

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

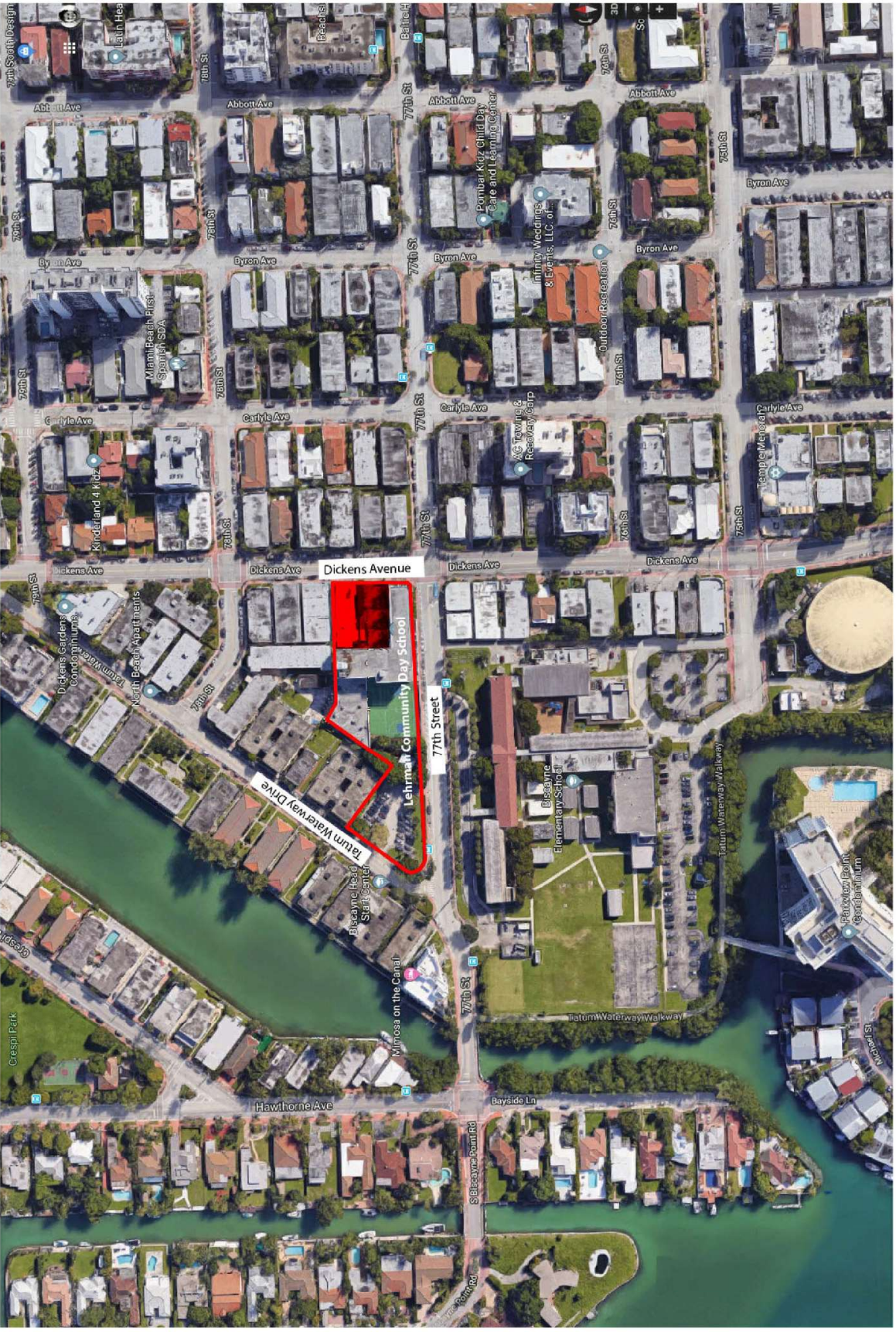
STRUCTURAL
BLISS & NYITRAY
5835 BLUE LAGOON DRIVE, SUITE 400
MIAMI, FL 33126
TEL: (305) 442-7086

MEP
THOMAS E. HENZPE, INC.
ENGINEERS
2691 E OAKLAND PARK BLVD, FORT
LAUDERDALE, FL 33306
(954) 523-4933

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



12-7-2025 APPLICATION



ORIGINAL SUBMITTAL
FROM 5-11-2020

ORIGINAL SUBMITTAL
FROM 5-11-2020

12-7-2025 APPLICATION



NEW WORK DIAGRAM

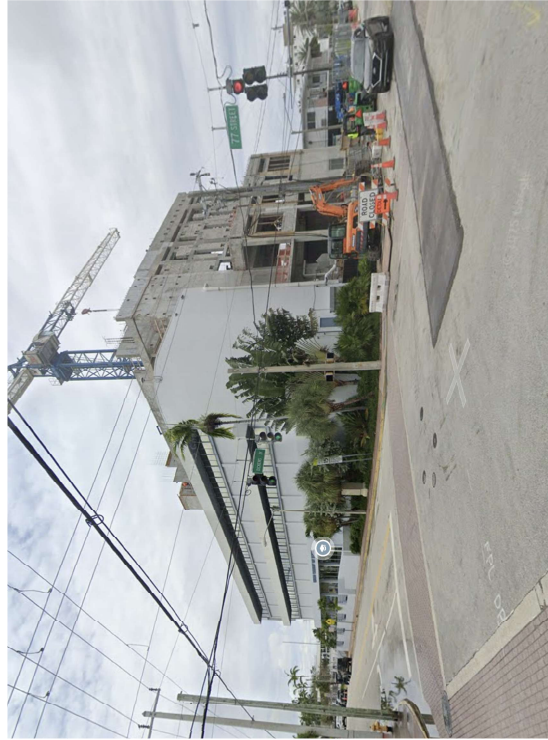
CONSTRUCTION PROGRESS

NEW CONSTRUCTION AS
OF 10/17/2025

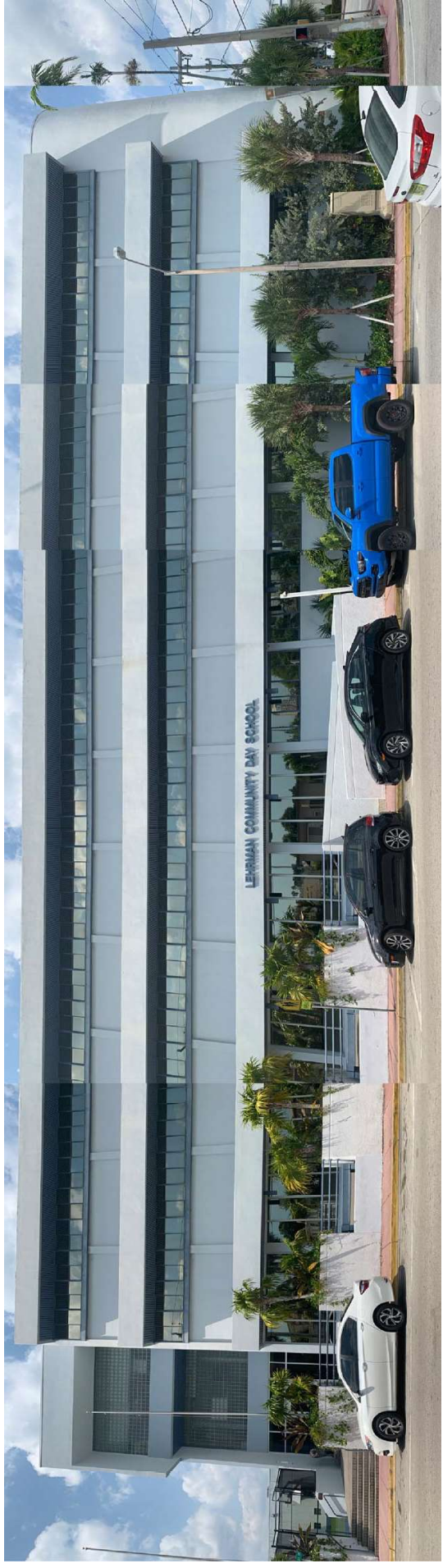
12-7-2025 APPLICATION



(1) VIEW FACING NORTHEAST ON 77th STREET



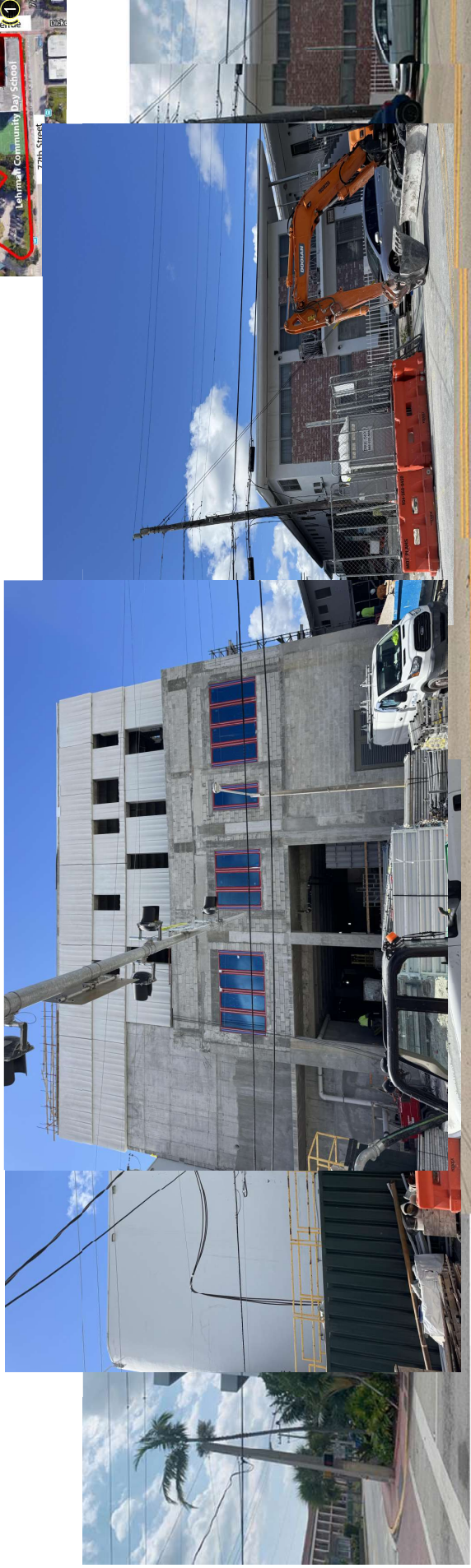
(2) VIEW FACING NORTHWEST ON 77th STREET & DICKENS AVE.



