

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  
ORNAMENTAL FENCING

NOTE: ALL  
DIRECTIONAL  
ARROWS  
SHOWN ARE  
PROPOSED.

NEW SLIDING VEHICULAR  
GATE W/ ENTRY FEATURE

PROPOSED  
PAINTED MEDIAN

SINGLE FAMILY  
RESIDENTIAL

PROPOSED  
STOP BAR

PROPOSED  
STOP BAR

PROPOSED  
STOP BAR

PROPOSED  
STOP BAR

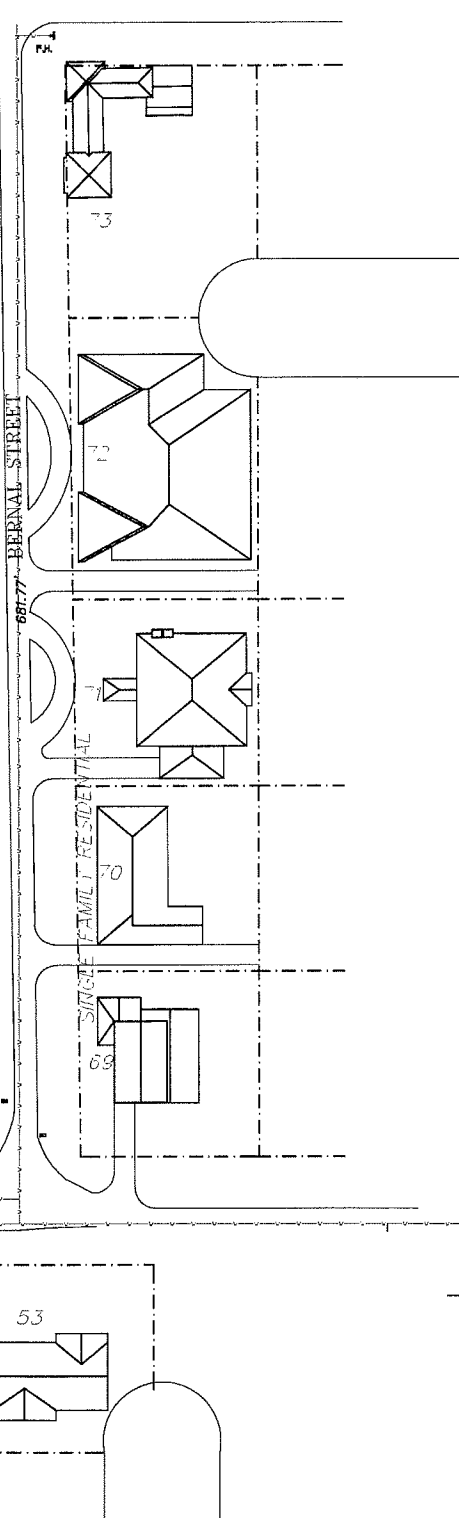
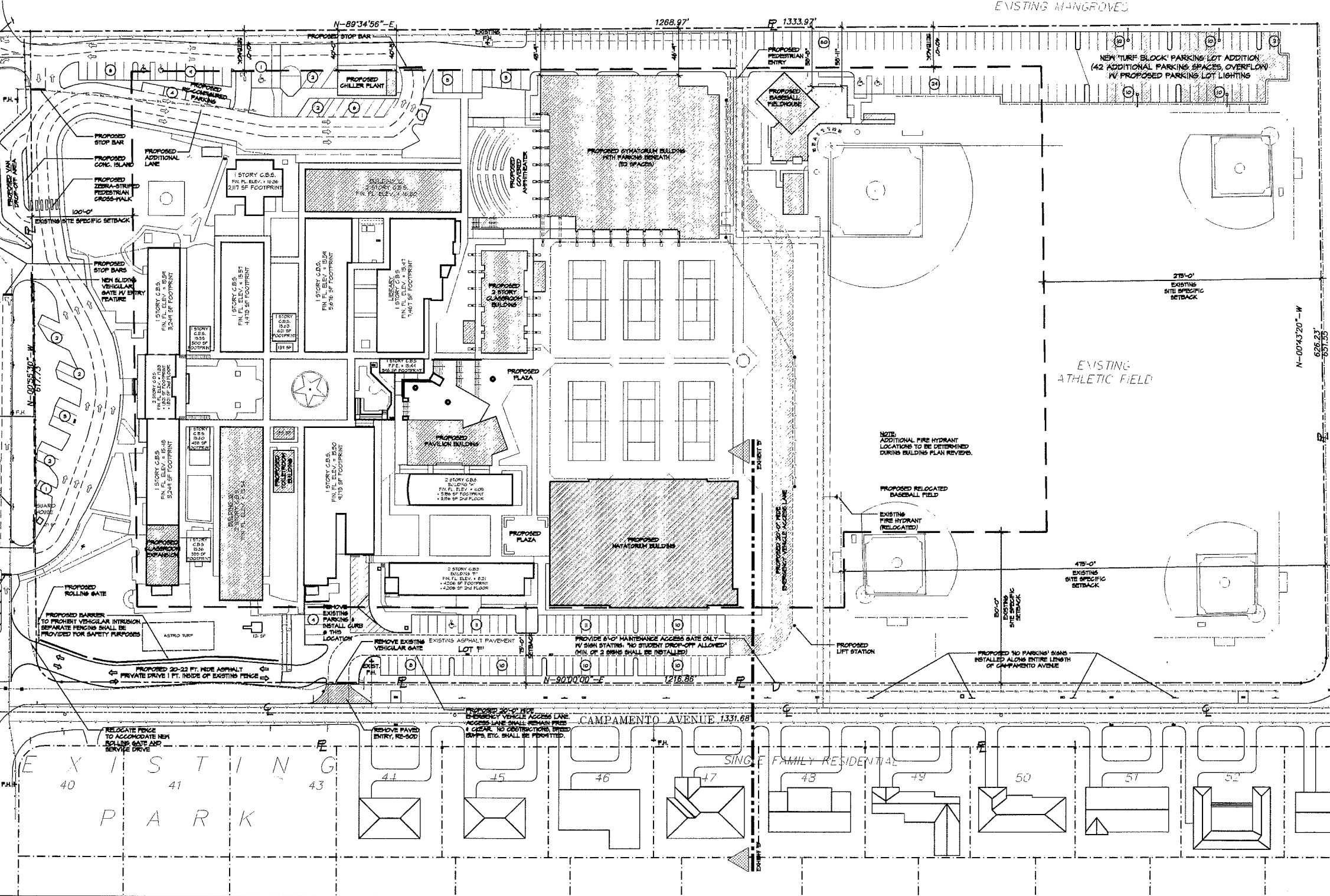
PROPOSED  
STOP BAR

