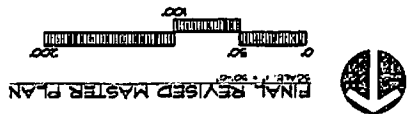


8. Site Plans



GIL-MCGRAW
ARCHITECTS, L.L.P.



10202010

FINAL REVISED MASTER PLAN

TABLE OF CALCULATIONS

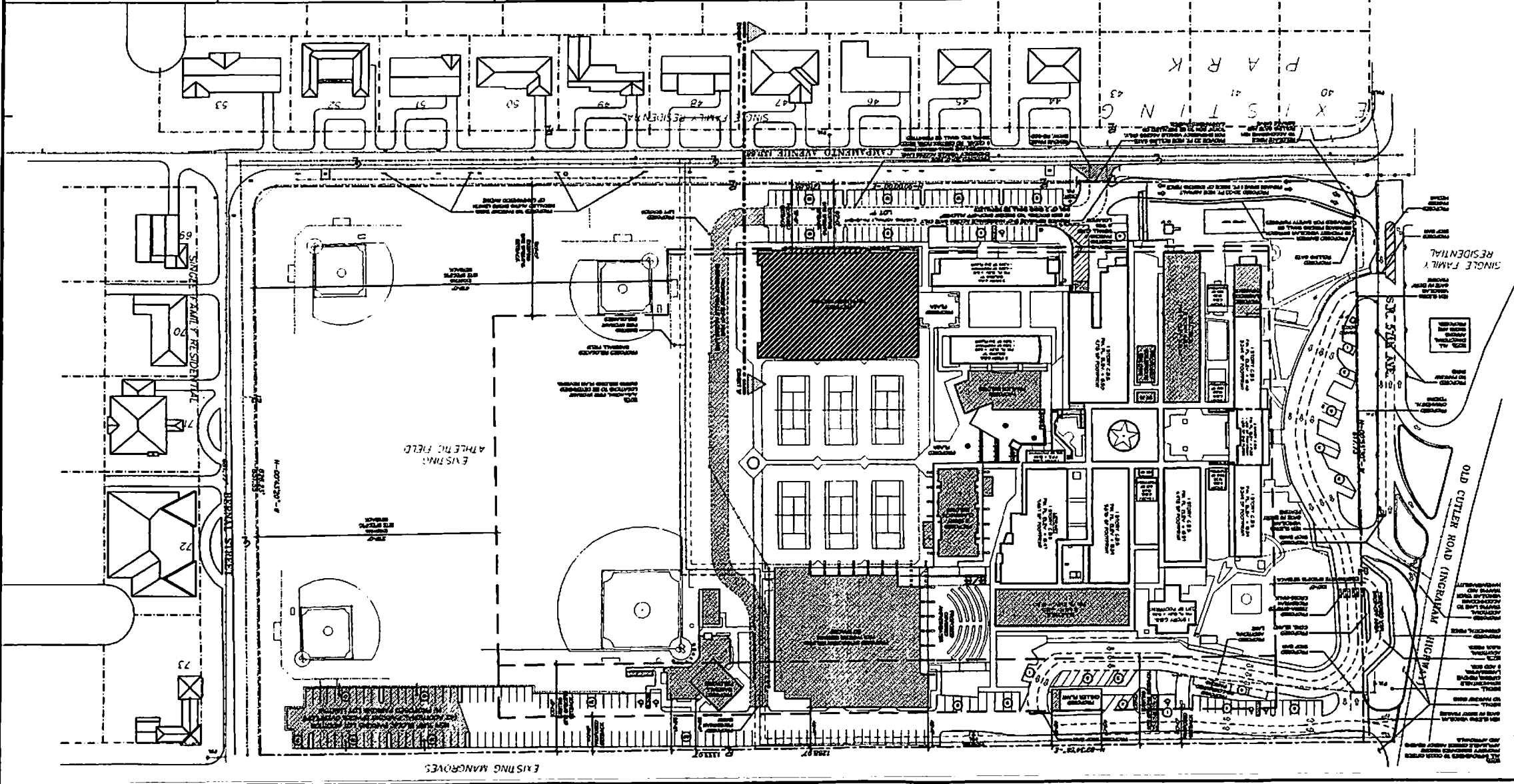
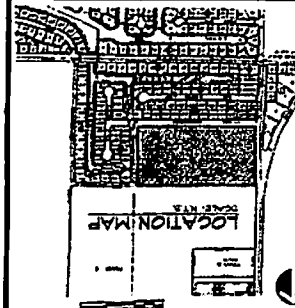
1. TOTAL LOT AREA	1.0000 AC.
2. TOTAL LOT AREA (EXCLUDING PARKING)	0.8000 AC.
3. TOTAL LOT AREA (EXCLUDING PARKING AND DRIVEWAYS)	0.7000 AC.
4. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, AND ROADS)	0.6000 AC.
5. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, AND UTILITIES)	0.5000 AC.
6. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, AND LANDSCAPE)	0.4000 AC.
7. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, AND FUTURE DEVELOPMENT)	0.3000 AC.
8. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.2000 AC.
9. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.1000 AC.
10. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.0000 AC.

