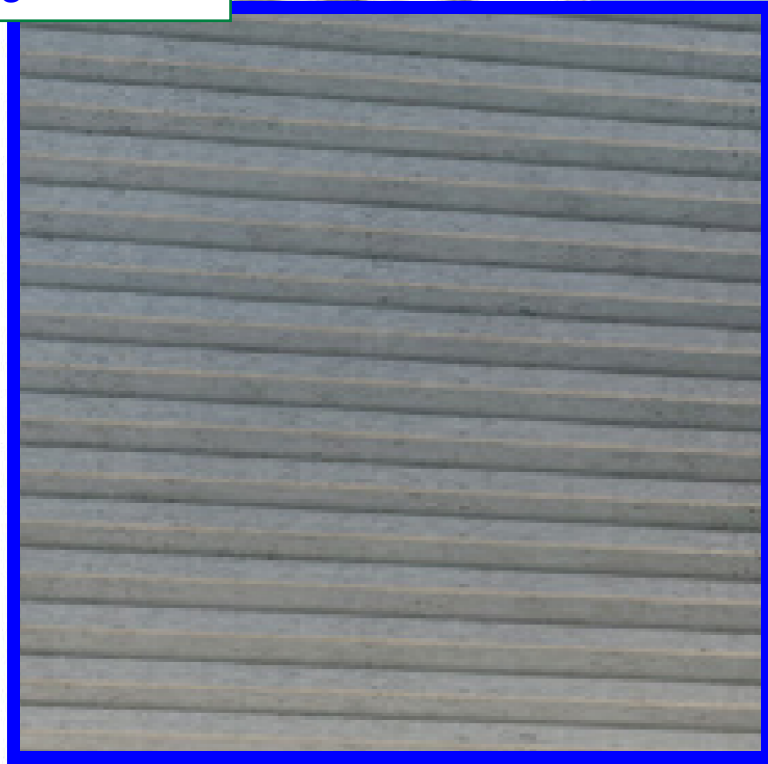
COLOR TONE VARIATION



ORNAMENTAL TEXTURE



VERTICAL BANDS VS SOLID



HORIZONTAL CONCRETE SIDING



SOFT EDGES



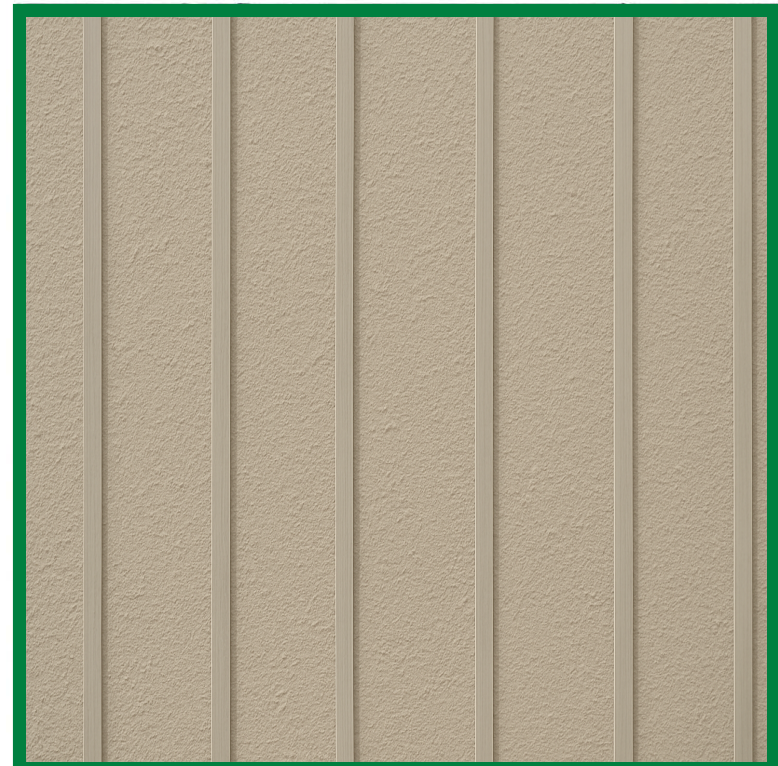
VERTICAL PANELS SIDING



COLOR TONE VARIATION

