

NOTES:
ALL IMPROVEMENTS TO OCCUR OUTSIDE
PROPERTY BOUNDARIES REQUIRE
APPLICABLE OUTSIDE AGENCY REVIEWS
AND APPROVALS.

NEW SLIDING VEHICULAR
GATE W/ ENTRY FEATURE
INSTALL
NO PARKING SIGNS

NOTE:
ADDITIONAL
FLORA REQ'D.

PROPOSED
ORNAMENTAL FENCE

PROPOSED
ADDITIONAL TRAFFIC LANE TO
ACCOMMODATE TRUCK
TRAFFIC AND
HANDOVERABILITY

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR

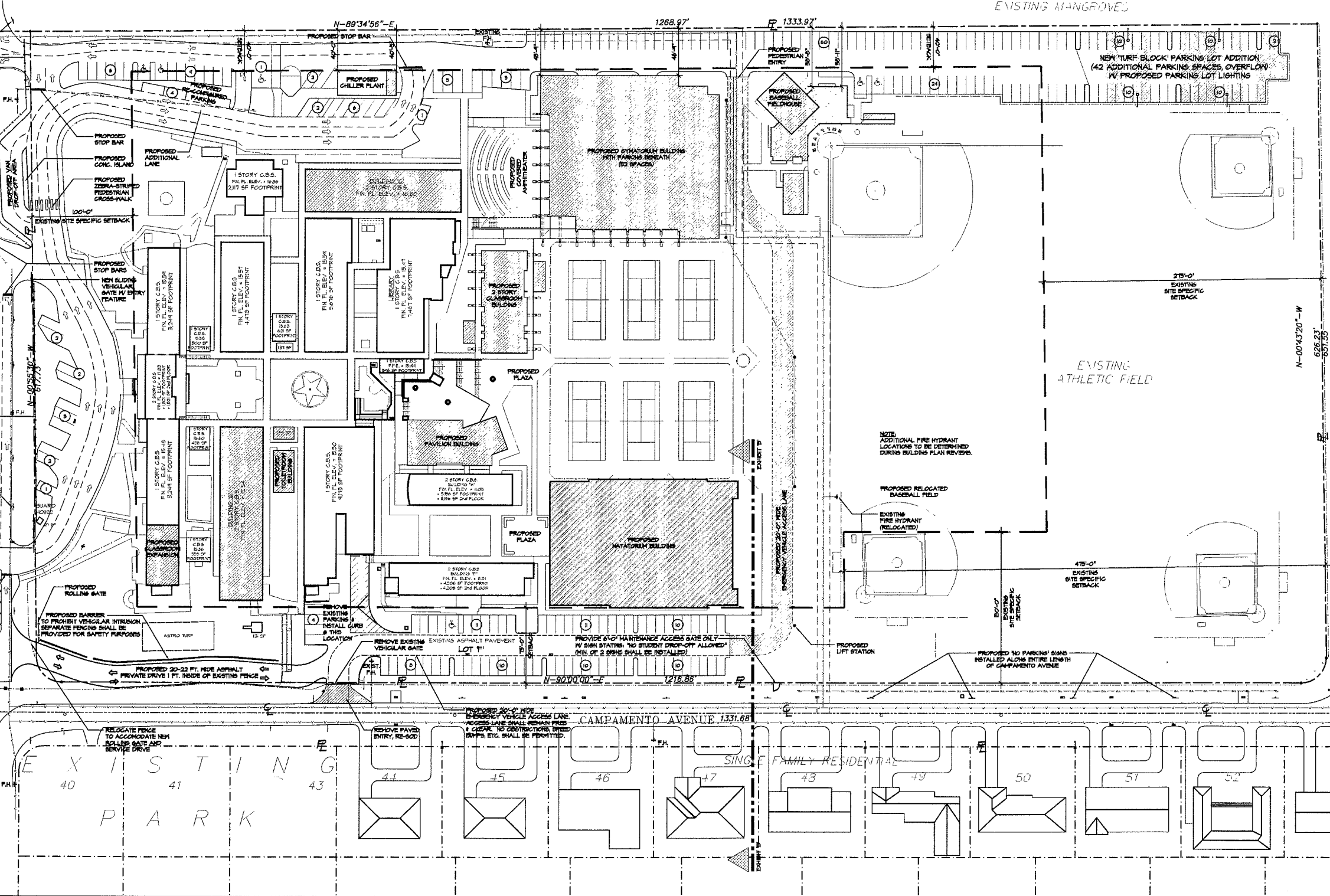
PROPOSED
STOP BAR

PROPOSED
STOP BAR

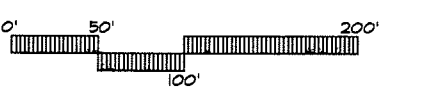
PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
STOP BAR



FINAL REVISED MASTER PLAN SCALE: 1" = 50'-0"



GILI-McGRAW
ARCHITECTS, L.L.P.

11.15.2010

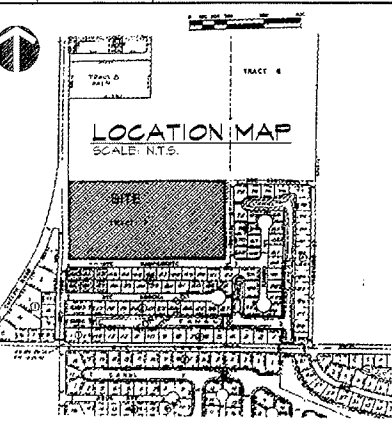
UPDATED TABLE OF CALCULATIONS

ZONE USE:	5" - RESIDENTIAL, SPECIAL USE (EDUCATIONAL FACILITY)
FLOOD HAZARD ZONE:	"X"
BASE FLOOD ELEVATION:	11.00 FT N.G.V.D.
LAND AREA:	
TOTAL LAND AREA	81,914 S.F. (18.8226 ACRES)