TABLE OF CALCULATIONS

1. TOTAL LOT AREA	1.0000 AC.
2. TOTAL LOT AREA (EXCLUDING PARKING)	0.8000 AC.
3. TOTAL LOT AREA (EXCLUDING PARKING AND DRIVEWAYS)	0.7000 AC.
4. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, AND ROADS)	0.6000 AC.
5. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, AND UTILITIES)	0.5000 AC.
6. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, AND LANDSCAPE)	0.4000 AC.
7. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, AND FUTURE DEVELOPMENT)	0.3000 AC.
8. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.2000 AC.
9. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.1000 AC.
10. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.0000 AC.

TABLE OF CALCULATIONS

1. TOTAL LOT AREA	1.0000 AC.
2. TOTAL LOT AREA (EXCLUDING PARKING)	0.8000 AC.
3. TOTAL LOT AREA (EXCLUDING PARKING AND DRIVEWAYS)	0.7000 AC.
4. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, AND ROADS)	0.6000 AC.
5. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, AND UTILITIES)	0.5000 AC.
6. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, AND LANDSCAPE)	0.4000 AC.
7. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, AND FUTURE DEVELOPMENT)	0.3000 AC.
8. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.2000 AC.
9. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.1000 AC.
10. TOTAL LOT AREA (EXCLUDING PARKING, DRIVEWAYS, ROADS, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, AND FUTURE DEVELOPMENT)	0.0000 AC.



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
ROM REQD.

PROPOSED
ORNAMENTAL FENCE

PROPOSED
ADDITIONAL
TRAFFIC LANE TO
ACCOMMODATE
VEHICULAR TRUCK
TRAFFIC AND
MANEUVERABILITY

OLD CUTLER ROAD (INGRAHAM HIGHWAY)

PROPOSED VAN
DROP-OFF AREA

EXISTING SITE SPECIFIC SETBACK

PROPOSED
ZEBRA-STRIPED
PEDESTRIAN
CROSS-WALK

PROPOSED
CONC. ISLAND

PROPOSED
STOP BAR

PROPOSED
STOP BAR

PROPOSED
ADDITIONAL
LANE

PROPOSED
RE-CONSIDERED
PARKING

PROPOSED
SITE SPECIFIC SETBACK

EXISTING
SITE SPECIFIC SETBACK

PROPOSED
CHILLER PLANT

1 STORY C.B.S.
FIN. FL. ELEV. = 1554
3,244 SF FOOTPRINT

1 STORY C.B.S.
FIN. FL. ELEV. = 1557
4,470 SF FOOTPRINT

1 STORY
C.B.S.
FIN. FL. ELEV. = 1550
500 SF
FOOTPRINT

1 STORY C.B.S.
FIN. FL. ELEV. = 1636
2,117 SF FOOTPRINT

1 STORY
C.B.S.
FIN. FL. ELEV. = 1563
621 SF
FOOTPRINT

1 STORY C.B.S.
FIN. FL. ELEV. = 1554
5,676 SF FOOTPRINT

BUILDING 2
3 STORY C.B.S.
FIN. FL. ELEV. = 1630

LIBRARY
1 STORY C.B.S.
FIN. FL. ELEV. = 1547
7,467 SF FOOTPRINT

1 STORY C.B.S.
FIN. FL. ELEV. = 1783
FOOTPRINT
2nd FLOOR

1 STORY C.B.S.
FIN. FL. ELEV. = 1544
544 SF FOOTPRINT

PINAL REVISED MASTER PLAN - AREA 1

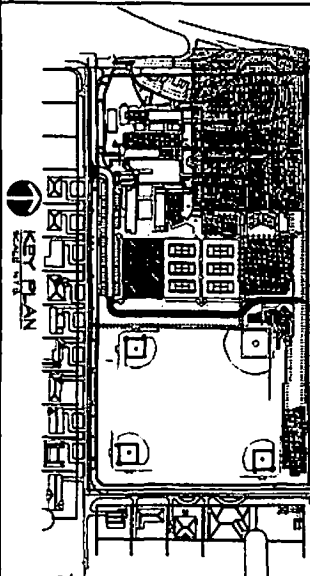
SCALE: 1" = 20'
GRAPHIC SCALE

GRAPHIC SCALE



GILL-McGRAY
ARCHITECTS, L.L.P.

10.20.2010



KEY PLAN



GILL-McGRAY
ARCHITECTS, L.L.P.

10.30.2010



FINAL REVISED MASTER PLAN - AREA 2

0' 30' 60'
GRAPHIC SCALE

SINGLE FAMILY
RESIDENTIAL

NOTE: ALL
DIRECTIONAL
ARROWS
SHOWN ARE
PROPOSED.

PROPOSED
NO PARKING
SIGNS

PROPOSED
ORNAMENTAL
FENCING

NEW SLIDING
VEHICULAR
GATE W/ ENTRY
FEATURE

PROPOSED
STOP BAR

PROPOSED
PAINTED
MEDIAN

SW 57th AVE.

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

PROVIDE 22 FT. WIDE ROLLING GATE
FOR EMERGENCY VEHICLE ACCESS ONLY.
KNOX BOX TO BE INSTALLED ON
CAMPAVANTO AVENUE.

FE

REMOVE PAVED
ENTRY, RE-SOD

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

2 STORY
FIN. FL. =
• 1821.5
• 1821.9

BUILDING 10
3 STORY C.B.S.
FIN. FL. ELEV. = 15.54

PROPOSED
TOILETROOM
BUILDING

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

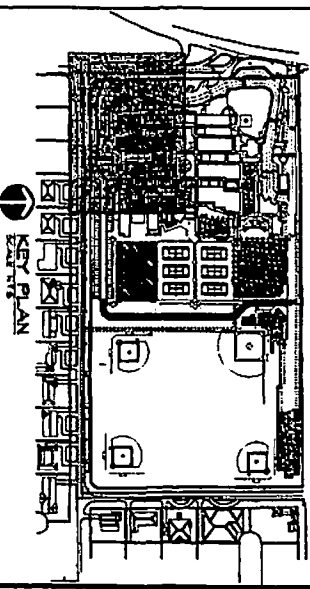
2 STORY
BUILD.
FIN. FL. ELEV. =
• 3188.5
• 3188.9

PROPOSED
PAVILION BLDG.