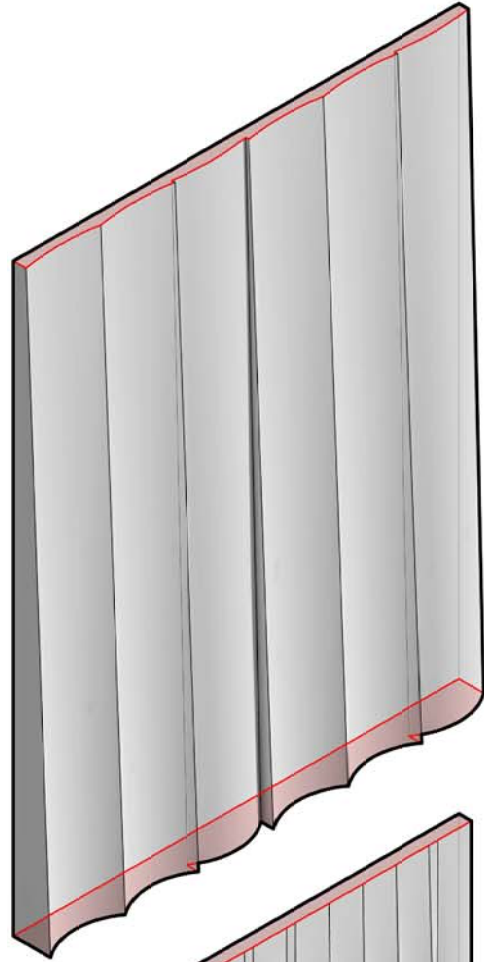


ORNAMENTAL TEXTURE

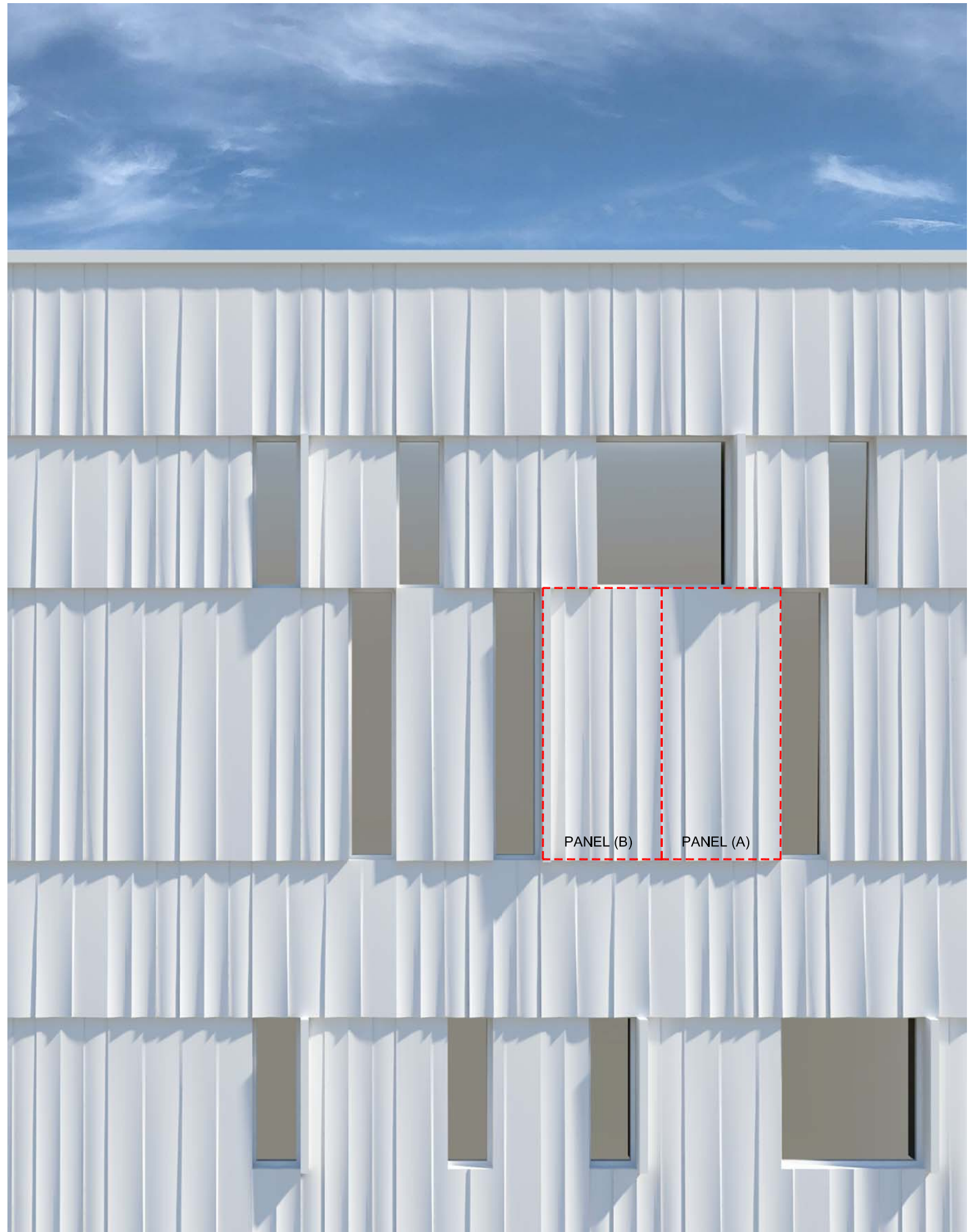
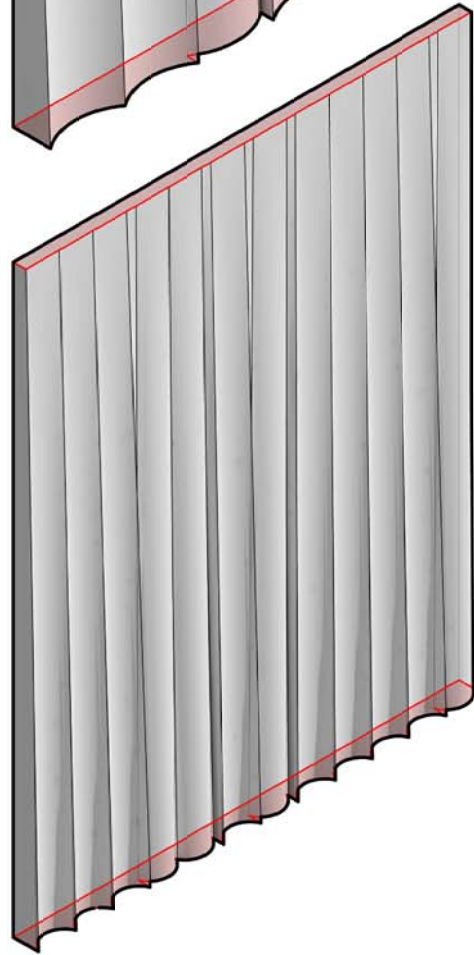


VERTICAL BANDING ON STUCCO WALL

PANEL (A)



PANEL (B)















NEW SCORELINE
PATTERN.

VERTICAL VINYL SIDING
W/ 8" SPACING ON
CENTER.