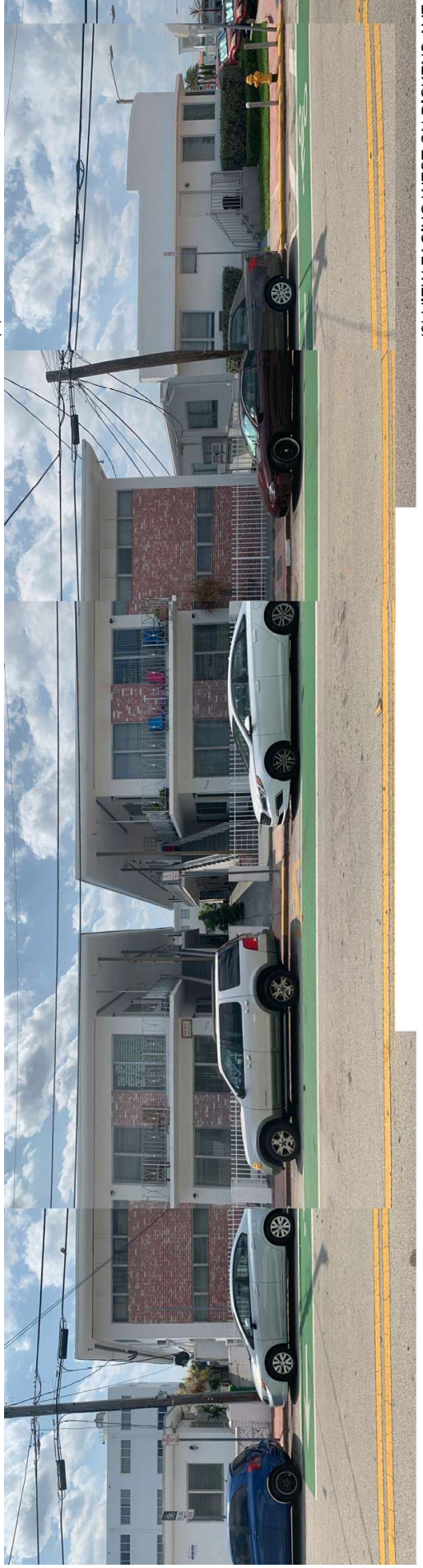
(3) VIEW FACING NORTH ON 77th STREET

NEW CONSTRUCTION AS
OF 10/17/2025

12-7-2025 APPLICATION



(1) VIEW FACING WEST ON DICKENS AVE.



(2) VIEW FACING WEST ON DICKENS AVE.

SITE PHOTOS

1.4

5-11-20

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MIAMI, FL 33132
T 305.577.0082
F info@nc-office.com

NC-office
architecture / urbanism

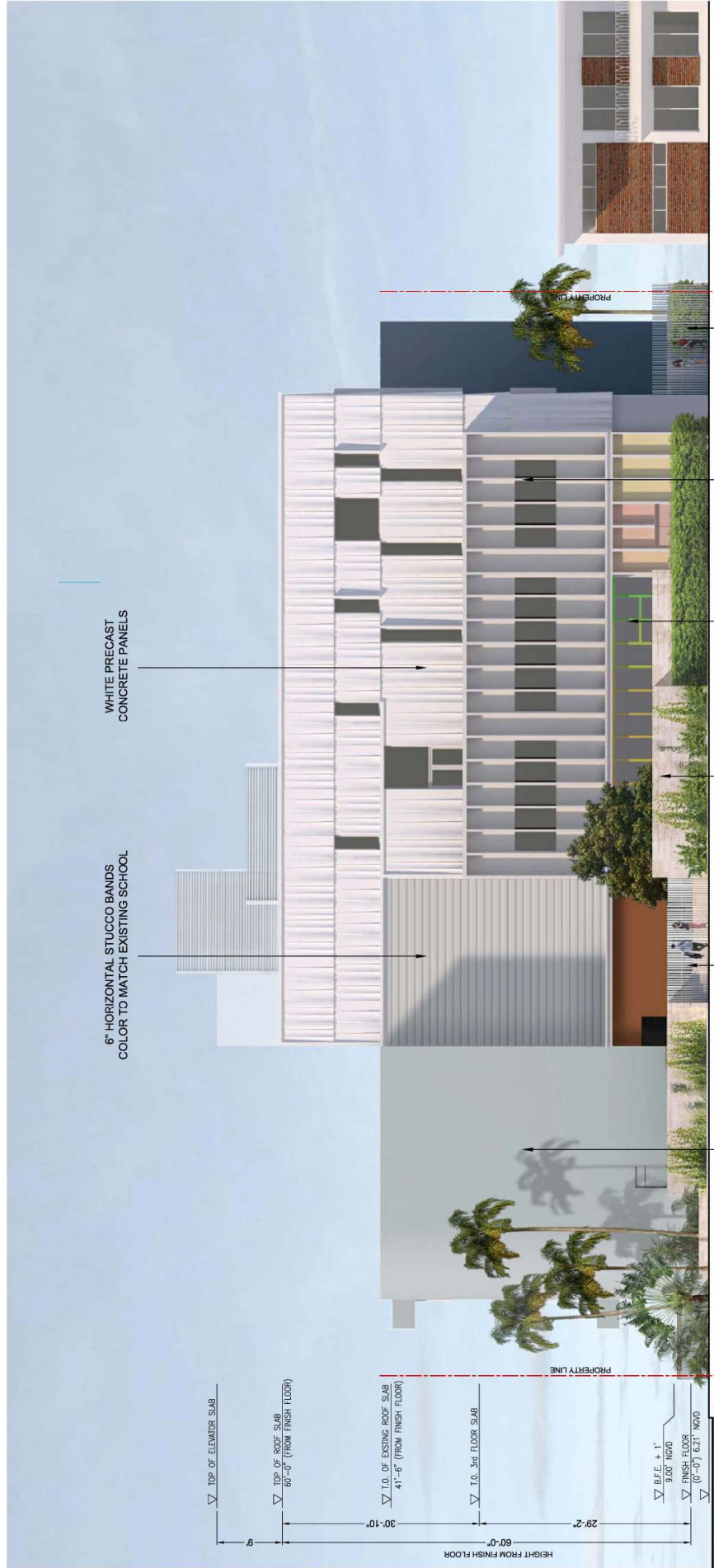
19172

LEHMAN COMMUNITY DAY SCHOOL
777 Leveaux Drive | 77th Street | Miami Beach, Florida 33141

FACADE MODIFICATIONS

ORIGINAL SUBMITTAL
FROM 5-11-2020

12-7-2025 APPLICATION



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772 Lehrman Drive / 77th Street | Miami Beach, Florida 33141
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PROPOSED EAST ELEVATION

3.0
5-11-20

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111 EAST FLAGLER ST #205
MIAMI, FL 33139
T 305.577.0028
E info@nc-office.com

PROPOSED EAST ELEVATION (DICKENS AVE.)

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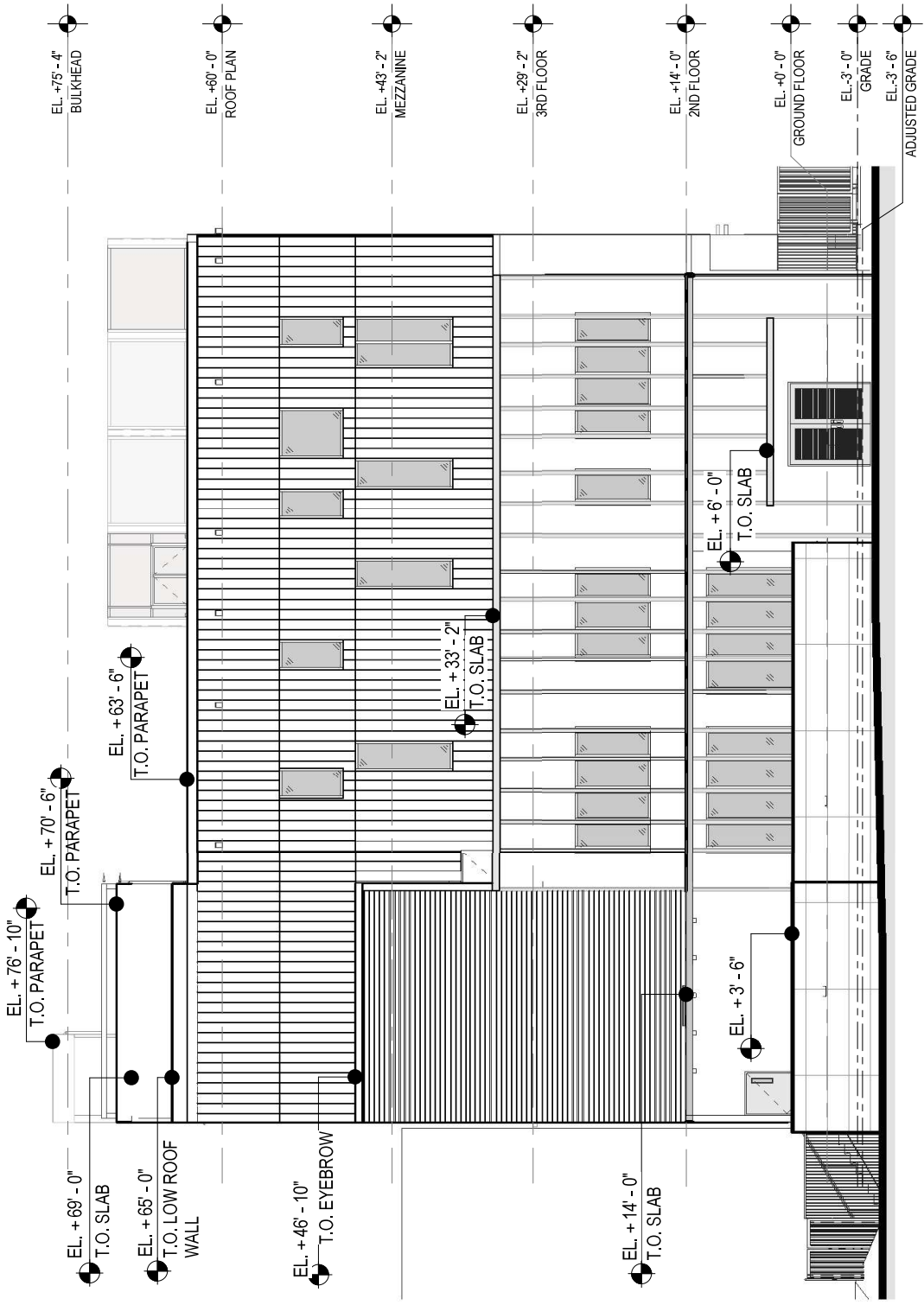
PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025



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

BUILDING ELEVATIONS

A-3.00



EAST ELEVATION

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

10/17/2025

PROPOSED CHANGES TO FACADE
- LARGER SPACING HORIZONTAL
PROTRUSIONS.