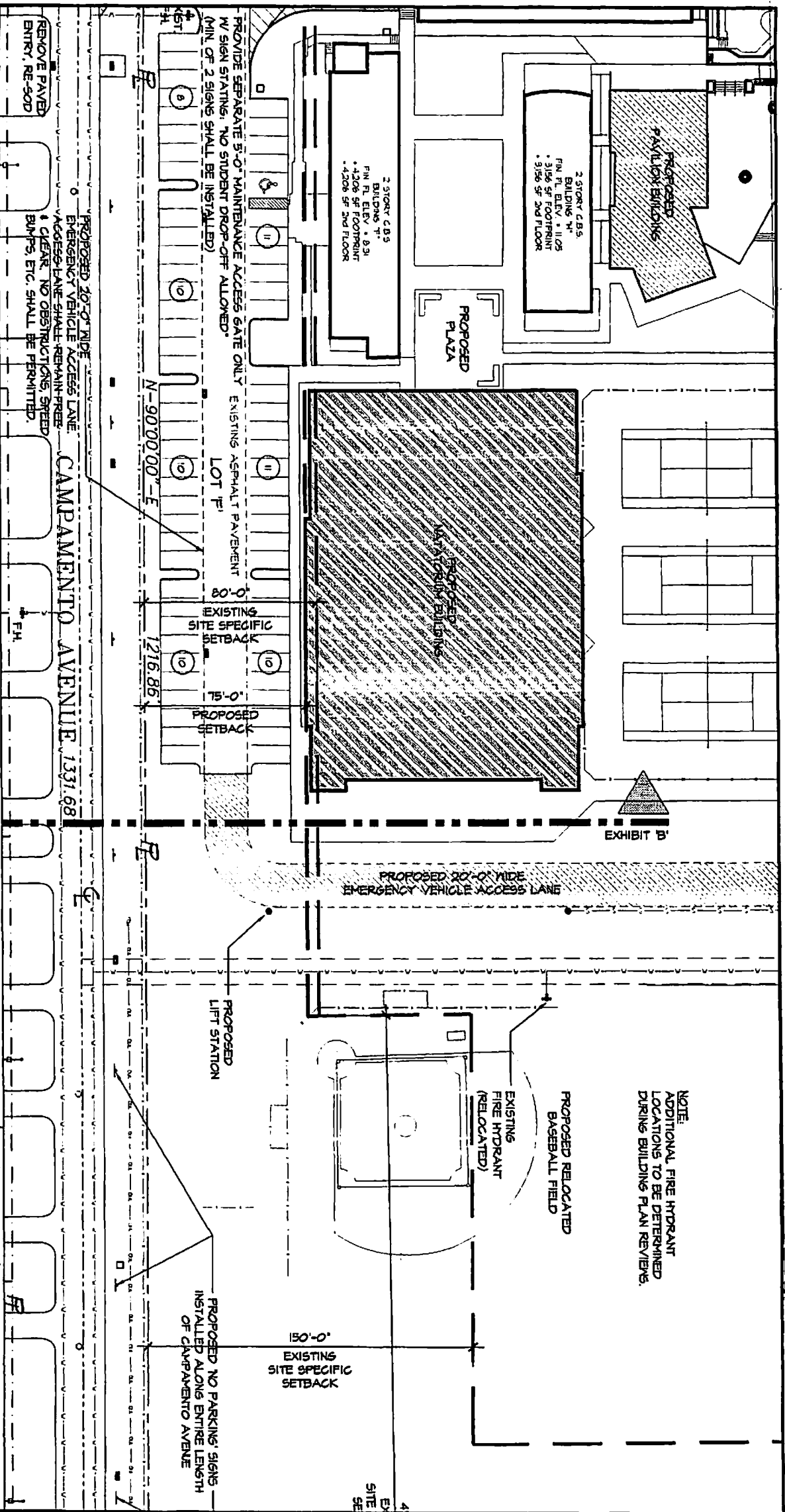
2 STORY
BUILD.
FIN. FL. ELEV. =
• 4306.5
• 4306.9