EXISTING BUILDING G.S.F.	82,208 GROSS SQ. FT.
BUILDINGS G.S.F. TO BE REMOVED	28,098 GROSS SQ. FT.
PROPOSED NEW BUILDING G.S.F.	124,710 GROSS SQ. FT.
BUILDING LOT COVERAGE (BLDG. FOOTPRINT ONLY)	35% 286,910 S.F.
TOTAL LOT COVERAGE EXISTING	6.6% 10,620 S.F.
TOTAL LOT COVERAGE TO BE REMOVED	2.8% (22,695 S.F.)
TOTAL ADD'L LOT COVERAGE PROPOSED	4.8% 18,900 S.F.
TOTAL ULTIMATE LOT COVERAGE	15.5% 126,195 S.F.
TOTAL BUILDING FLOOR AREA	
EXISTING BUILDINGS G.S.F.	82,208 G.S.F.
EXISTING BLDGS. G.S.F. TO BE REMOVED	(28,098 G.S.F.)
PROPOSED NEW BLDGS. G.S.F.	124,710 G.S.F.
TOTAL ULTIMATE FLOOR AREA	161,810 G.S.F.
F.A.R. (MAX. 55%)	
TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE	22.15% 161,810 G.S.F. / 81,914 S.F.
LANDSCAPED OPEN SPACE (MIN. % REQUIRED)	35% 286,910 S.F.
BUILDING LOT COVERAGE	126,195 S.F.
PARKING & PAVED AREAS	126,580 S.F.
ATHLETIC COURTS	40,220 S.F.
TOTAL % PROVIDED AFTER ALL PHASES	81,914 S.F. - 29,098 S.F. = (64.2%) 52,816 S.F.