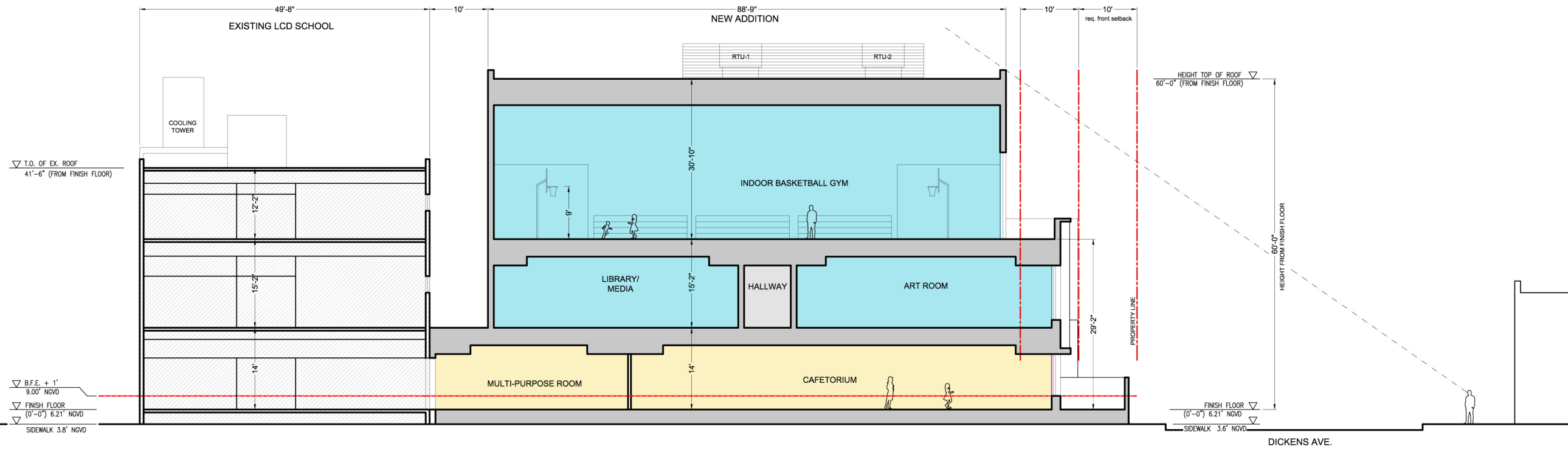


CONTROL
JOINTS TO
CREATE A
TRI-COLOR
PAINT SCHEME

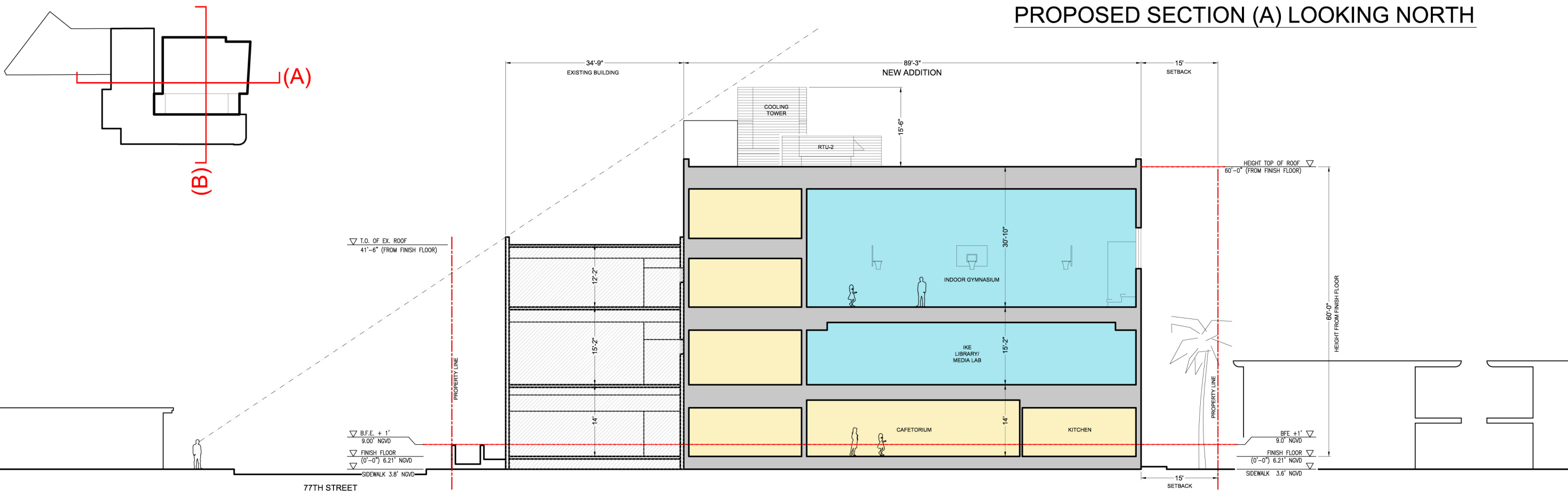


NEW SCORELINE
PATTERN.