REMOVE EXISTING
PARKING &
INSTALL CURBS
@ THIS
LOCATION

PROVIDE SEPARATE 5'-0" MAIN
W/ SIGN STATING: NO STUDENT
MIN. OF 2 SIGNS SHALL BE INS



KEY PLAN

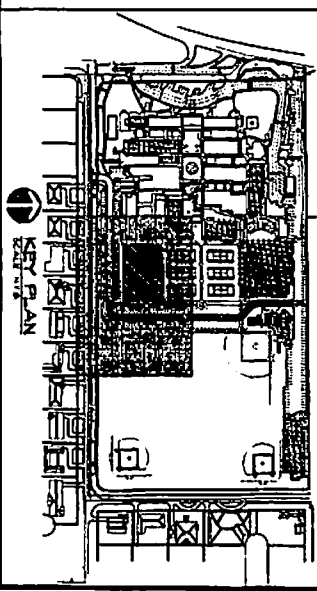


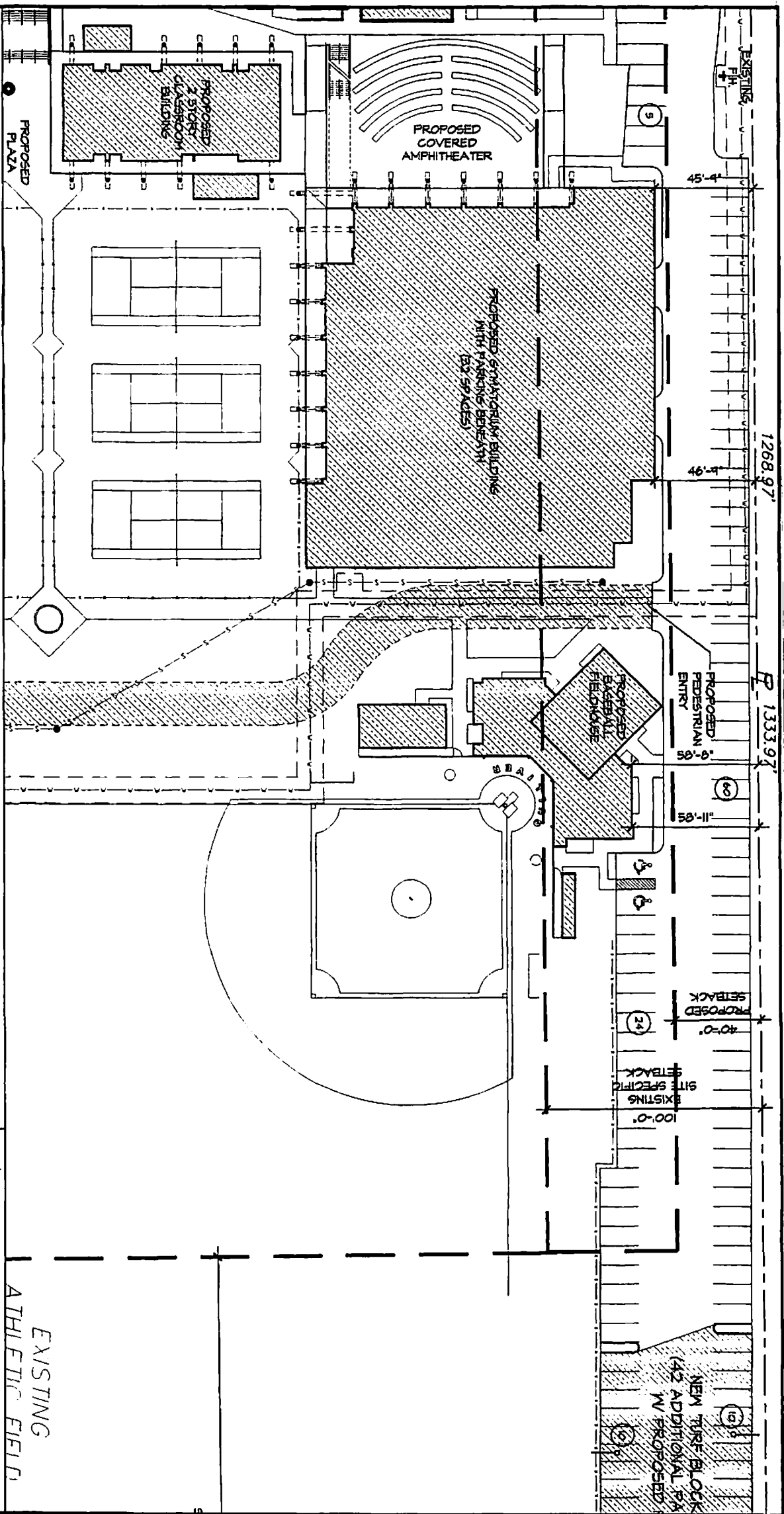
NOTE:
ADDITIONAL FIRE HYDRANT
LOCATIONS TO BE DETERMINED
DURING BUILDING PLAN REVIEWS.

FINAL REVISED MASTER PLAN - AREA 3
SCALE: 1"=50'
0' 20' 40'