MAXIMUM HEIGHT OF THE BUILDING ALLOWED:	45 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
MAXIMUM PROPOSED BUILDING HEIGHT:	53 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
NUMBER OF STORIES:	EXISTING: 1 AND 2-STORY PROPOSED: 2-STORY AND 2-STORY W/ PARKING OR STORAGE BENEATH
PARKING:	
EXISTING NUMBER OF REGULAR PARKING SPACES:	281 SPACES
EXISTING NUMBER OF H.C. PARKING SPACES:	4 SPACES
NUMBER OF REGULAR SPACES TO BE REMOVED:	85 SPACES
NUMBER OF H.C. SPACES TO BE REMOVED:	0 SPACES
NEW REGULAR SPACES TO BE ADDED:	82 SPACES
NEW H.C. SPACES TO BE ADDED:	4 SPACES
# OF PARKING SPACES REQUIRED: CORAL GABLES ZONING CODE, SECTION 5-1403(B)	
(1 parking space for each FTE, plus 1 parking space per 4 students aged 16 yrs or older based on max. capacity)	
FULL-TIME EMPLOYEES (FTE) EXISTING	140
ADDITIONAL FULL-TIME EMPLOYEES ANTICIPATED	10
STUDENTS AGED 16 YEARS & OLDER	0 STUDENTS: 16
HANDICAP SPACES REQ'D (PER TABLE 205.3, 2004 A.D.A.)	1 SPACES
TOTAL PARKING REQUIRED	204 SPACES
# OF PARKING SPACES PROVIDED:	
REGULAR ON GRADE	248 SPACES
REGULAR BELOW GYMNASIUM	50 SPACES
HANDICAP ON GRADE	8 SPACES
HANDICAP BELOW GYMNASIUM	2 SPACES
TOTAL PARKING PROVIDED	308 SPACES
TOTAL AREA OF PARKING & DRIVES: % HANDSCAPE LOT COVERAGE	118,866 SF (6.8%)

PROPOSED PHASING - ALL PHASES

PROPOSED PROPERTY IMPROVEMENTS:	
PHASE 1A (SHEET 2-8A) - ANTICIPATED CONSTRUCTION: 2008-2010	66,312 G.S.F.
a. GYMNASIUM/AUDITORIUM (FULLY SPRINKLERED)	58,140 S.F.
b. CLASSROOM BLDGS. (FULLY SPRINKLERED)	15,000 S.F.
c. RELOCATE EXISTING BASEBALL, DEMO AND REBUILD EXISTING STORAGE, BUSLOTS, ADD MORE BLEACHERS AND PRESSBOX	3,400 S.F.
d. TOILETROOM BUILDING	1,070 S.F.
e. PAVILION BUILDING (FULLY SPRINKLERED)	1,800 S.F.
f. NEW 42-CAR PARKING LOT ADDITION	1,400 S.F.
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	12,800 S.F.
h. 2-STORY CLASSROOM BUILDING "C"	14,400 S.F.
i. NEW ASPHALT TENNIS COURTS	
k. 20' WIDE EMERGENCY VEHICLE ACCESS	
PHASE 1B (SHEET 2-8B)	28,200 G.S.F.
a. NATATORIUM BUILDING	28,200 S.F.
TOTAL ADDITIONAL PROPOSED CONSTRUCTION SQ. FT. THIS MASTER PLAN:	124,710 S.F.
PREVIOUSLY APPROVED MASTER PLAN, BUT NOT BUILT:	2,800 S.F.
LESS BUILDINGS TO BE REMOVED:	28,098 S.F.
ADD'L CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN:	11,715 S.F.



APPLICABLE OUTSIDE AGENCY REVIEWS
AND APPROVALS.

NEW SLIDING VEHICULAR
GATE W/ ENTRY FEATURE

INSTALL
'NO PARKING' SIGNS

INSTALL
NON-MOUNTABLE
CURBING, REMOVE
LANDSCAPING,
& ADD SOD.

NOTE:
ADDITIONAL
R.O.W. REQ'D.