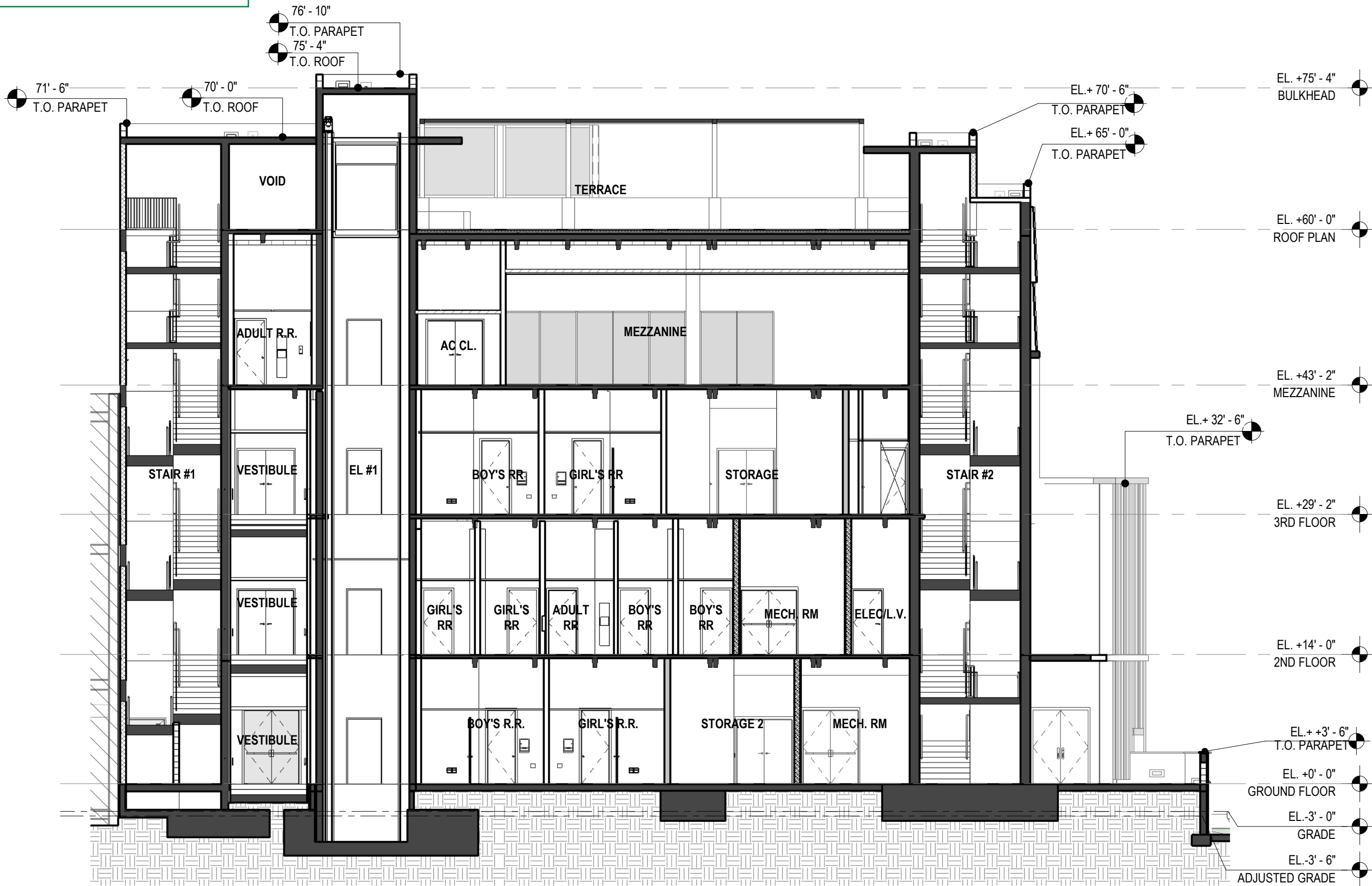
CONTROL
JOINTS TO
CREATE A
TRI-COLOR
PAINT SCHEME



PROPOSED SECTION (A) LOOKING NORTH



PROPOSED SECTION (B) LOOKING WEST

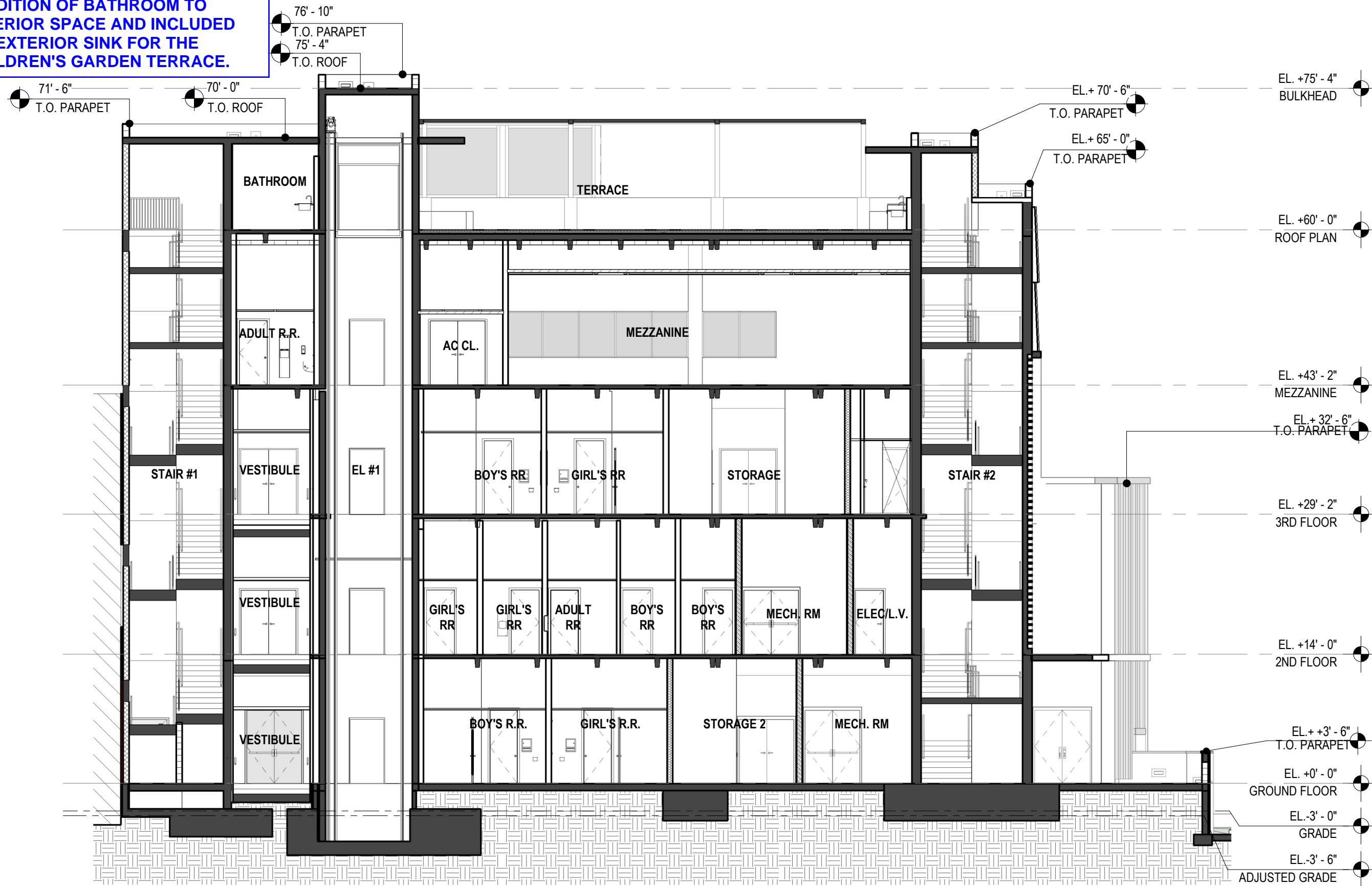


PROJECT:
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MIAMI BEACH, FL
33141