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10202010

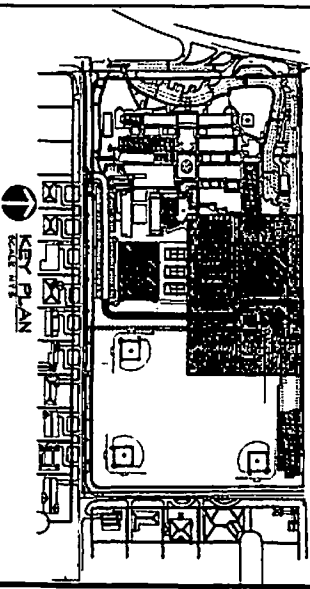


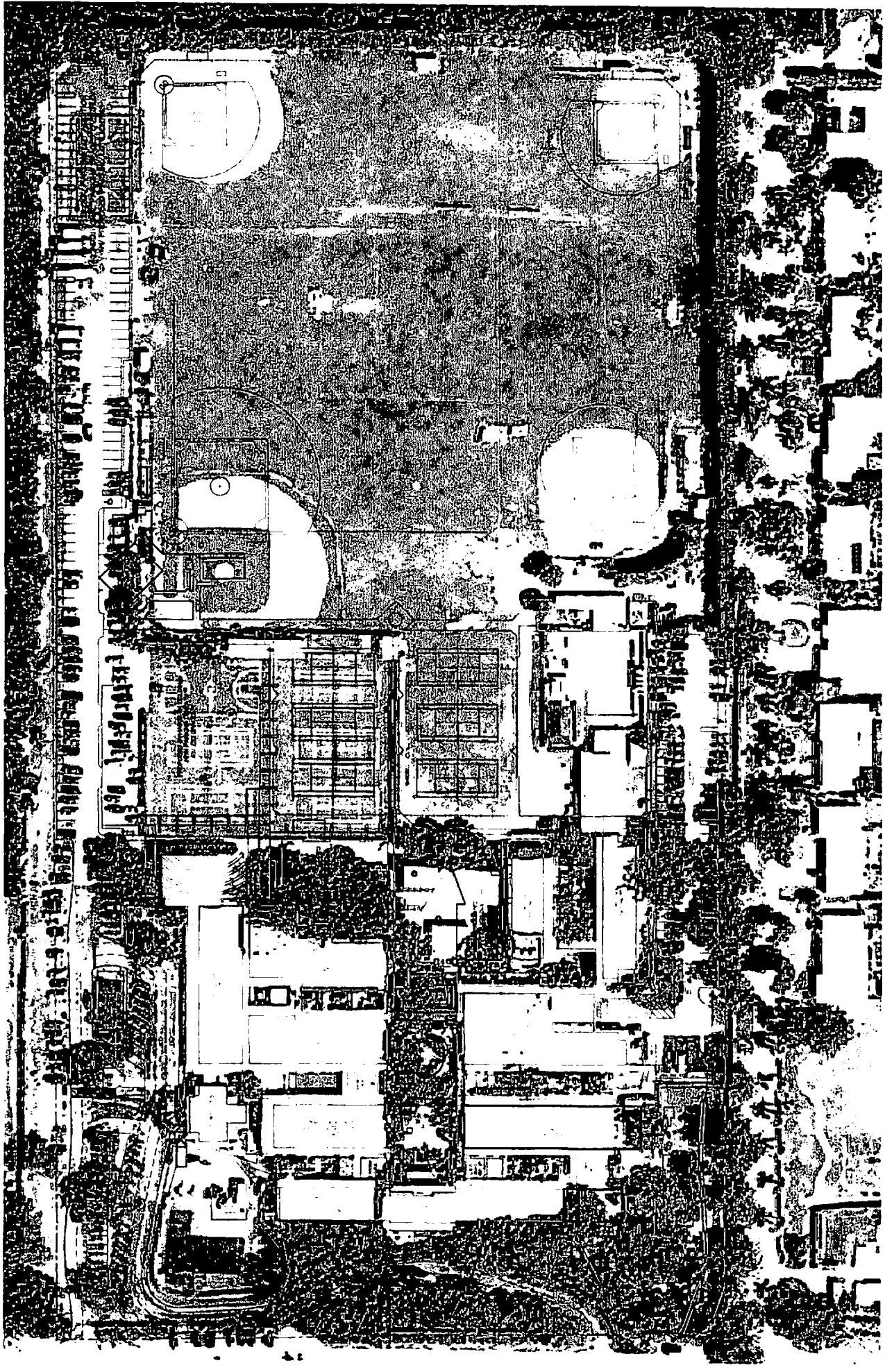


FINAL REVISED MASTER PLAN - AREA 4
 SCALE: 1/8" = 1'-0"
 0' 20' 40'

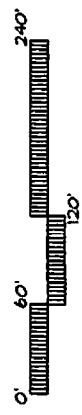


GILL-MCGRAW
 ARCHITECTS, L.L.P.
 10.20.2010





GULLIVER MASTERPLAN OVERLAY





PERMITS APPROVED ZONING SITE PLAN CONDITION - 10/27/21 (TRANSPARENCY)

Scale: 1" = 40' (Horizontal)
1" = 40' (Vertical)

LOCATION MAP



TABLE OF CALCULATIONS

SITE DATA	
LAND AREA: 60,000 SQ. FT. (1.37 ACRES ±)	
EXISTING BUILDING AREA: 10,000 SQ. FT.	
EXISTING ZONING: RS	
PROPOSED PROJECT APPROVALS	
PHASE I - ANTICIPATED CONSTRUCTION: 1991	
A. LIBRARY ADDITION - 1900 SF (STANDARD BUILD)	
B. C. CLASSROOM BLDG. - 400 SF (STANDARD BUILD)	
PHASE II - ANTICIPATED CONSTRUCTION: 1992	
A. P.E. BUILDING - 1000 SF (STANDARD BUILD)	
B. LAMINATE ART BLDG. - 1000 SF (STANDARD BUILD)	
PHASE III - ANTICIPATED CONSTRUCTION: 1993	
A. EDUCATION PLANNING AREA - 1000 SF (STANDARD BUILD)	
B. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS - 4000 SF (STANDARD BUILD)	