PROPOSED
ORNAMENTAL FENCE

PROPOSED
ADDITIONAL
TRAFFIC LANE TO
ACCOMMODATE
VEHICULAR TRUCK
TRAFFIC AND
MANEUVERABILITY

OLD CUTLER ROAD (INGRAHAM
HIGHWAY)

PROPOSED VAN
DROP-OFF AREA

PROPOSED
STOP BAR

PROPOSED
CONC. ISLAND

PROPOSED
ZEBRA-STRIPED
PEDESTRIAN
CROSS-WALK

100'-0"
EXISTING SITE SPECIFIC SETBACK

PROPOSED
STOP BARS
NEW SLIDING
VEHICULAR
GATE W/ ENTRY
FEATURE

1 STORY C.B.S.
FIN. FL. ELEV. = 15.54
2,249 SF FOOTPRINT

1 STORY
C.B.S.
15.58
500 SF
FOOTPRINT

1 STORY C.B.S.
FIN. FL. ELEV. = 15.57
4,478 SF FOOTPRINT

1 STORY
C.B.S.
15.63
621 SF
FOOTPRINT
134 SF

1 STORY C.B.S.
FIN. FL. ELEV. = 15.54
5,676 SF FOOTPRINT

LIBRARY
1 STORY C.B.S.
FIN. FL. ELEV. = 15.47
7,467 SF FOOTPRINT

1 STORY C.B.S.
F.F.E. = 15.44
546 SF FOOTPRINT

PROPOSED
CHILLER PLANT

PROPOSED STOP BAR

SETBACK
40'-0"

40'-0"

40'-5"



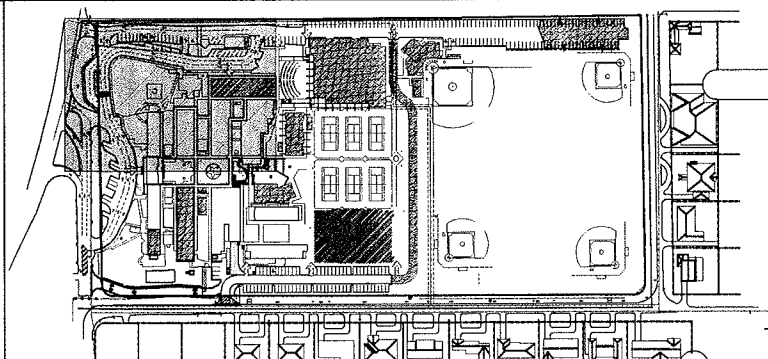
FINAL REVISED MASTER PLAN - AREA I

SCALE: 1" = 20'-0"



GILI-McGRAW
ARCHITECTS, L.L.P.

11.15.2010



KEY PLAN
SCALE: N.T.S.

SINGLE FAMILY
RESIDENTIAL

NOTE: ALL
DIRECTIONAL
ARROWS
SHOWN ARE
PROPOSED.