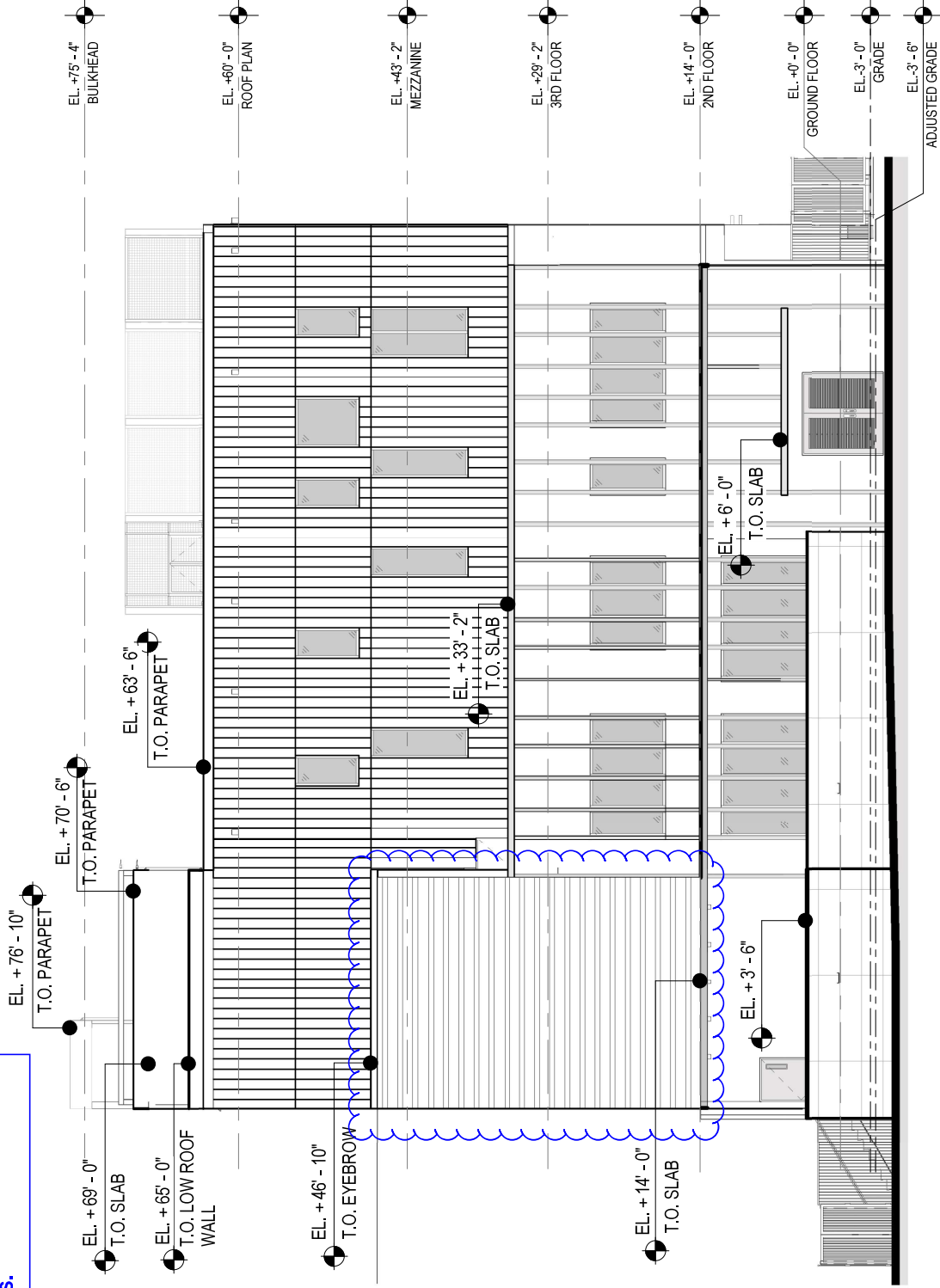
12-7-2025 APPLICATION



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MIAMI BEACH, FL
33141

BUILDING ELEVATIONS

A-3.00



EAST ELEVATION

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

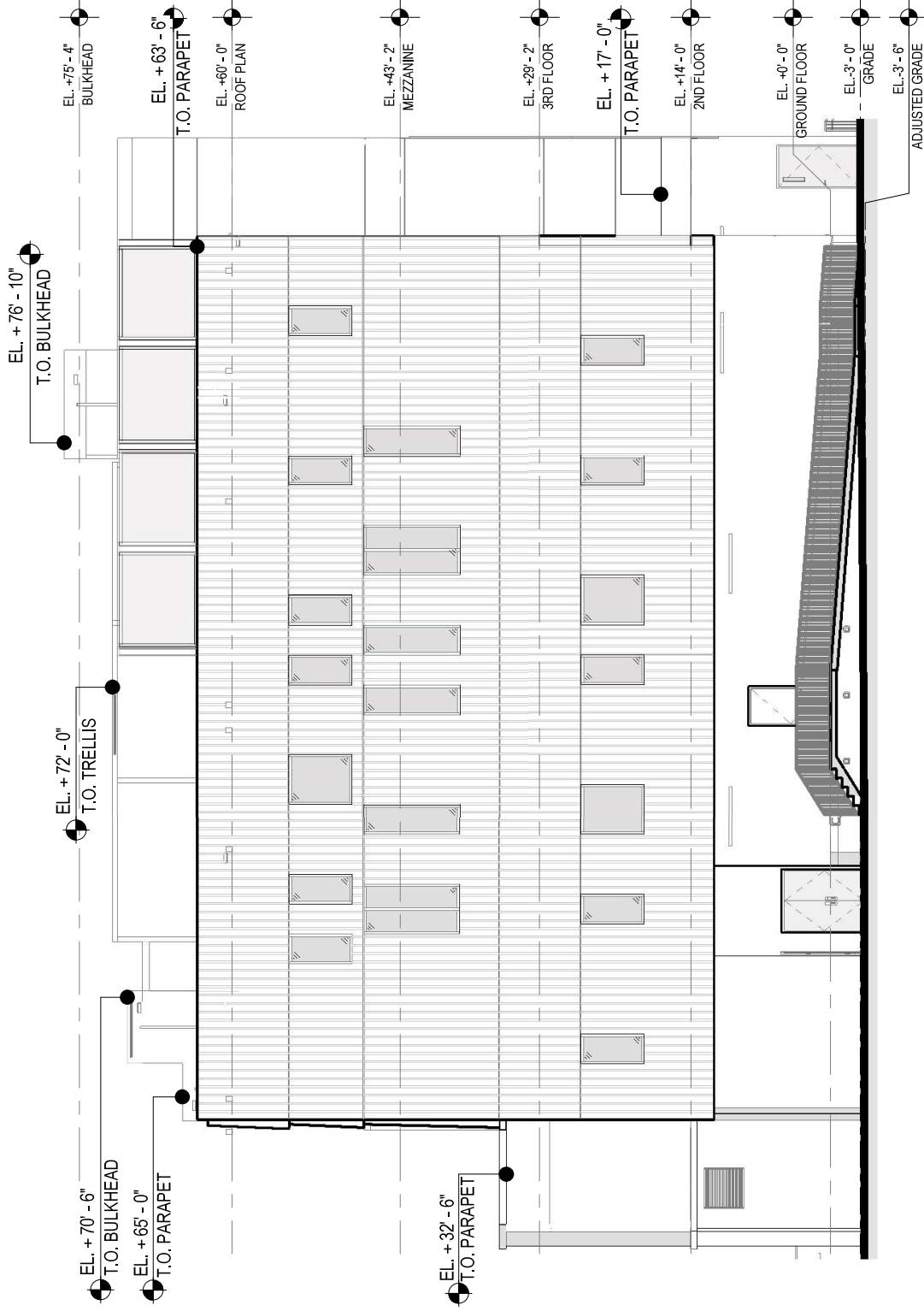
PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025



PROJECT:
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BUILDING ELEVATIONS -
EXISTING

A-3.01



NORTH ELEVATION

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

10/17/2025
PROPOSED CHANGES TO FACADE
- CONTROL JOINTS TO CREATE A
TRI-COLOR PAINT SCHEME



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33141

BUILDING ELEVATIONS - OPTION 1

A-3.01



NORTH ELEVATION

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

10/17/2025
PROPOSED CHANGES TO FACADE
- CONTROL JOINTS TO CREATE A
TRI-COLOR PAINT SCHEME



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BUILDING ELEVATIONS - OPTION 2

A-3.01A



NORTH ELEVATION

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

10/17/2025

PROPOSED CHANGES TO PLANS

- PERSPECTIVE

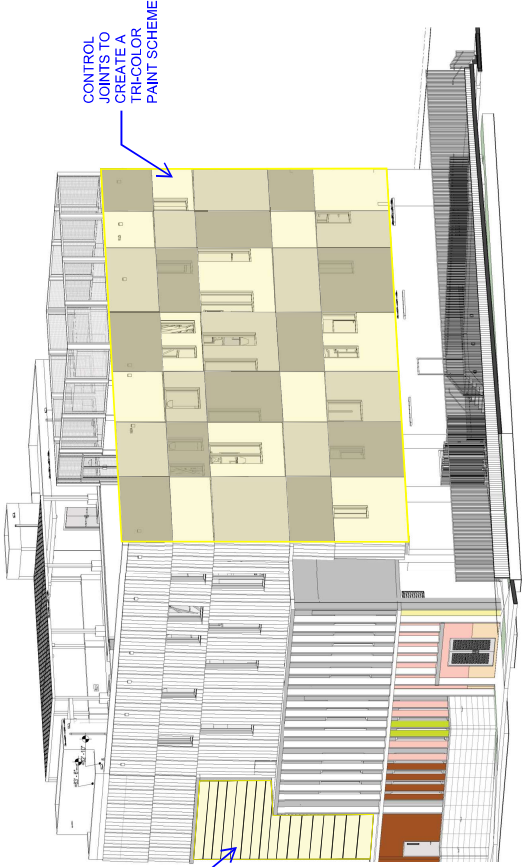
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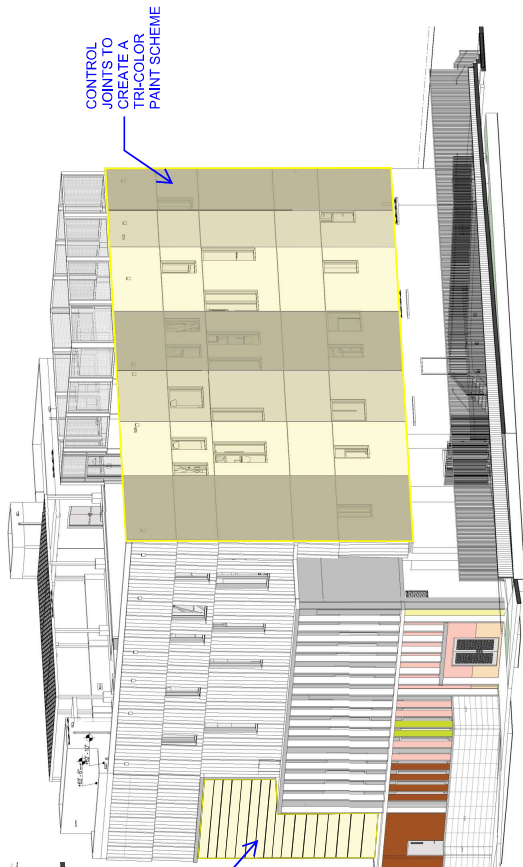
PROJECT:
LEHRMAN
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7710 DICKENS AVE.
MIAMI BEACH, FL
33141