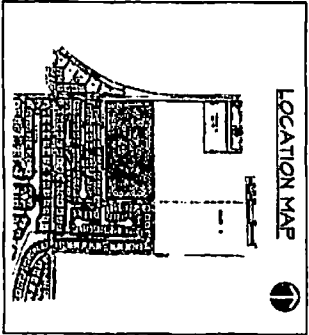
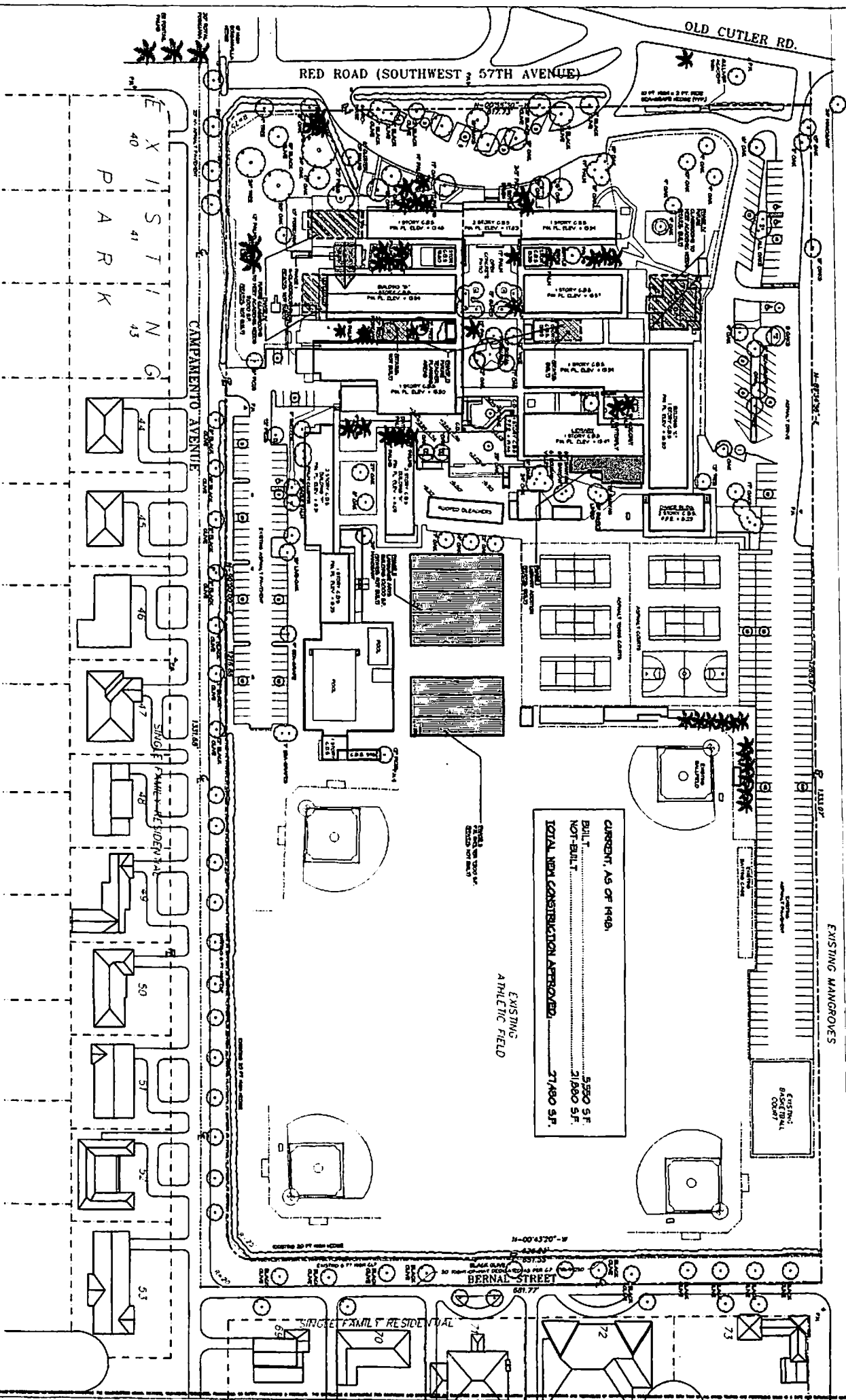


TABLE OF CALCULATIONS	
LAND AREA: 60,000 SQ. FT. (1.37 ACRES ±)	
EXISTING BUILDING AREA: 10,000 SQ. FT.	
EXISTING ZONING: RS	
PROPOSED PROJECT APPROVALS	
PHASE I - ANTICIPATED CONSTRUCTION: 1991	
A. LIBRARY ADDITION - 1900 SF (STANDARD BUILD)	
B. C. CLASSROOM BLDG. - 400 SF (STANDARD BUILD)	
PHASE II - ANTICIPATED CONSTRUCTION: 1992	
A. P.E. BUILDING - 1000 SF (STANDARD BUILD)	
B. LAMINATE ART BLDG. - 1000 SF (STANDARD BUILD)	
PHASE III - ANTICIPATED CONSTRUCTION: 1993	
A. EDUCATION PLANNING AREA - 1000 SF (STANDARD BUILD)	
B. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS - 4000 SF (STANDARD BUILD)	

DATE: 10/23/2010
REVISIONS:
Z-1



CURRENT, AS OF 1998:
BUILT..... 5,550 S.F.
NOT-BUILT..... 3,190 S.F.
TOTAL, NEW CONSTRUCTION APPROVED..... 37,480 S.F.