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.                                 |
| BUILDING 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                  | 8.6% 70,620 S.F.                                     |
| TOTAL LOT COVERAGE TO BE REMOVED             | 2.8% (22,695 S.F.)                                   |
| TOTAL ADD'L LOT COVERAGE PROPOSED            | 4.8% 39,990 S.F.                                     |
| TOTAL ULTIMATE LOT COVERAGE                  | 13.3% 110,595 S.F.                                   |
| TOTAL BUILDING FLOOR AREA                    |                                                      |
| EXISTING BUILDING G.S.F.                     | 82,208 G.S.F.                                        |
| EXISTING BLDG. G.S.F. TO BE REMOVED          | (28,098 G.S.F.)                                      |
| PROPOSED NEW BLDG. G.S.F.                    | 124,710 G.S.F.                                       |
| TOTAL ULTIMATE FLOOR AREA                    | 178,820 G.S.F.                                       |
| F.A.R. (MAX. 55%)                            |                                                      |
| TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE | 22.18% 178,820 G.S.F. / 81,914 S.F.                  |
| LANDSCAPED OPEN SPACE (MIN. % REQUIRED)      | 35% 286,910 S.F.                                     |
| BUILDING LOT COVERAGE                        | 126,925 S.F.                                         |
| PARKING & PAVED AREAS                        | 126,925 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)                                      |
| PER SECTION 5-1 (H)                                                                                             |                                                                                        |
| PER SECTION 5-1 (A)                                                                                             |                                                                                        |
| NUMBER OF STORIES:                                                                                              | EXISTING: 1 AND 2-STORY<br>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:                                                                             | 145                                                                                    |
| 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.):                                                           | 7 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:                                                                                 | 8% HANDSCAPE LOT COVERAGE                                                              |
|                                                                                                                 | 118,866 SF (18.8%)                                                                     |