PERSPECTIVES

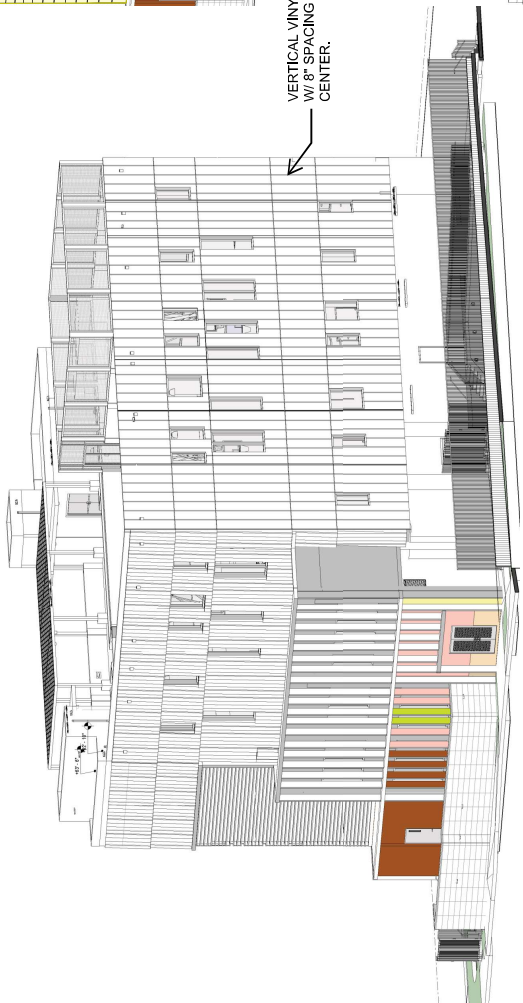
X-1.03



PROPOSED OPTION 1



PROPOSED OPTION 2



EXISTING PERSPECTIVE

VERTICAL VINYL SIDING
W/ 8" SPACING ON
CENTER.



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

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NE VIEW

3.6

5-11-20

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10/17/2025
PROPOSED CHANGES TO PLANS
OPTION 1

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NE VIEW

3.6

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10/17/2025
PROPOSED CHANGES TO PLANS
OPTION 2

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NE VIEW

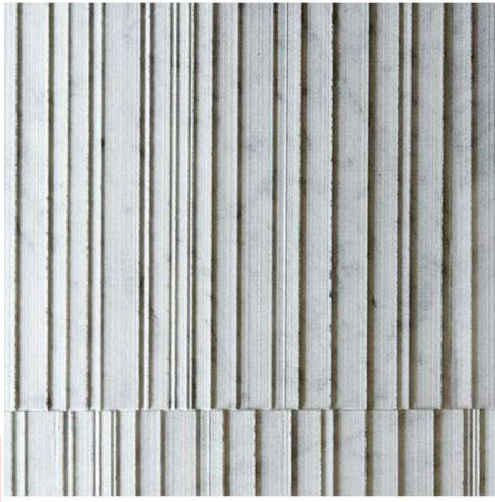
3.6

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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 FINS
at the lower volume of new addition



