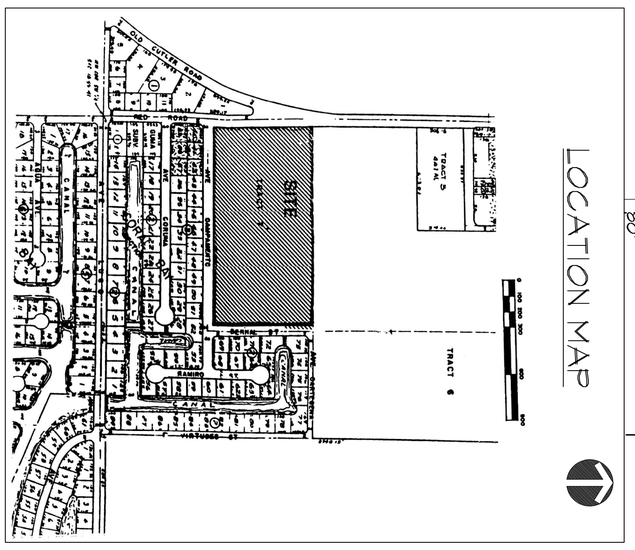
## LOCATION MAP




## TABLE OF CALCULATIONS

ZONE USE.....
FLOOD HAZARD ZONE.....

"S" - RESIDENTIAL SPECIAL USE (EDUCATIONAL FACILITY)
"X" - BASE FLOOD ELEVATION: 11.00 FT N.G.V.D.

LAND AREA:
TOTAL LAND AREA..... 4 819,914 S.F. (18.8226 ACRES)
EXISTING BUILDING G.S.F..... 4 82,203 GROSS SQ. FT.
BUILDING G.S.F. TO BE REMOVED..... 25,035 GROSS SQ. FT.
PROPOSED NEW BUILDING G.S.F..... 4 124,710 GROSS SQ. FT.

BUILDING LOT COVERAGE: (BLDG. FOOTPRINT ONLY)
TOTAL LOT COVERAGE ALLOWED..... 4 35% 286,970 S.F.
TOTAL LOT COVERAGE EXISTING..... 4 8.6% 70,620 S.F.
TOTAL LOT COVERAGE TO BE REMOVED..... -2.8% ( 22,635 S.F. ) 2
TOTAL ADD'L LOT COVERAGE PROPOSED..... 4.5% 18,150 S.F.
TOTAL ULTIMATE LOT COVERAGE..... 4 15.3% 126,135 S.F.

TOTAL BUILDING FLOOR AREA:
EXISTING BUILDING G.S.F..... 4 82,203 G.S.F.
EXISTING BLDG. G.S.F. TO BE REMOVED..... ( 25,035 G.S.F. )
PROPOSED NEW BLDG. G.S.F..... 124,710 G.S.F.
TOTAL ULTIMATE FLOOR AREA..... 4 181,878 G.S.F.

3 F.A.R. = (MAX. 35%) TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE
= 22.1.8% = 181,878 G.S.F. / 819,914 S.F.

4 LANDSCAPED OPEN SPACE: (MIN. % REQUIRED..... 35% 286,970 S.F.)
BUILDING LOT COVERAGE..... 126,135 S.F. 4
PARKING & PAVED AREAS..... 122,898 S.F.
ATHLETIC COURTS..... 40,220 S.F.
TOTAL % PROVIDED AFTER ALL PHASES..... 819,914 S.F. - 284,253 S.F. 4
= (64.7%) 530,661 S.F.

MAXIMUM HEIGHT OF THE BUILDING ALLOWED..... 45 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
PER SECTION 3-1 (H)
MAXIMUM PROPOSED BUILDING HEIGHT..... 32 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
PER SECTION 3-1 (A)

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..... 277 SPACES
EXISTING NUMBER OF H.C. PARKING SPACES..... 4 SPACES

NUMBER OF REGULAR SPACES TO BE REMOVED..... 84 SPACES
NUMBER OF H.C. SPACES TO BE REMOVED..... 0 SPACES

NEW REGULAR SPACES TO BE ADDED..... 92 SPACES
NEW H.C. SPACES TO BE ADDED..... 4 SPACES

1 # OF PARKING SPACES REQUIRED: CORAL GABLES ZONING CODE. SECTION 5-1409.B.1
(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) = 192..... 192 SPACES
ADDITIONAL FULL TIME EMPLOYEES ANTICIPATED = (0 / 16)..... 0 SPACES
STUDENTS AGED 16 YEARS & OLDER = 0 STUDENTS / 4 (SEC. 5-1409.B.1 & TABLE 208.2, 2004 A.D.A.)..... 0 SPACES
HANDICAP SPACES REQ'D (PER TABLE 208.2, 2004 A.D.A.)..... 7 SPACES
TOTAL PARKING REQUIRED..... 204 SPACES

# OF PARKING SPACES PROVIDED:

| | |
|---|---|
| REGULAR ON GRADE | 255 SPACES |
| REGULAR BELOW GYMNASIUM | 30 SPACES |
| HANDICAP ON GRADE | 6 SPACES |
| HANDICAP BELOW GYMNASIUM | 2 SPACES |
| TOTAL PARKING PROVIDED | 243 SPACES |

TOTAL AREA OF PARKING & DRIVES..... % HARDSCAPE LOT COVERAGE..... 110,410 SF (13%)