## PROPOSED PHASING - ALL PHASES

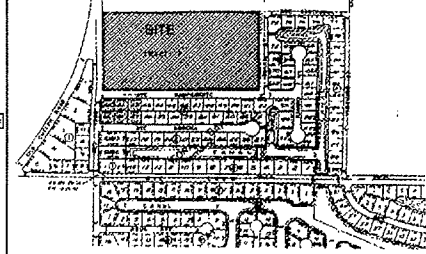
### PROPOSED PROPERTY IMPROVEMENTS

|                                                                                                            |               |
|------------------------------------------------------------------------------------------------------------|---------------|
| 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 BLDG. (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: - 28,098 S.F.
- LESS BUILDINGS TO BE REMOVED: = 28,098 S.F.
- ADD'L CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 77,145 G.S.F.

## LOCATION MAP

SCALE: N.T.S.



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

PROPOSED  
ADDITIONAL  
LANE

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"



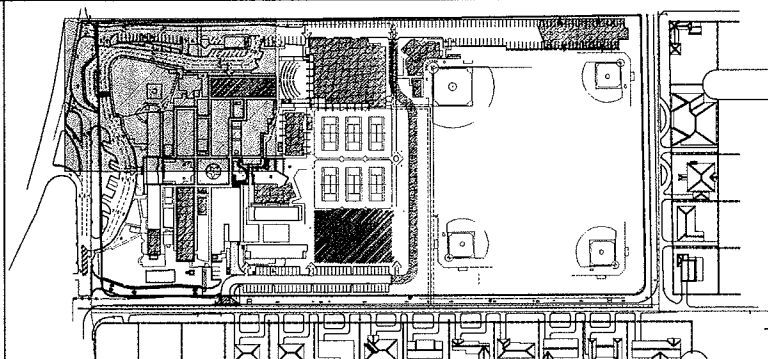
FINAL REVISED MASTER PLAN - AREA I

SCALE: 1" = 20'-0"



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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'