CORAL STONE WALL
at the entry on Dickins Ave



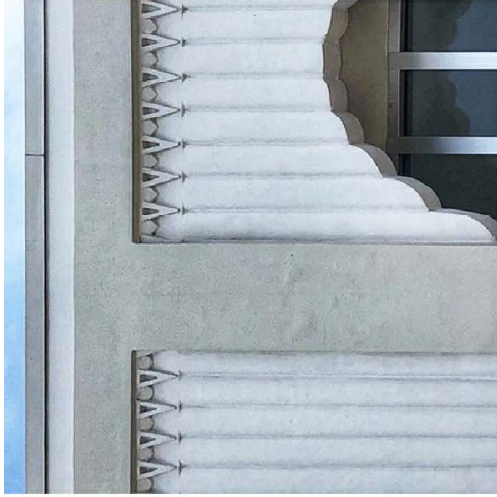
PRECAST PAVERS
at the drop-off

ORIGINAL SUBMITTAL
FROM 5-11-2020

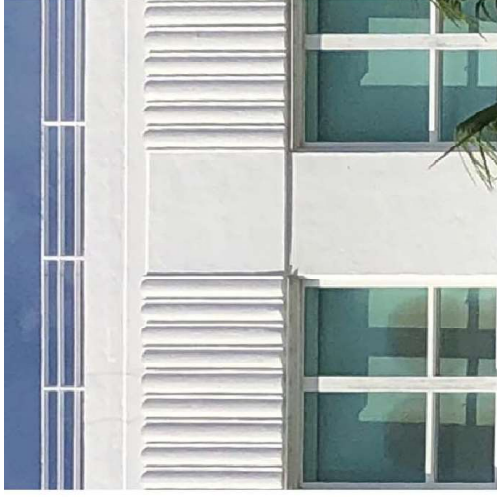
12-7-2025 APPLICATION



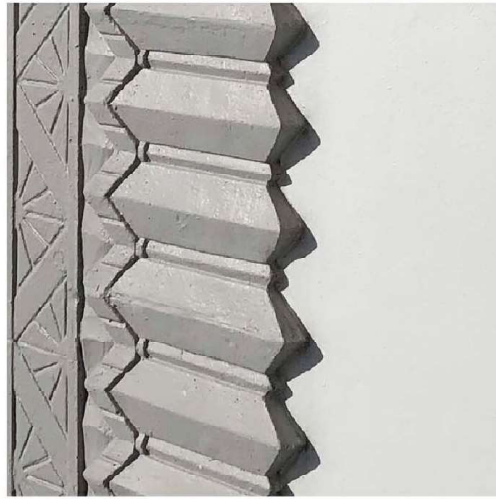
HORIZONTAL STUCCO BANDS



SOFT EDGES



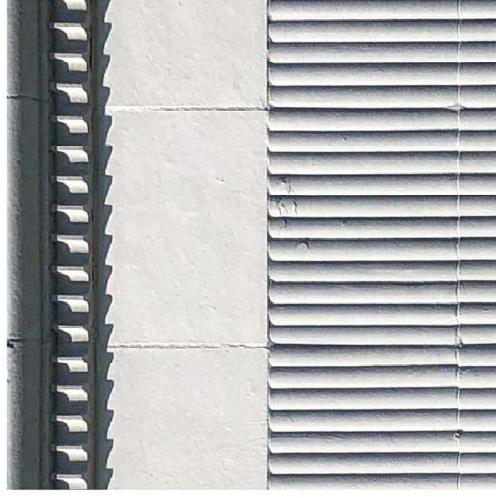
WINDOWS AND SOFT CROWN



COLOR TONE VARIATION



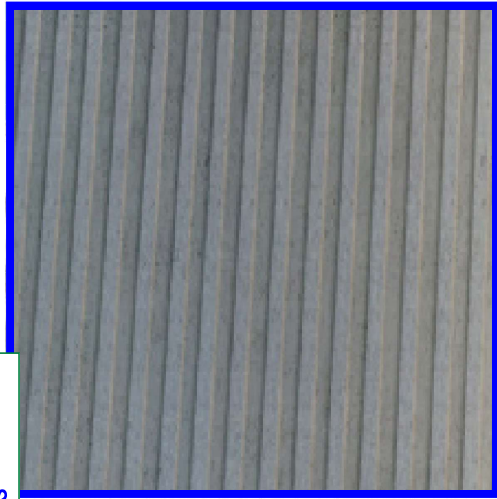
ORNAMENTAL TEXTURE



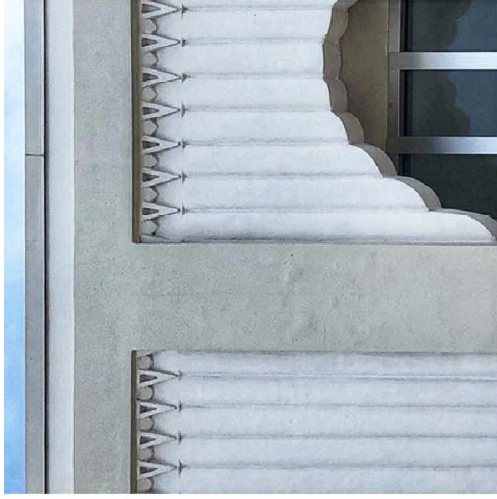
VERTICAL BANDS VS SOLID

10/17/2025
APPROVED & PROPOSED
CHANGES TO PLANS

12-7-2025 APPLICATION



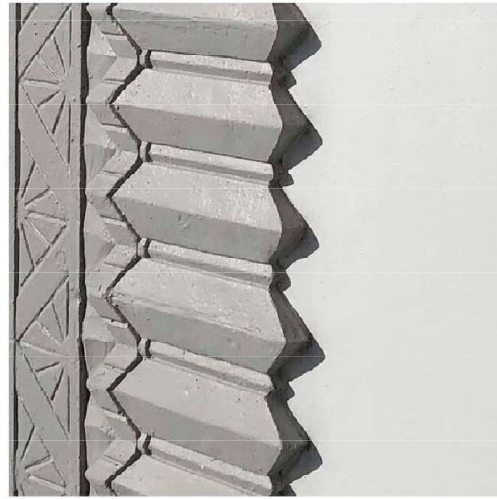
HORIZONTAL CONCRETE SIDING



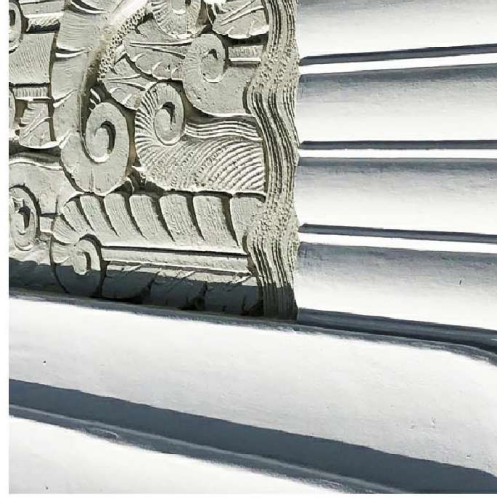
SOFT EDGES



VERTICAL PANELS SIDING



COLOR TONE VARIATION

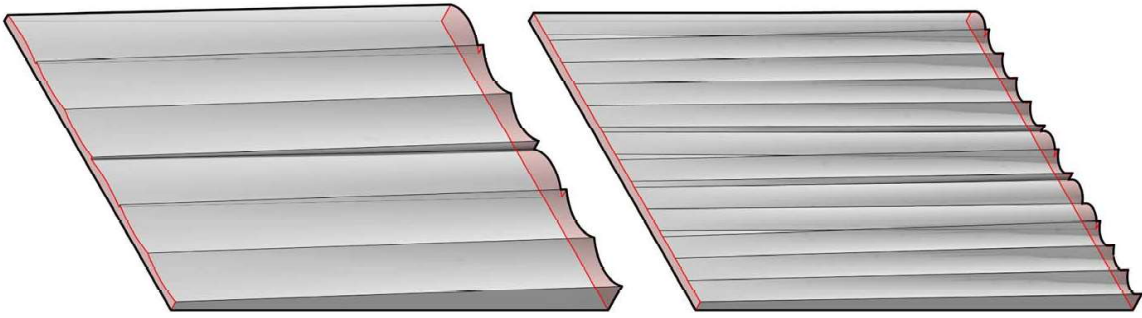
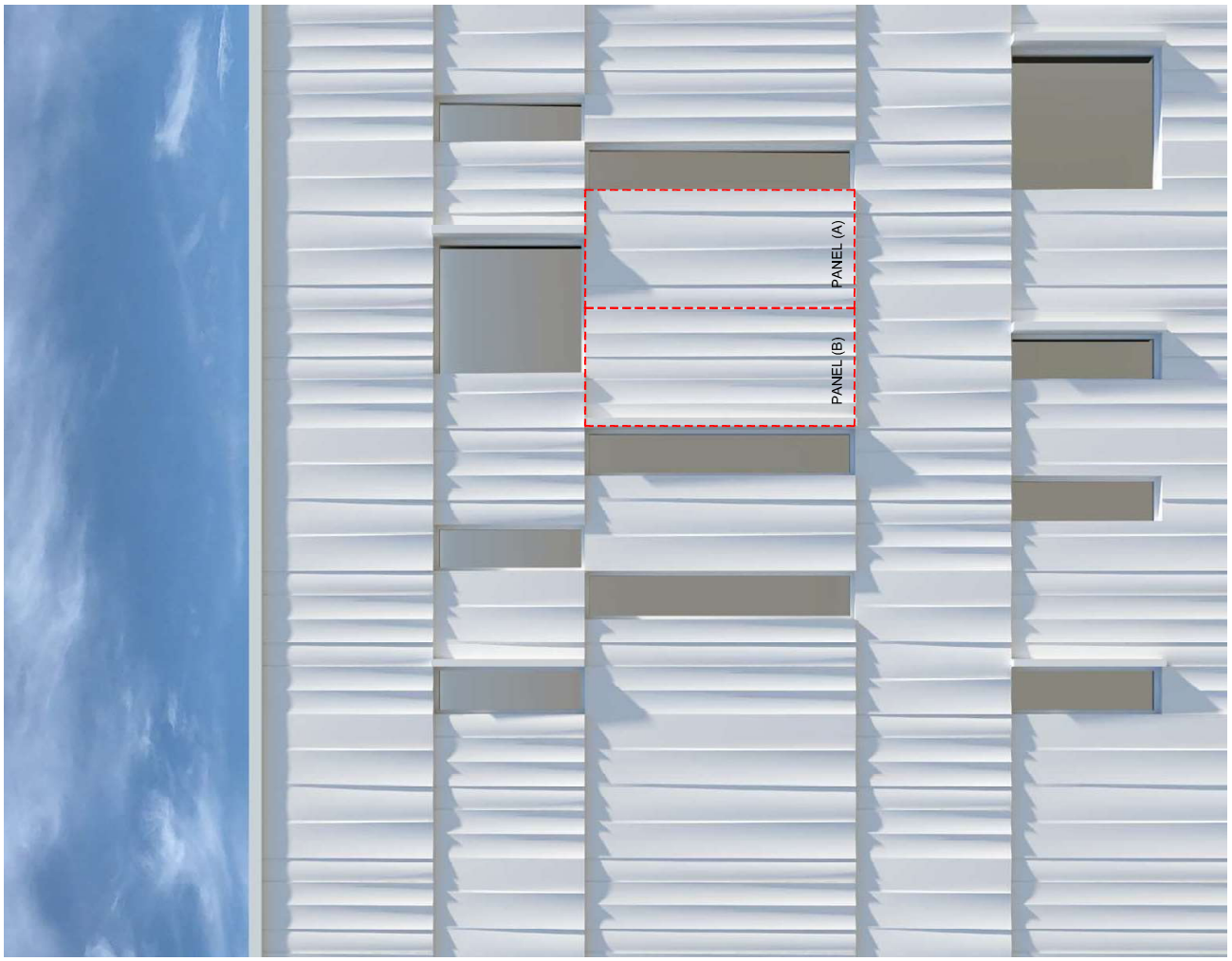


ORNAMENTAL TEXTURE



VERTICAL BANDING ON STUCCO WALL

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PANEL (A)

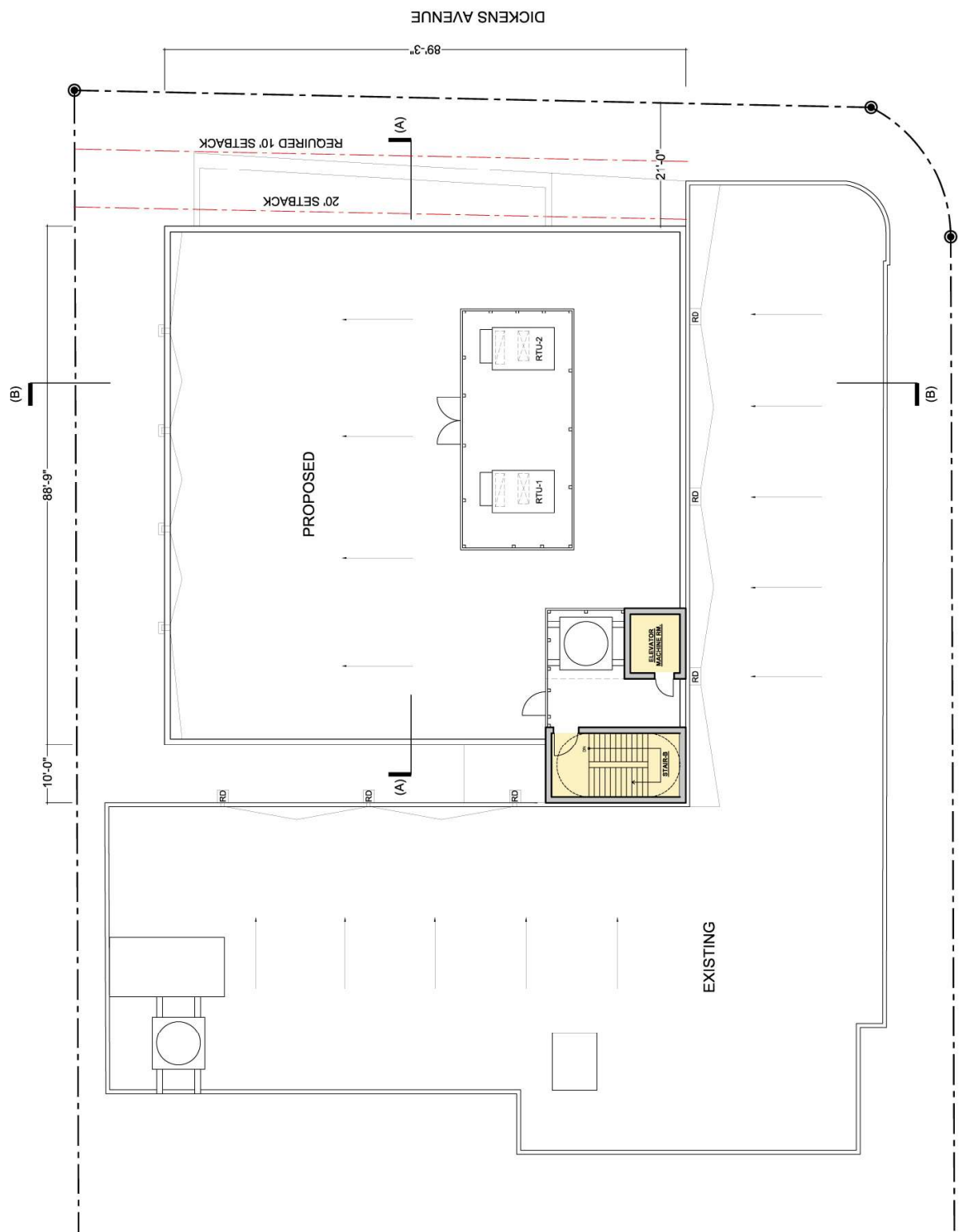
PANEL (B)

ORIGINAL SUBMITTAL
FROM 5-11-2020

ROOF LEVEL VARIANCES

ORIGINAL SUBMITTAL
FROM 5-11-2020

12-7-2025 APPLICATION



77th STREET (LEHRMAN DRIVE)