**BUILDING SECTIONS -
EXISTING**

1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

-ADDITION OF BATHROOM TO
 INTERIOR SPACE AND INCLUDED
 AN EXTERIOR SINK FOR THE
 CHILDREN'S GARDEN TERRACE.



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BUILDING SECTIONS -
 PROPOSED

1 BUILDING SECTION
 SCALE: 3/32" = 1'-0"

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

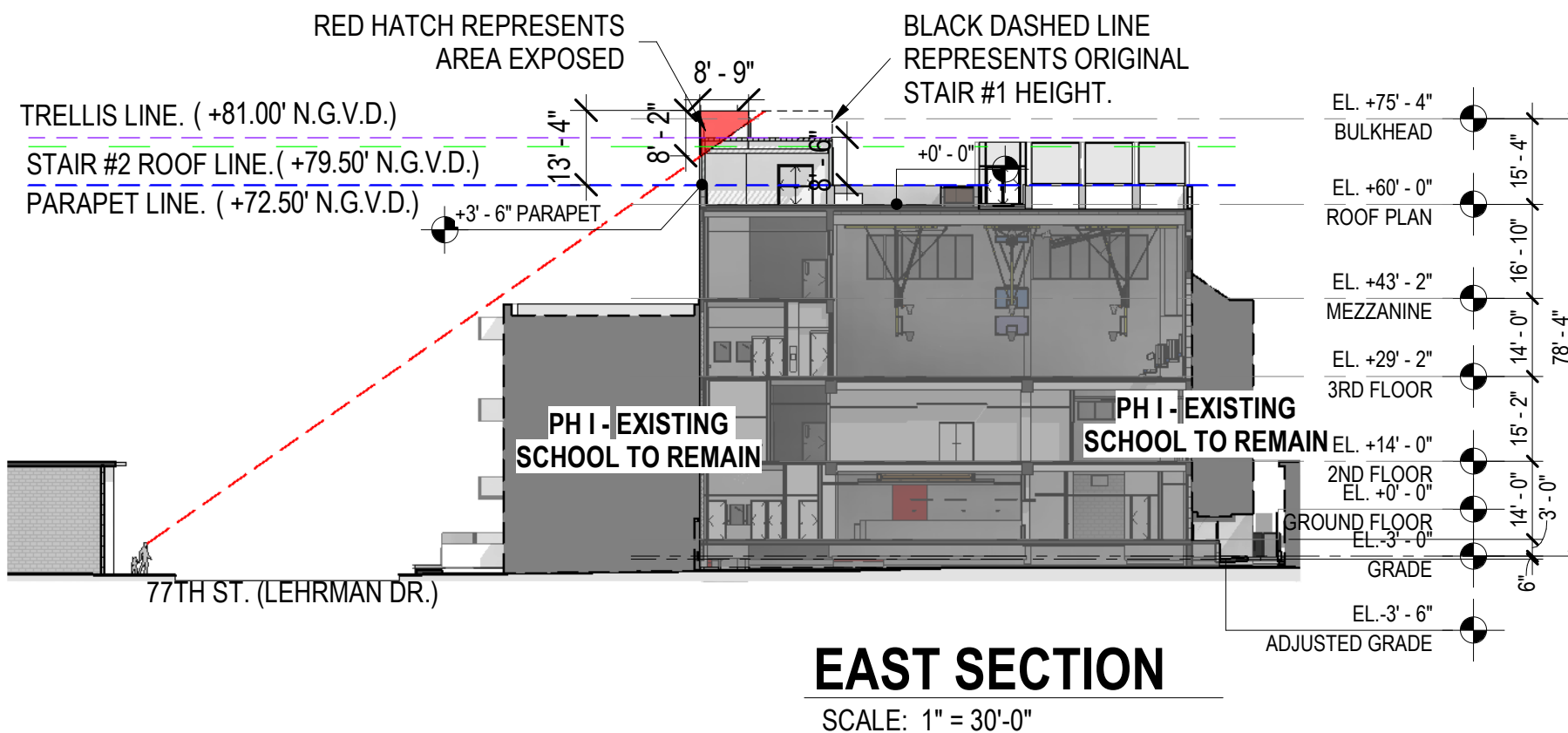
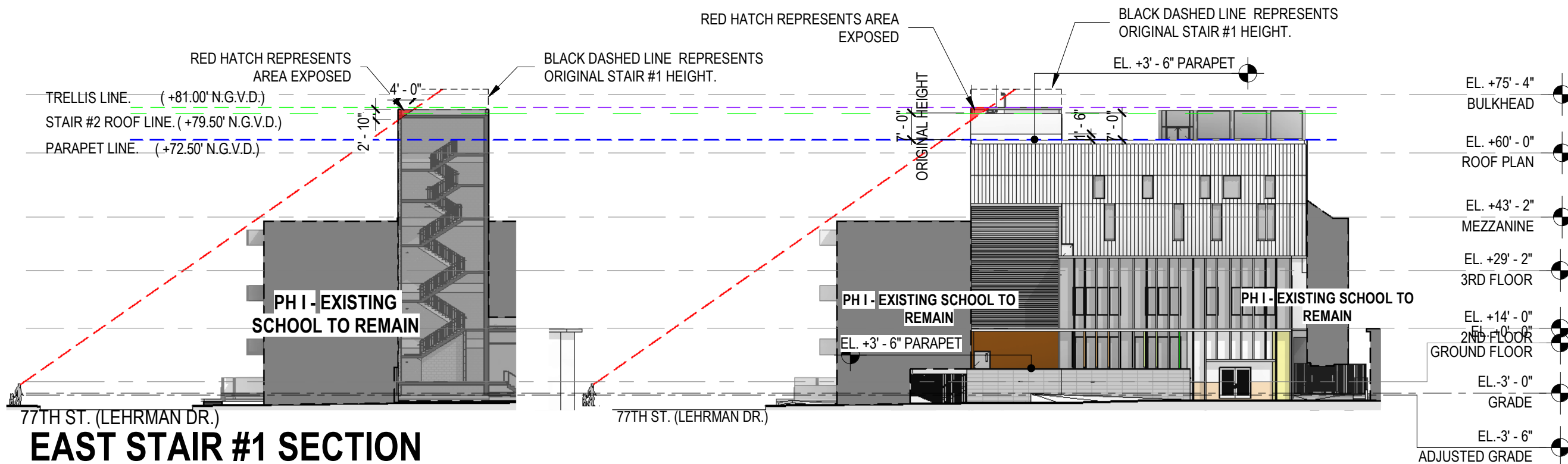
CONTEXT ELEVATIONS LOOKING WEST ON DICKENS AVE.