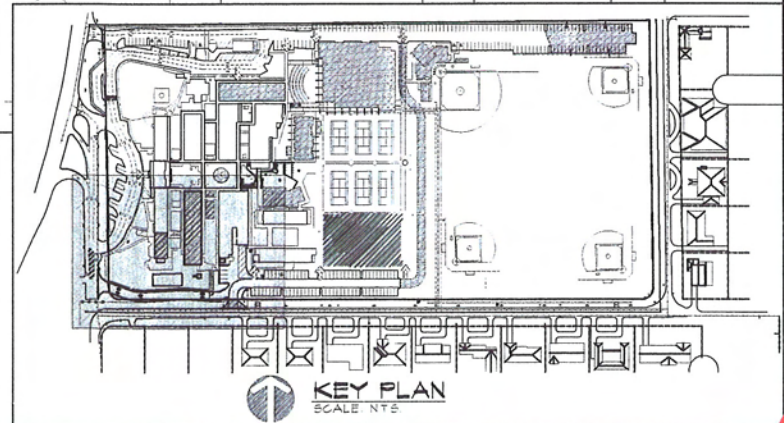


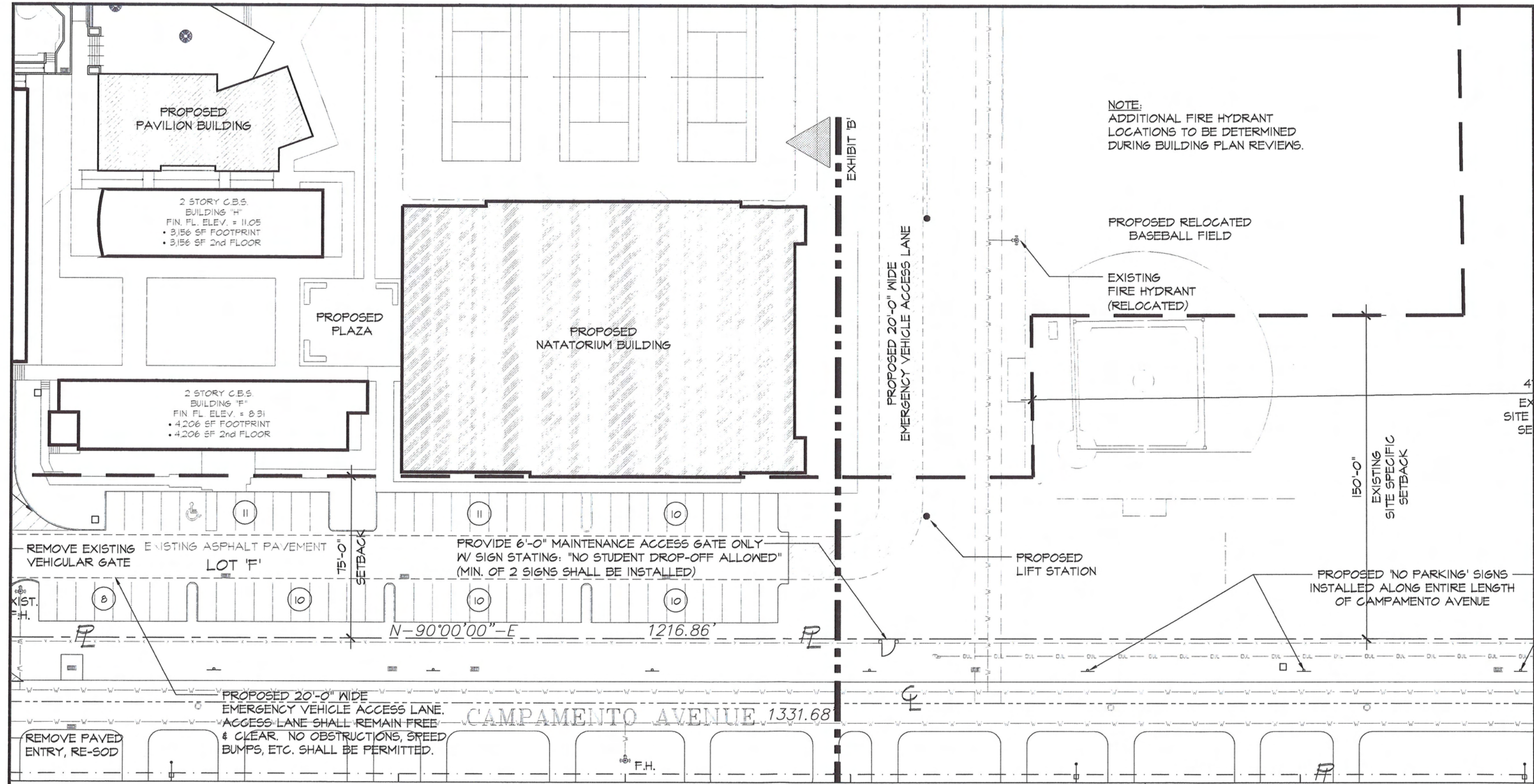
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FINAL REVISED MASTER PLAN - AREA 2



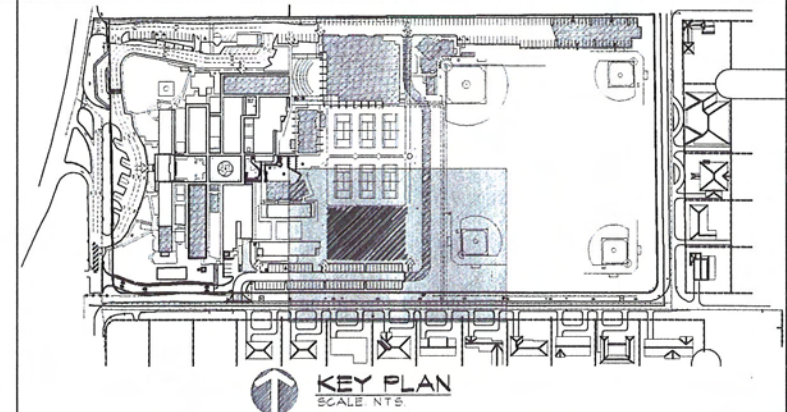
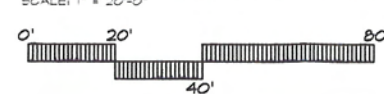