PROPOSED ROOF PLAN

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

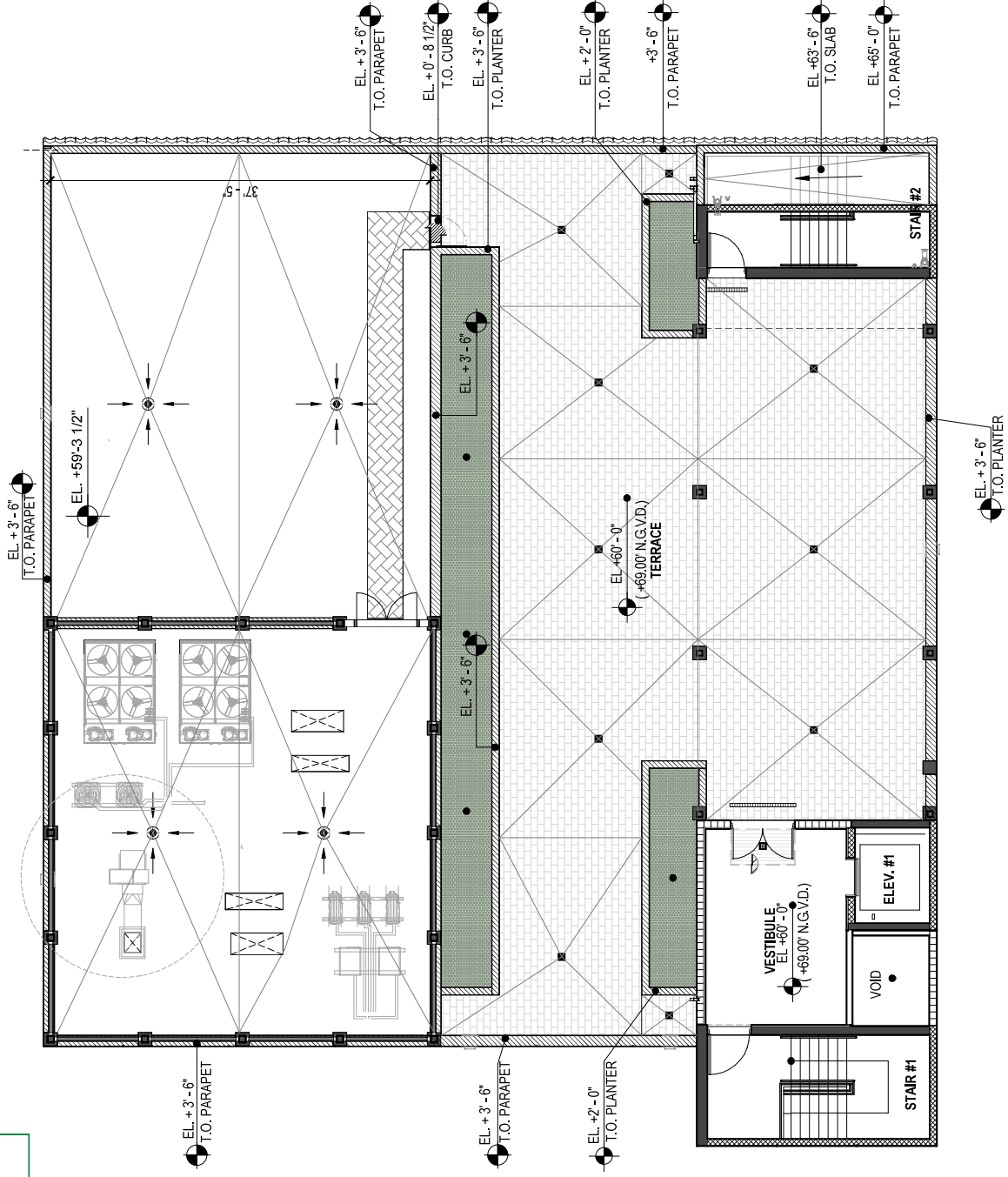
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MIAMI BEACH, FL
33141

OVERALL ROOF LEVEL PLAN - EXISTING

A-2.05



OVERALL ROOF LEVEL FLOOR PLAN

SCALE: 3/82" = 1'-0"

12-7-2025 APPLICATION

10/17/2025
PROPOSED CHANGES TO PLANS
-ADDITION OF BATHROOM TO INTERIOR SPACE AND INCLUDED AN EXTERIOR SINK FOR THE CHILDREN'S GARDEN TERRACE.

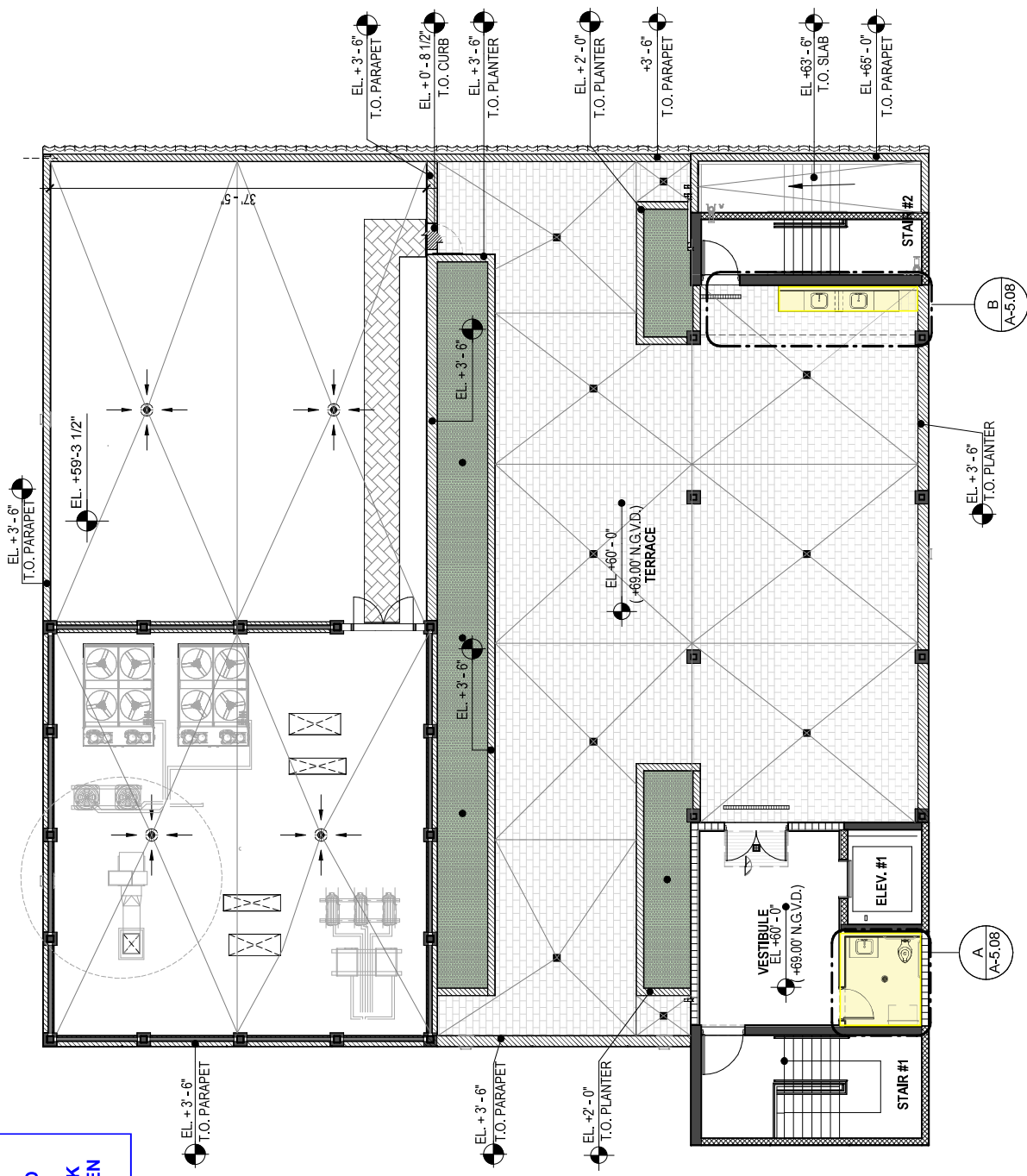


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DAY SCHOOL
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MIAMI BEACH, FL
33141

OVERALL ROOF LEVEL

PLAN - PROPOSED

A-2.05

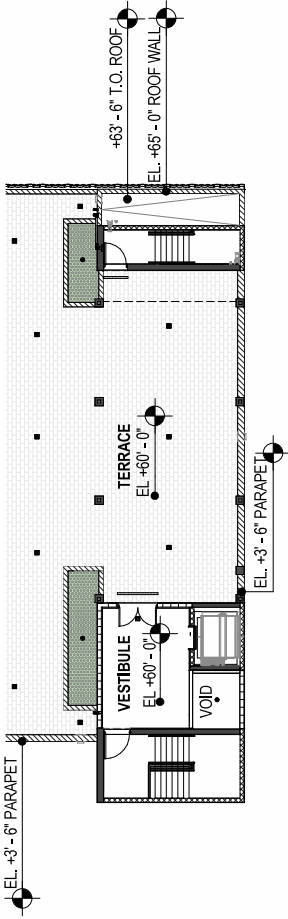


OVERALL ROOF LEVEL FLOOR PLAN

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

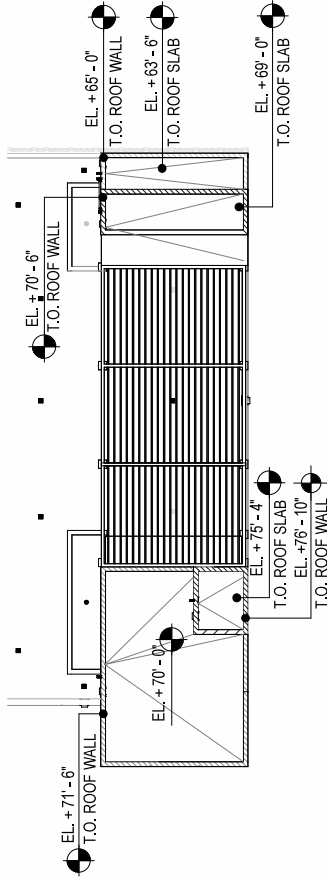
PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025

12-7-2025 APPLICATION



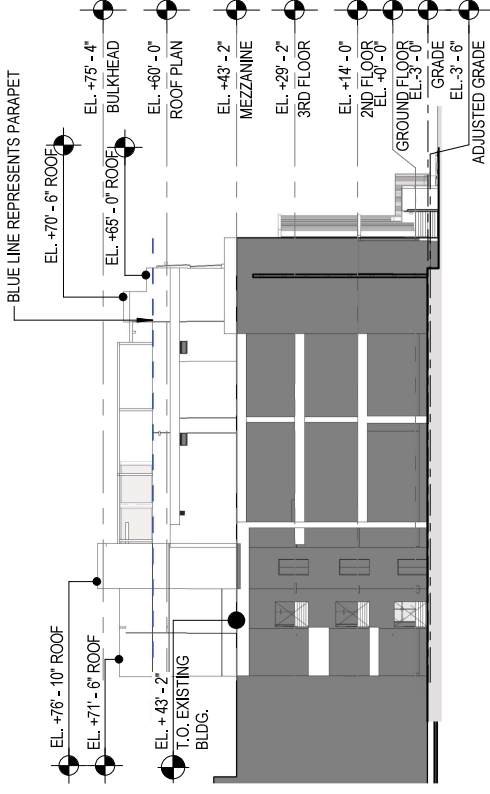
OVERALL ROOF LEVEL

SCALE: 1" = 20'-0"