PROJECT:

LEHRMAN
COMMUNITY
DAY SCHOOL

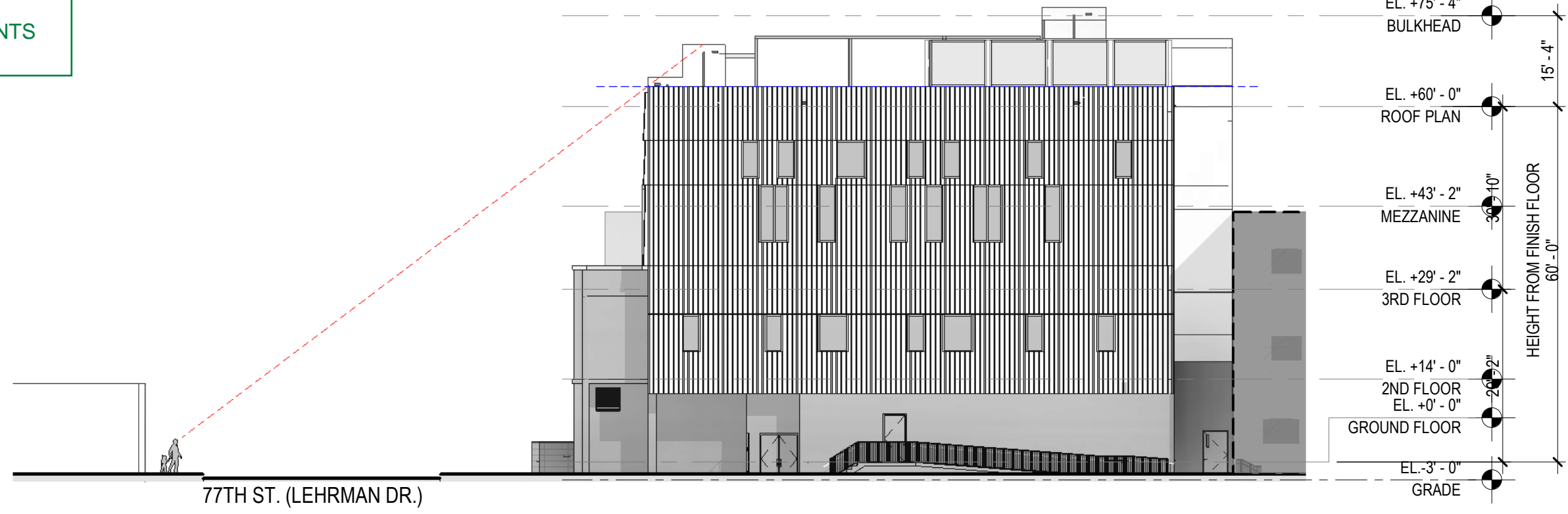
7710 DICKENS AVE.
MIAMI BEACH, FL
33141

COLORED ELEVATION
EXHIBIT - EAST ELEVATION



PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025

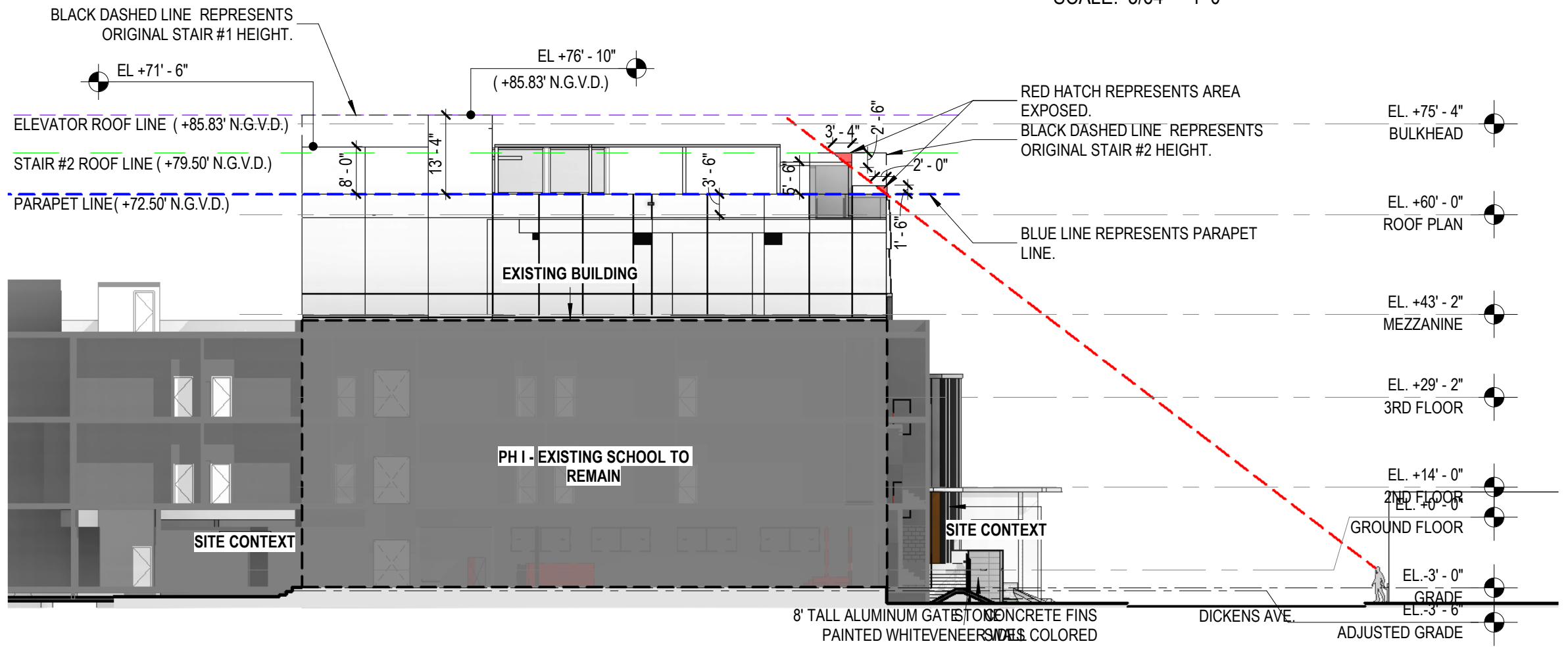
12-7-2025 APPLICATION



NORTH ELEVATION

SCALE: 3/64" = 1'-0"

PROJECT:
LEHRMAN
COMMUNITY
DAY SCHOOL
7710 DICKENS AVE.