## PROPOSED PHASING - ALL PHASES

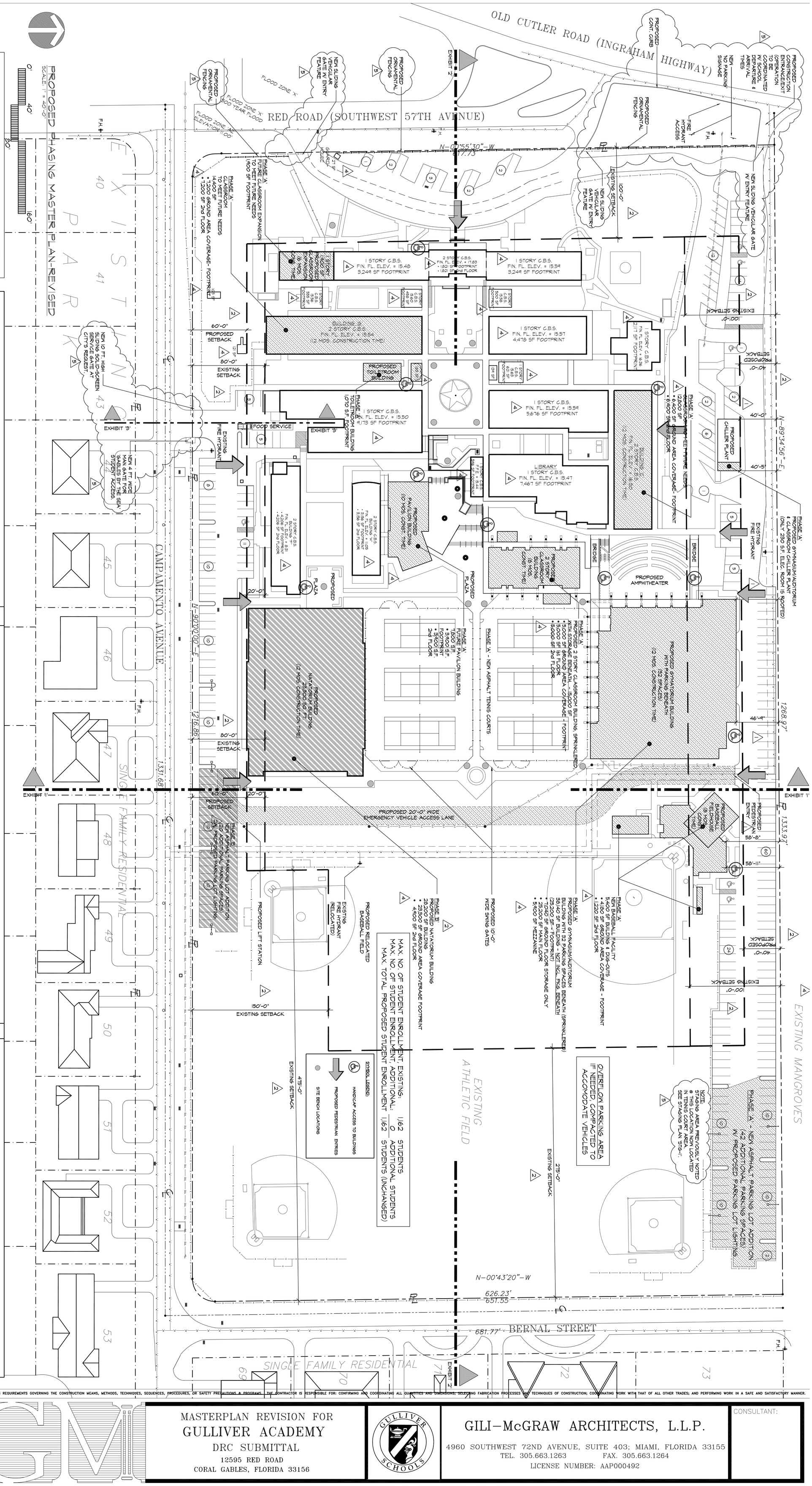
PROPOSED PROPERTY IMPROVEMENTS:

PHASE 'A' (SHEET Z-3A) - ANTICIPATED CONSTRUCTION : 2009-2010 4 96,510 G.S.F.
a. GYMNASIUM/AUDITORIUM (FULLY SPRINKLERED)..... 38,140 S.F.
b. CLASSROOM BLDG. (FULLY SPRINKLERED)..... 15,000 S.F.
c. RELOCATE EXISTING BASEBALL DEMO AND REBUILD EXISTING STORAGE, DUGOUTS, ADD MORE BLEACHERS AND PRESSBOX..... 5,400 S.F.
d. TOILETROOM BUILDING..... 1,070 S.F.
e. PAVILION BUILDING (FULLY SPRINKLERED)..... 7,800 S.F.
f. NEW 42-CAR PARKING LOT ADDITION
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS..... 1,900 S.F.
h. 2-STORY CLASSROOM BUILDING "C"..... 12,800 S.F.
2-STORY CLASSROOM BUILDING "G"..... 14,400 S.F.
i. NEW ASPHALT TENNIS COURTS
k. 20' WIDE EMERGENCY VEHICLE ACCESS

PHASE 'B' (SHEET Z-3B) 2 28,200 G.S.F.
a. NATATORIUM BUILDING..... 28,200 S.F.
b. NEW 20-CAR PARKING LOT ADDITION

- TOTAL ADDITIONAL PROPOSED CONSTRUCTION SQ. FTG. THIS MASTER PLAN: 124,710 S.F. 4
- PREVIOUSLY APPROVED MASTER PLAN, BUT NOT BUILT: - 21,880 S.F.
- LESS BUILDINGS TO BE REMOVED: - 25,035 S.F.
- ADDL. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 2 77,795 G.S.F. 4

PROPOSED PHASING MASTER PLAN-REVISED

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DWG. No. Z-3
OF :

REVISIONS
1 07.07.08
2 07.21.08
3 10.15.08
4 11.17.08
5 03.08.10

DATE: 08.2009

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