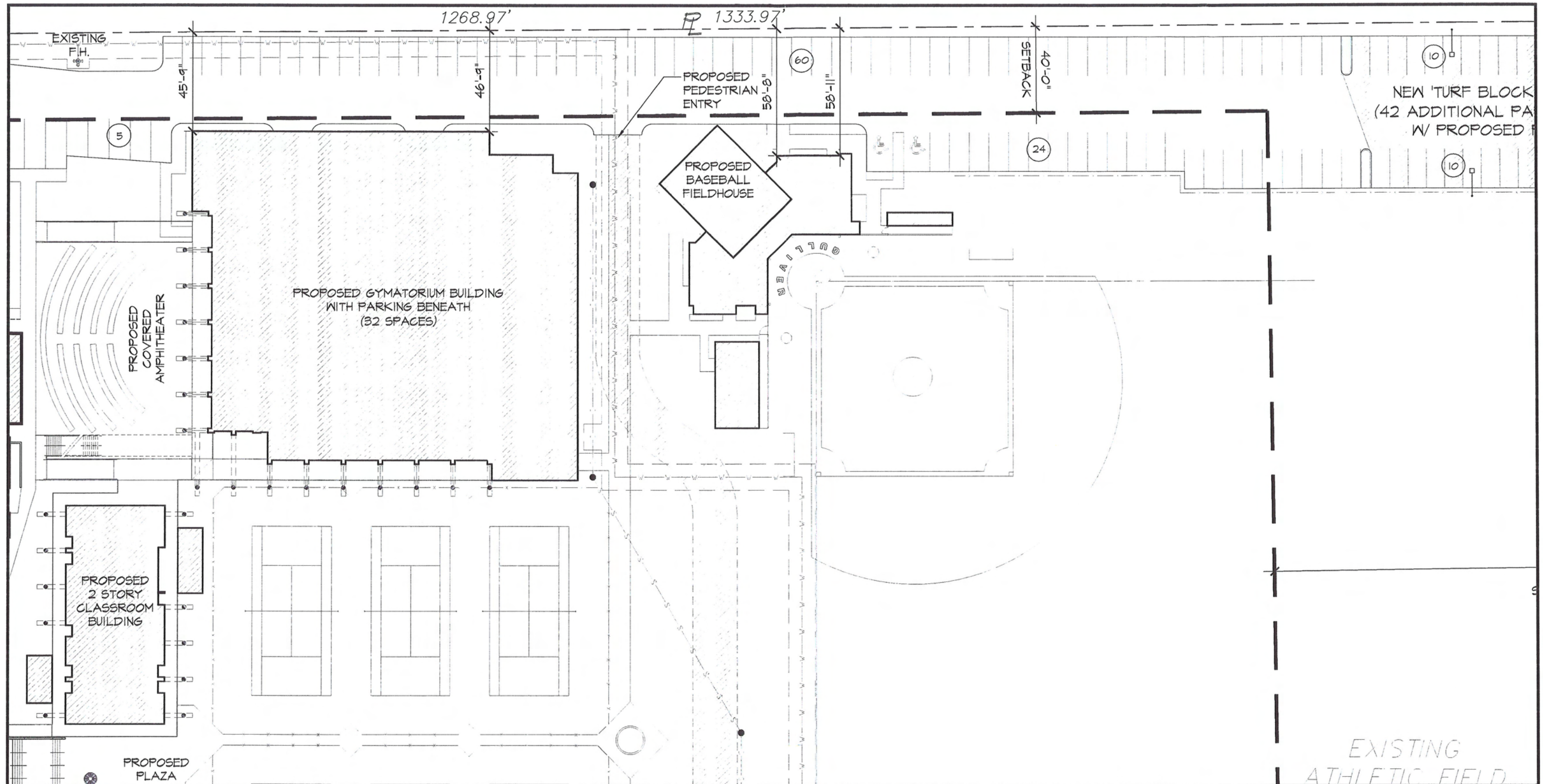
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11.15.2010



**FINAL REVISED MASTER PLAN - AREA 3**





GILI-McGRAW  
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11.15.2010



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