MIAMI BEACH, FL
33141

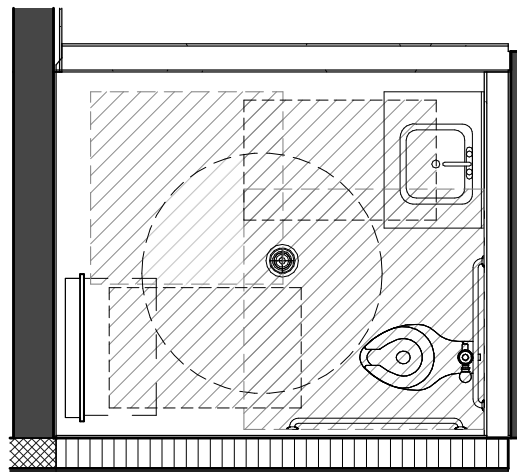


SOUTH ELEVATION

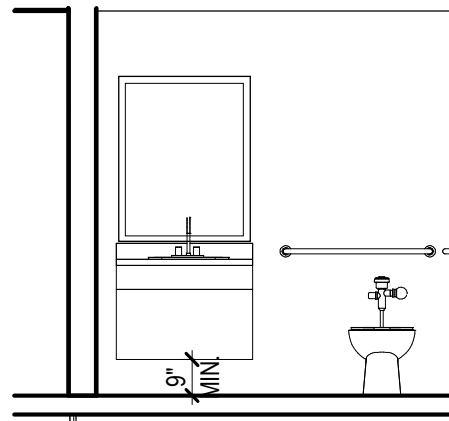
SCALE: 3/64" = 1'-0"

COLORED ELEVATION
EXHIBIT - NORTH
ELEVATION

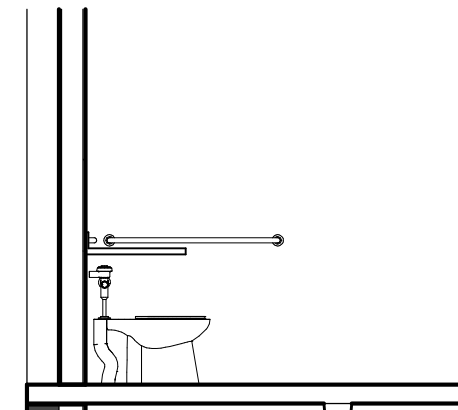
A-1.00C



A RESTROOM @ ROOF LEVEL
SCALE: 1/4" = 1'-0"



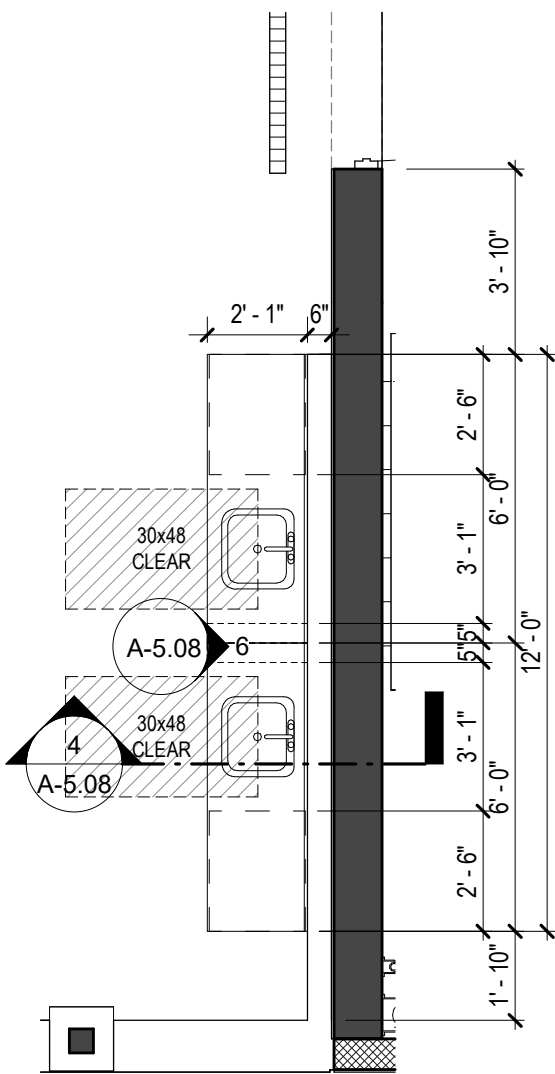
1 ADULT'S RESTROOM EL.
SCALE: 1/4" = 1'-0"