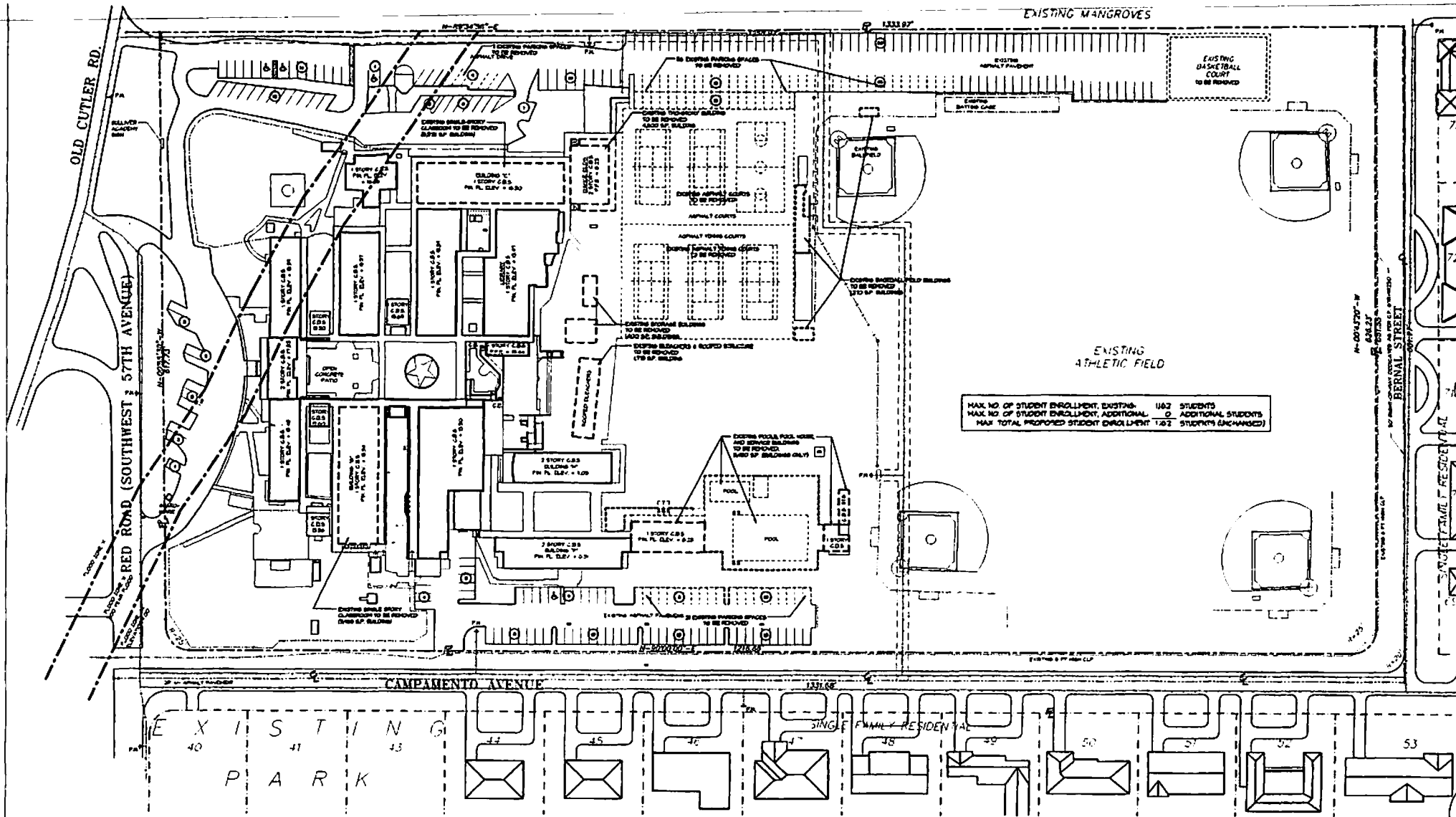
EXISTING
ATHLETIC FIELD

MASTERPLAN REVISION FOR
GULLIVER ACADEMY
DRC SUBMITTAL
12565 MID ROAD
CORAL GABLES, FLORIDA 33156



GILI-McGRAW ARCHITECTS, L.L.P.
4960 SOUTHWEST 72ND AVENUE, SUITE 405, MIAMI, FLORIDA 33156
TEL. 305.663.1553 FAX. 305.663.1554
LICENSE NUMBER: AAPO00462

CONSULTANT



MAX. NO. OF STUDENT ENROLLMENT, EXISTING: 1462 STUDENTS
 MAX. NO. OF STUDENT ENROLLMENT, ADDITIONAL: 0 ADDITIONAL STUDENTS
 MAX. TOTAL PROPOSED STUDENT ENROLLMENT: 1462 STUDENTS (UNCHANGED)



EXISTING SITE PLAN WITH PROPOSED BUILDING REMOVAL

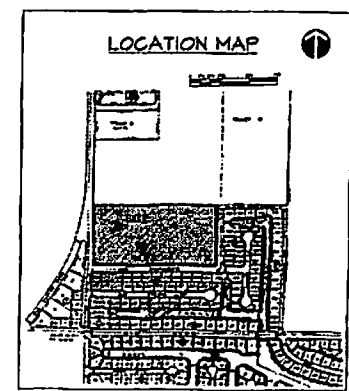


PROPOSED EXISTING BLDG. FOOTPRINT AREA TO BE DEMOLISHED

DANCE BLDG. (TWO STORY)	2,400 S.F.
BLDG. "C"	8,375 S.F.
BLDG. "D"	3,400 S.F.
BLEACHER BLDG.	1,175 S.F.
STORAGE BLDG.	1,400 S.F.
BASEBALL FIELD BLDG.	1,210 S.F.
POOL BLDG. (NOT INCL. POOL & DECK)	3,400 S.F.
TOTAL	22,855 S.F. DEMOLITION (FOOTPRINT)

PROPOSED TOTAL EXISTING BLDG. AREA TO BE DEMOLISHED

DANCE BLDG. (TWO STORY)	2,400 S.F.
BLDG. "C"	8,375 S.F.
BLDG. "D"	3,400 S.F.
BLEACHER BLDG.	1,175 S.F.
STORAGE BLDG.	1,400 S.F.
BASEBALL FIELD BLDG.	1,210 S.F.
POOL BLDG. (NOT INCL. POOL & DECK)	3,400 S.F.
TOTAL	25,055 S.F. DEMOLITION (GROSS AREA S.F.)