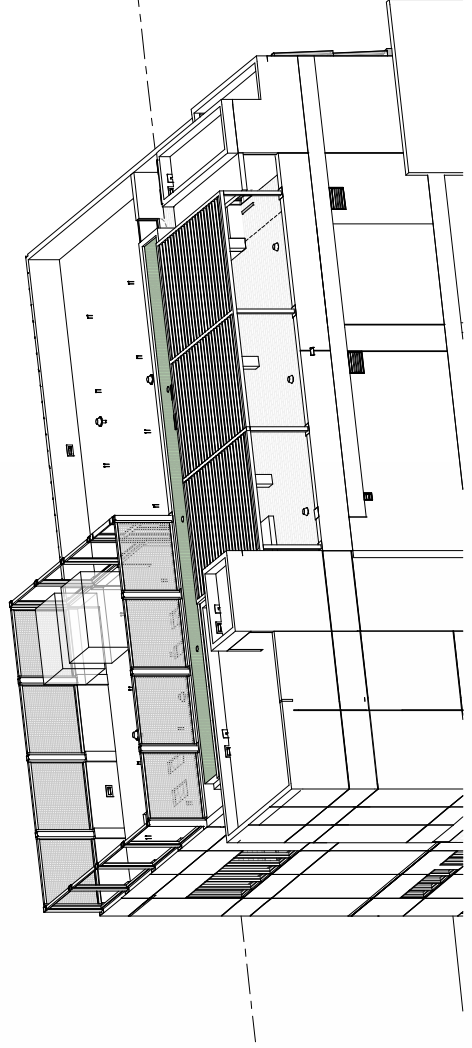
BULKHEAD

SCALE: 1" = 20'-0"



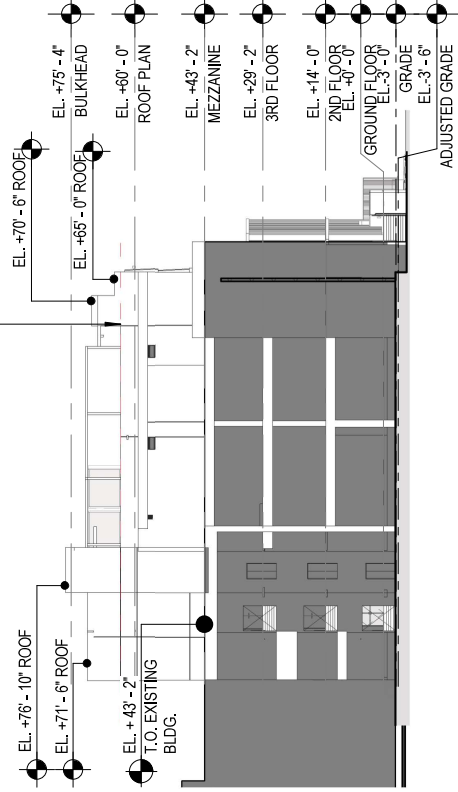
SOUTH ELEVATION

SCALE: 1" = 30'-0"



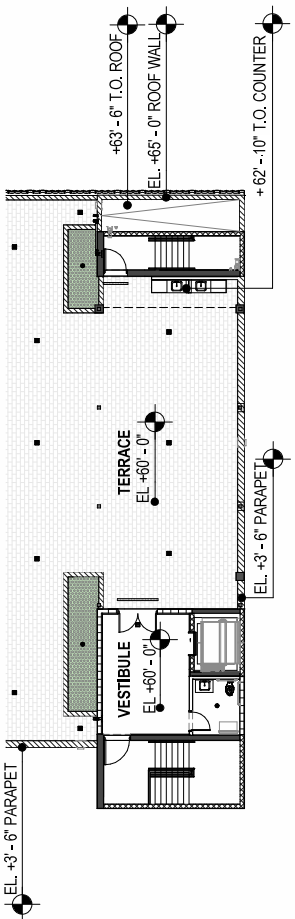
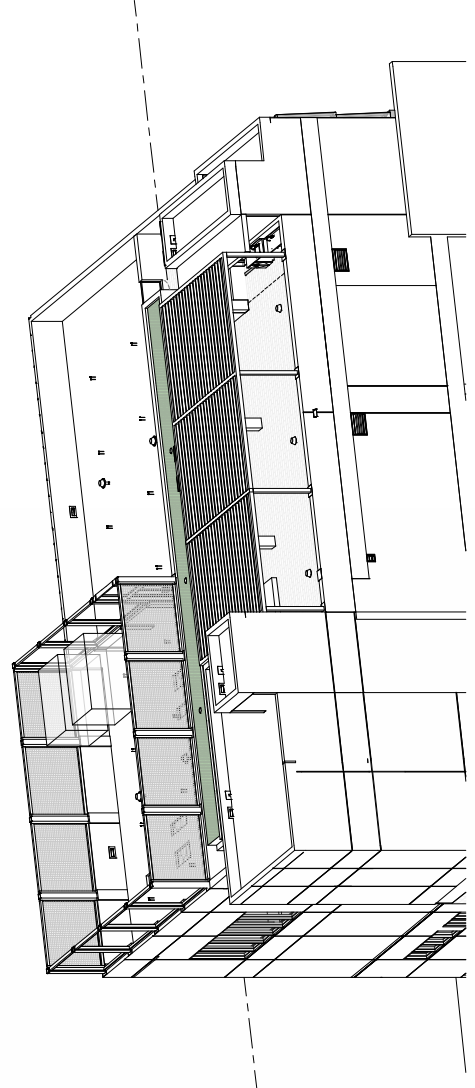
10/17/2025
PROPOSED CHANGES TO PLANS
- REVISED ROOF DECK

12-7-2025 APPLICATION
BLUE LINE REPRESENTS PARAPET



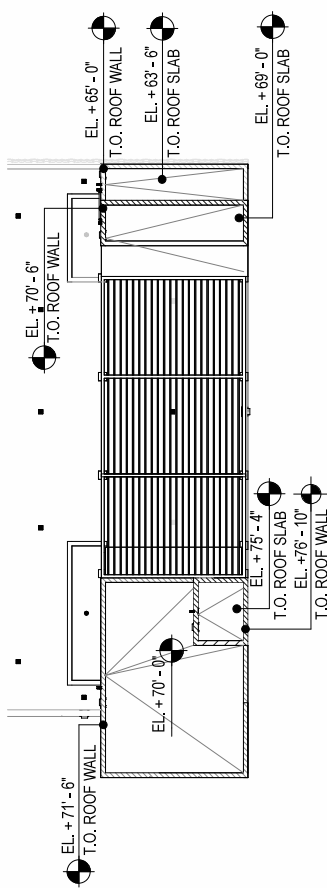
SOUTH ELEVATION

SCALE: 1" = 30'-0"



OVERALL ROOF LEVEL

SCALE: 1" = 20'-0"



BULKHEAD

SCALE: 1" = 20'-0"

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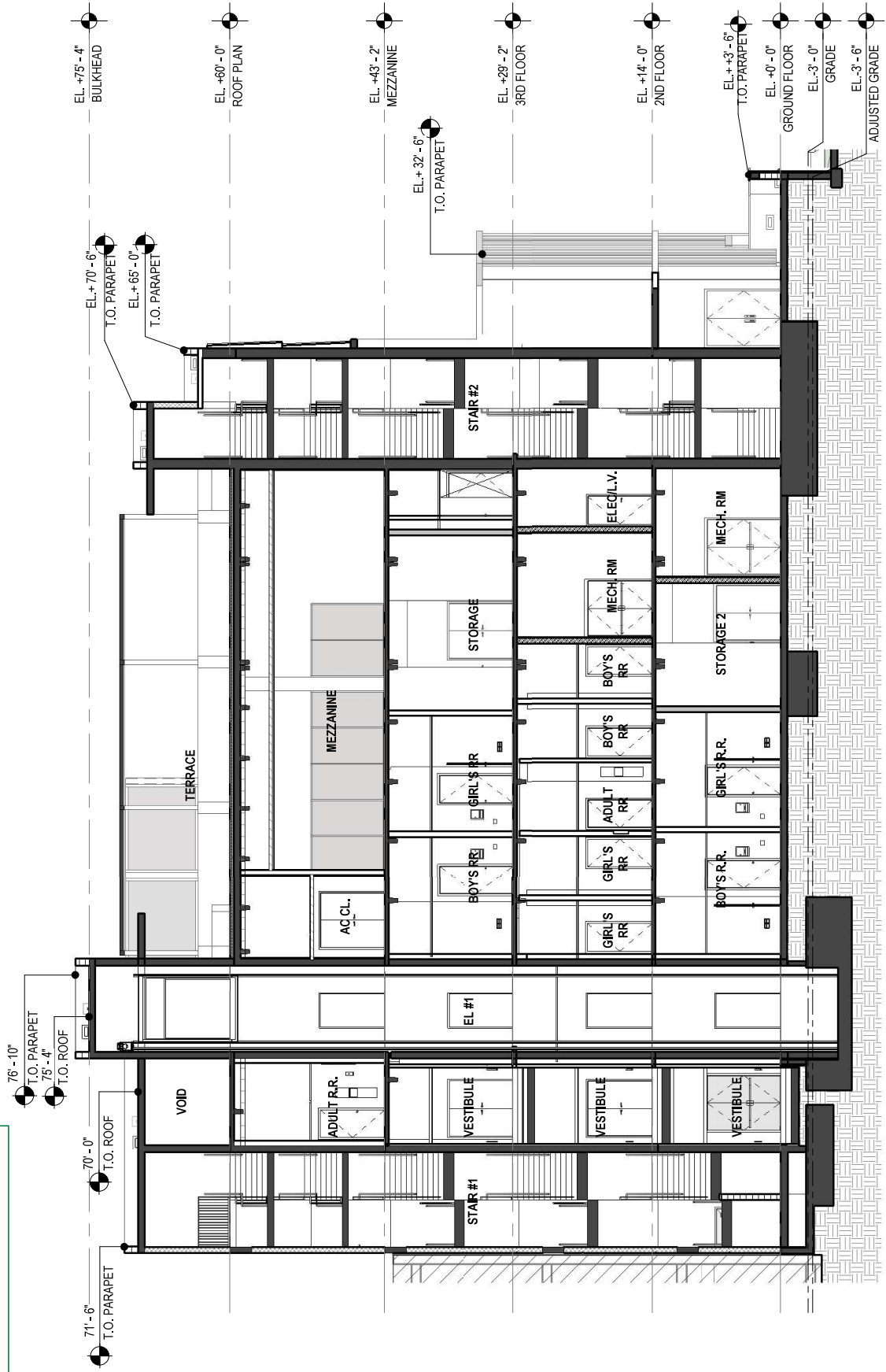
PER LATEST APPROVED
CONSTRUCTION DOCUMENTS
AS OF 10/17/2025