PROPOSED
ORNAMENTAL
FENCING

PROPOSED
'NO PARKING'
SIGNS

NEW SLIDING
VEHICULAR
GATE W/ ENTRY
FEATURE

PROPOSED
STOP BAR

PROPOSED
PAINTED
MEDIAN

PROPOSED
ROLLING GATE

PROPOSED BARRIER
TO PROHIBIT VEHICULAR INTRUSION.
SEPARATE FENCING SHALL BE
PROVIDED FOR SAFETY PURPOSES

ASTRO TURF

PROPOSED 20-22 FT. WIDE ASPHALT
PRIVATE DRIVE 1 FT. INSIDE OF EXISTING FENCE

RELOCATE FENCE
TO ACCOMMODATE NEW
ROLLING GATE AND
SERVICE DRIVE

PROPOSED
TOILETROOM
BUILDING

PROPOSED
PAVILION BUILDING

2 STORY C.B.S.
BUILDING "H"
FIN. FL. ELEV. = 11.05
• 3,156 SF FOOTPRINT
• 3,156 SF 2nd FLOOR

2 STORY C.B.S.
BUILDING "F"
FIN. FL. ELEV. = 8.21
• 4,206 SF FOOTPRINT
• 4,206 SF 2nd FLOOR

1 STORY C.B.S.
FIN. FL. ELEV. = 15.50
9,173 SF FOOTPRINT

BUILDING "G"
2 STORY C.B.S.
FIN. FL. ELEV. = 15.54

1 STORY C.B.S.
FIN. FL. ELEV. = 15.48
3,249 SF FOOTPRINT

1 STORY
C.B.S.
15.60
458 SF
FOOTPRINT

1 STORY
C.B.S.
15.56
555 SF
FOOTPRINT

2.5
FIN. FL.
• 18.21
• 18.21

REMOVE
EXISTING
PARKING &
INSTALL CURB
@ THIS
LOCATION

REMOVE EXISTING
VEHICULAR GATE

EXIST.
F.H.

LOT "F"

REMOVE PAVED
ENTRY, RE-SOD

PROPOSED 20'
EMERGENCY
ACCESS LANE
& CLEAR. NO
BUMPS, ETC. 5'