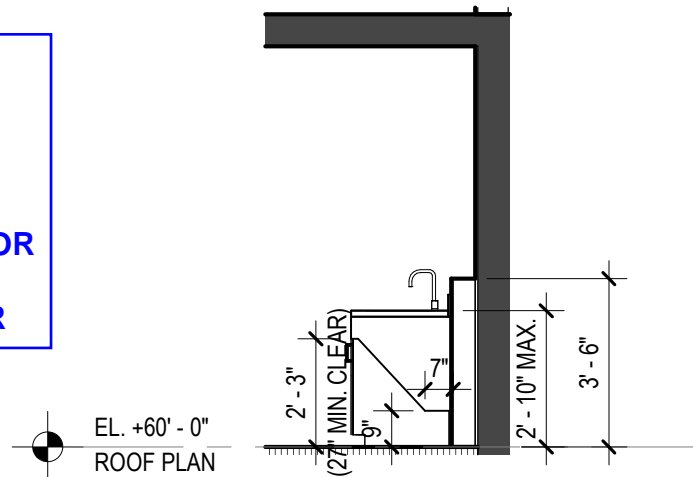
2 ADULT'S RESTROOM EL.
SCALE: 1/4" = 1'-0"

10/17/2025
PROPOSED CHANGES TO
PLANS

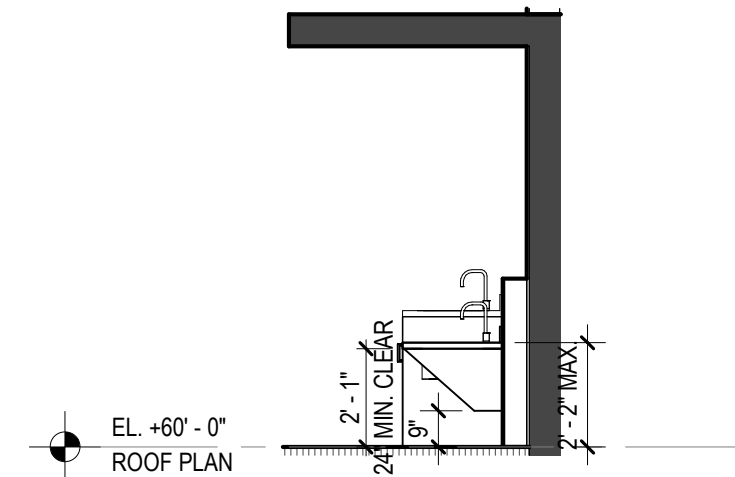
-DETAILS OF THE NEW
BATHROOM AT THE INTERIOR
SPACE AND EXTERIOR
GARDEN CENTER COUNTER



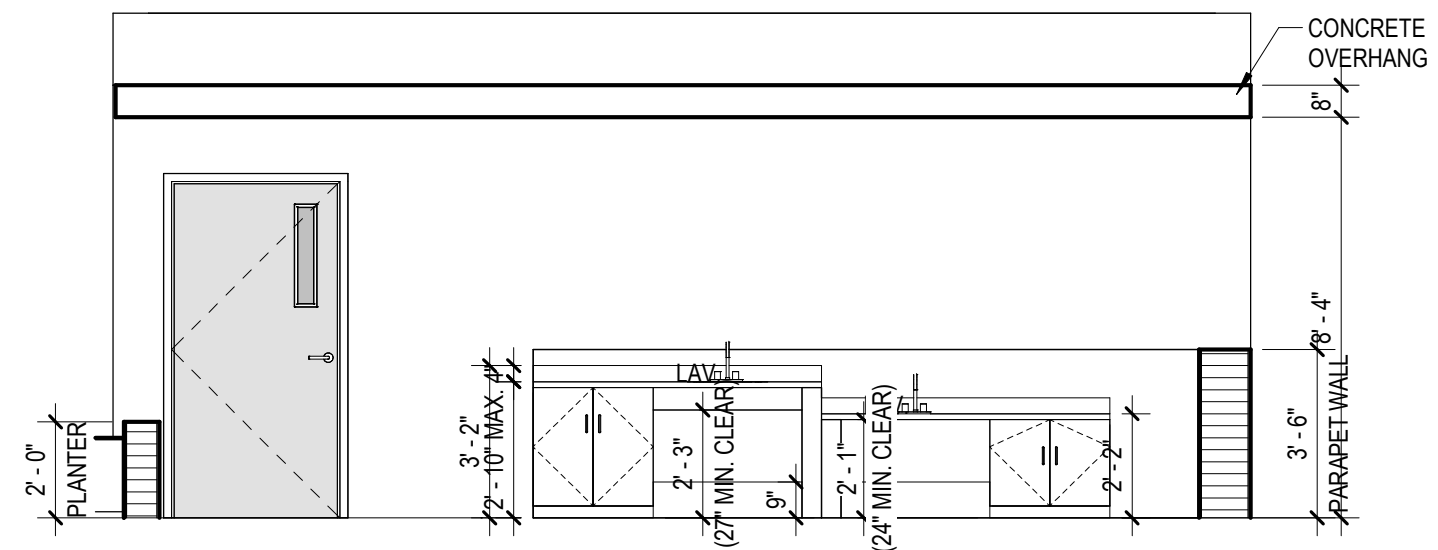
B LAVATORY @ ROOF LEVEL
SCALE: 1/4" = 1'-0"



3 LAVATORY SECTION
SCALE: 1/4" = 1'-0"



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



6 LAVATORY EL. @ ROOF LEVEL
SCALE: 1/4" = 1'-0"