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

BUILDING SECTIONS - EXISTING

A-4.02A



1 BUILDING SECTION

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

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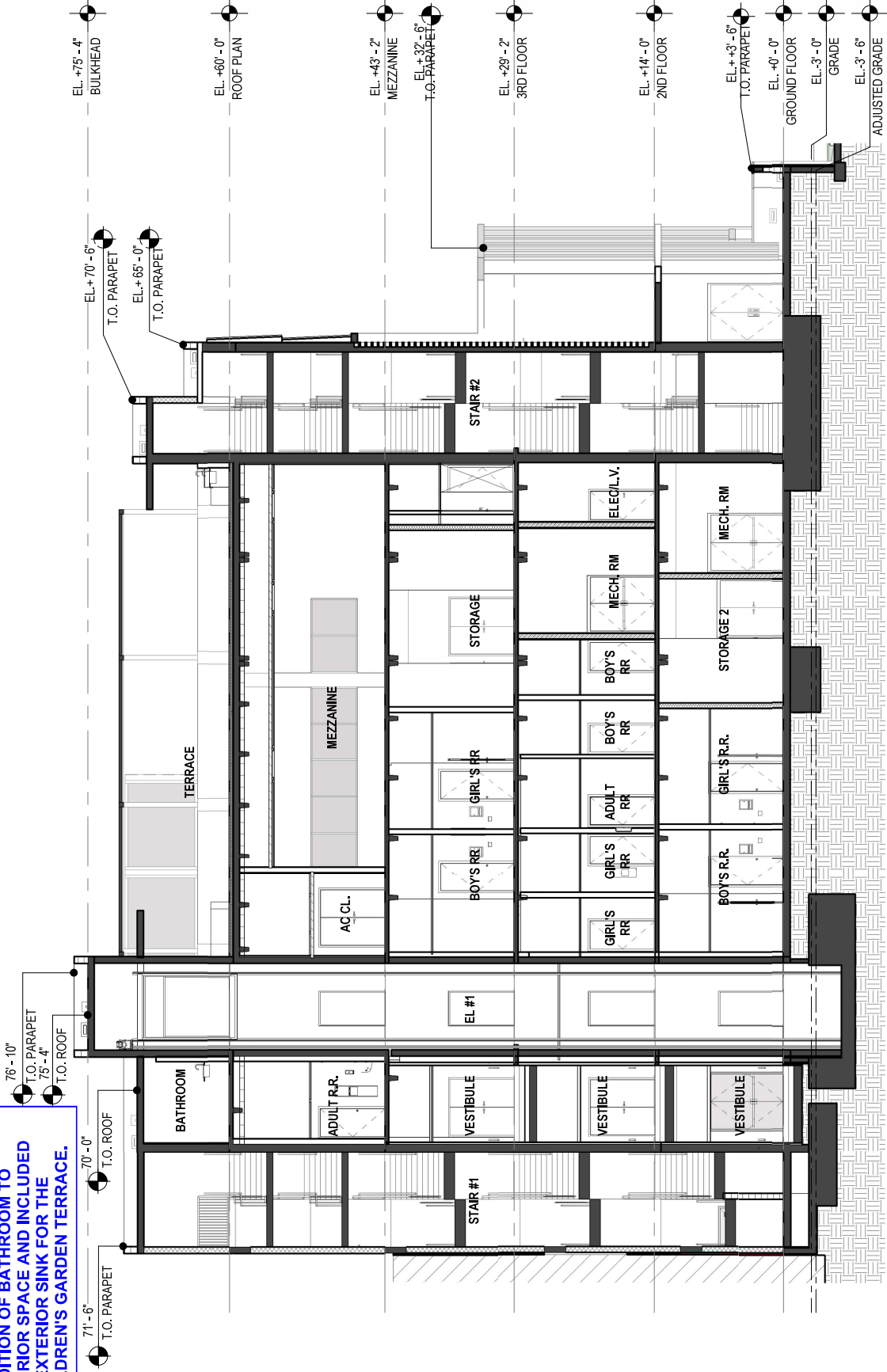
10/17/2025
PROPOSED CHANGES TO PLANS
-ADDITION OF BATHROOM TO INTERIOR SPACE AND INCLUDED AN EXTERIOR SINK FOR THE CHILDREN'S GARDEN TERRACE.



PROJECT:
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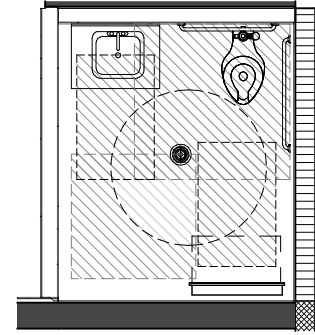
BUILDING SECTIONS - PROPOSED

A-4.02A



1 BUILDING SECTION

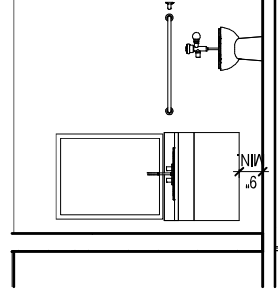
SCALE: 3/32" = 1'-0"



A RESTROOM @ ROOF LEVEL

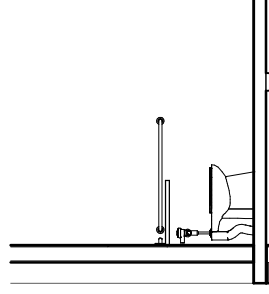
SCALE: 1/4" = 1'-0"

10/17/2025
 PROPOSED CHANGES TO
 PLANS
 -DETAILS OF THE NEW
 BATHROOM AT THE INTERIOR
 SPACE AND EXTERIOR
 GARDEN CENTER COUNTER



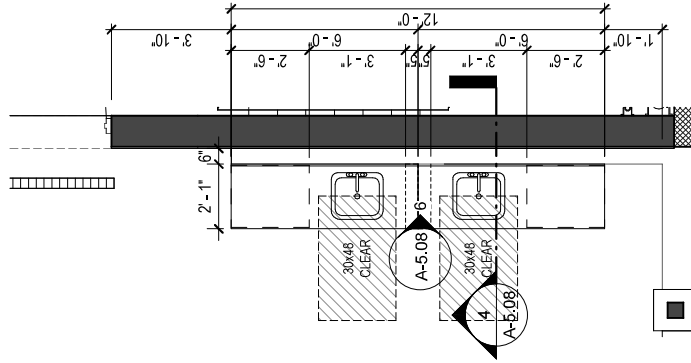
1 ADULT'S RESTROOM EL.

SCALE: 1/4" = 1'-0"



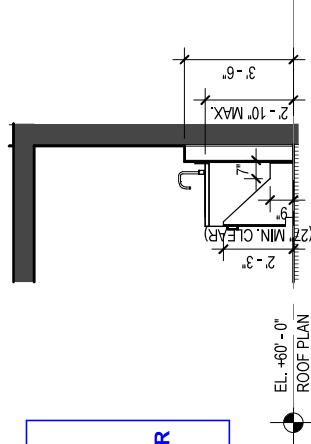
2 ADULT'S RESTROOM EL.

SCALE: 1/4" = 1'-0"



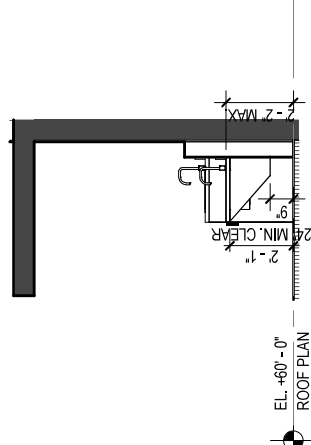
B LAVATORY @ ROOF LEVEL

SCALE: 1/4" = 1'-0"



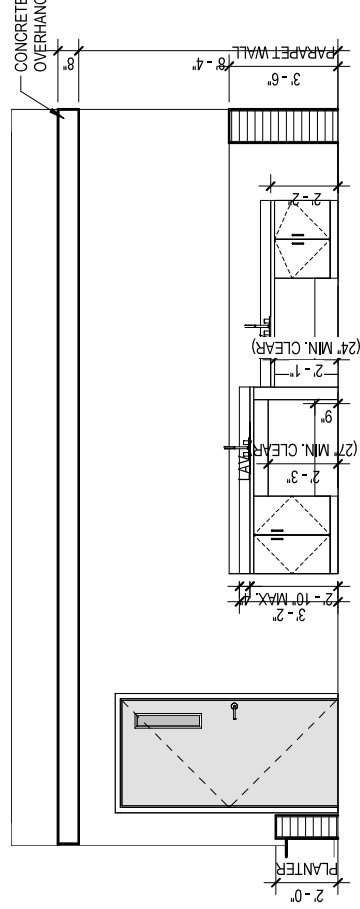
3 LAVATORY SECTION

SCALE: 1/4" = 1'-0"



4 LAVATORY SECTION 2

SCALE: 1/4" = 1'-0"



6 LAVATORY EL. @ ROOF LEVEL

SCALE: 1/4" = 1'-0"

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ENLARGED RESTROOMS,
 LAVATORY FLOOR PLAN,
 ELEVATION & DETAILS

A-5.08

LEGEND
ORIGINAL SUBMITTAL FROM 5-11-2020
EXISTING CD PLAN AS OF 10-17-2025
PROPOSED CHANGES TO PLANS 10-17-2025

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 an 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



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E. info@nc-office.com

111 EAST FLAGLER ST. #205
Miami FL 33131



12-7-2025 APPLICATION

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FROM 5-11-2020



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Architecture / Urbanism
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5-11-20

3.6

NE VIEW

LEHRMAN COMMUNITY DAY SCHOOL
7721 LEHRMAN DRIVE / 77TH STREET | MIAMI BEACH, FLORIDA 33141

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