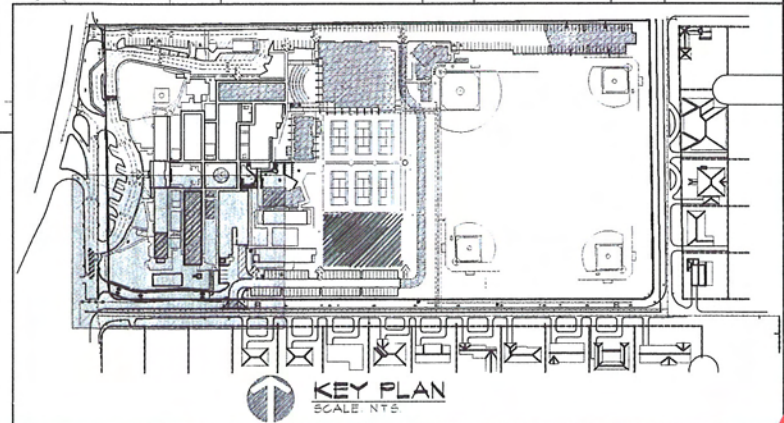


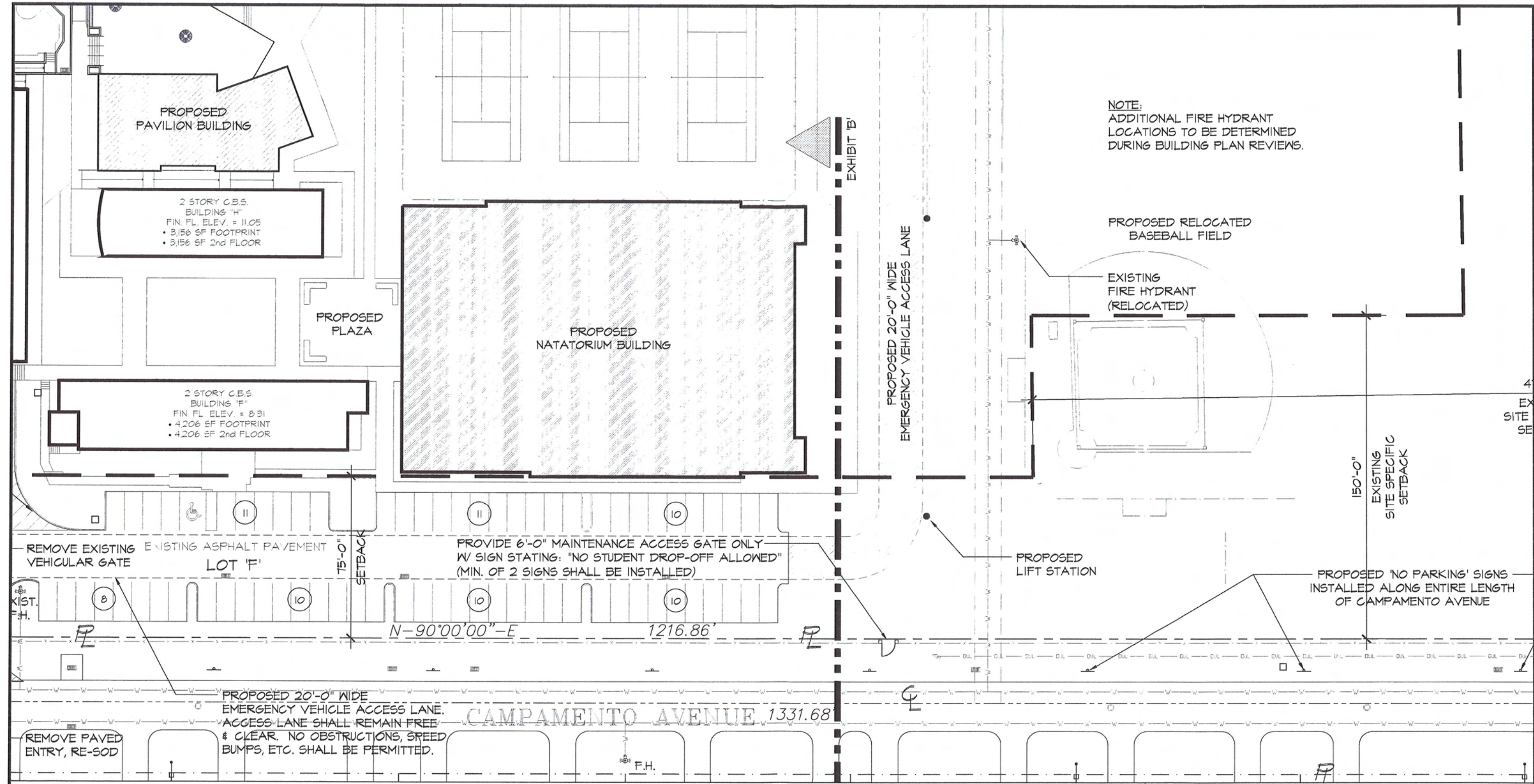
GILI-McGRAW
ARCHITECTS, L.L.P.

11.15.2010



FINAL REVISED MASTER PLAN - AREA 2



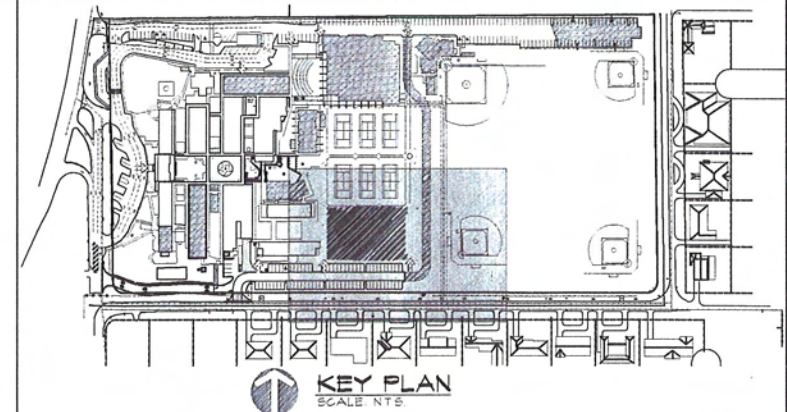
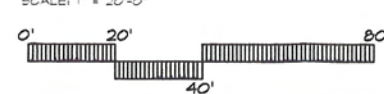


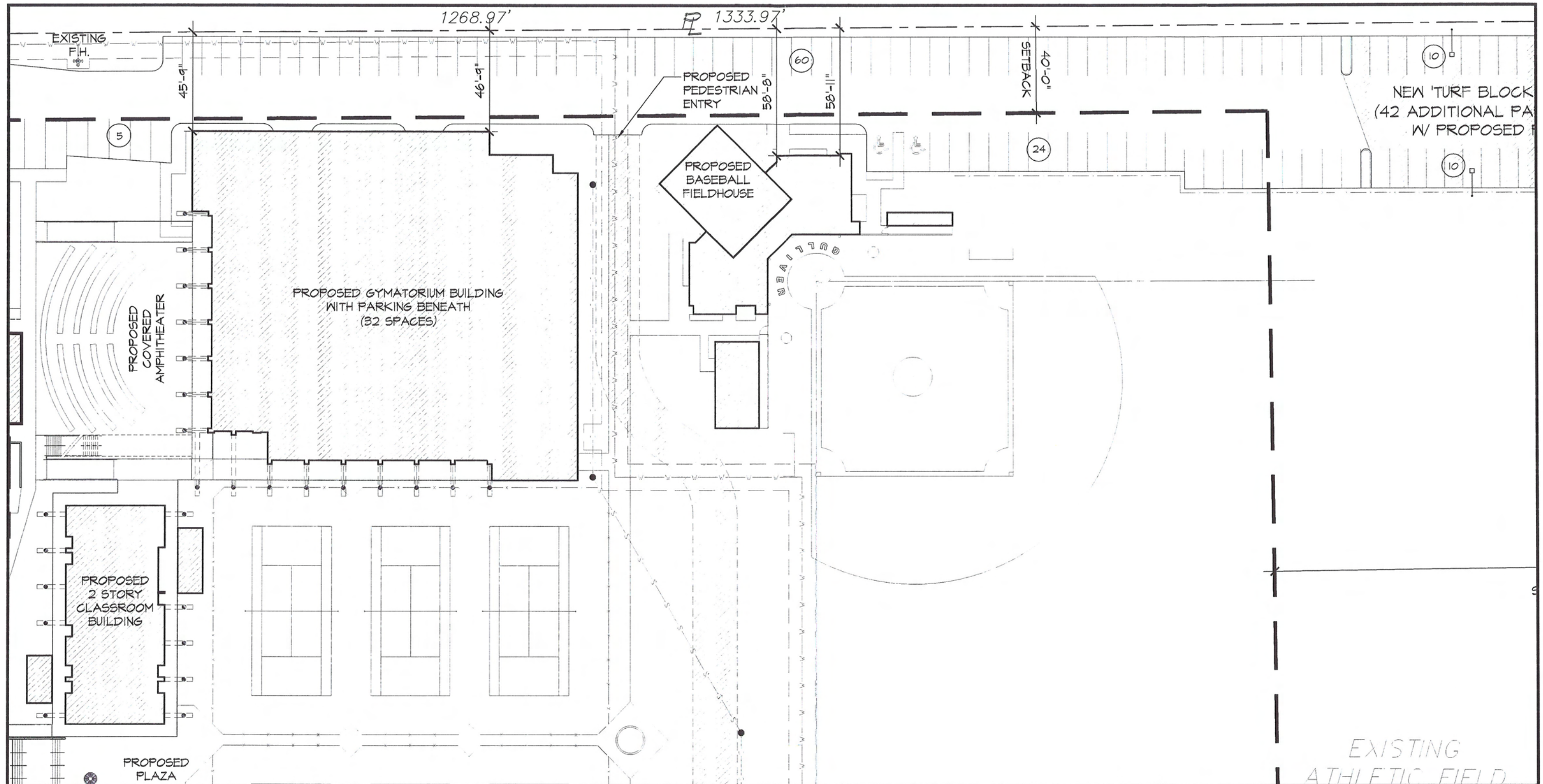
GILI-McGRAW
ARCHITECTS, L.L.P.

11.15.2010



FINAL REVISED MASTER PLAN - AREA 3





FINAL REVISED MASTER PLAN - AREA 4
SCALE: 1" = 20'-0"



GILI-McGRAW
ARCHITECTS, L.L.P.

11.15.2010