CONSULTANT

GILL-MCGRAW ARCHITECTS, L.L.P.

1800 SOUTHWEST 72ND AVENUE, SUITE 400, MIAMI, FLORIDA 33156
TEL. 305.653.1200 FAX. 305.403.1004
LICENSED PROFESSIONAL ARCHITECTS

MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL

1800 S. RED ROAD
CORAL GABLES, FLORIDA 33138

DATE: 10.20.2010

REVISIONS

DWG. NO.

Z-2

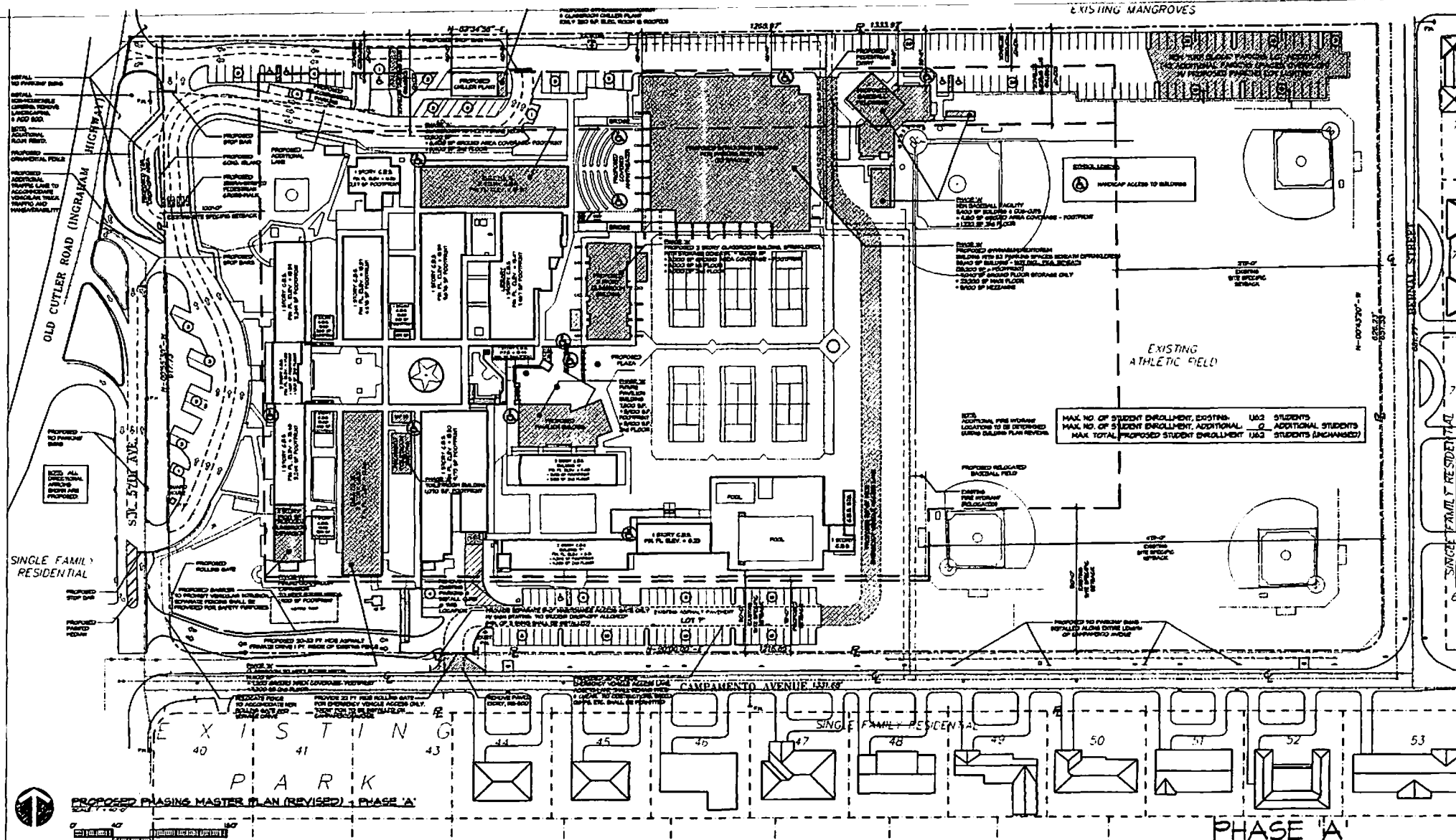
SCALE

DATE: 10.20.2010

REVISIONS

DWG. NO.

Z-2



CONSULTANT

GILL-MCGRAW ARCHITECTS, L.L.P.

4000 SOUTHVIEW AVENUE, SUITE 100, MIAMI, FLORIDA 33146

TEL: 305.441.1000 FAX: 305.441.1001

LICENSE #00000000

MASTERPLAN REVISION FOR

GULLIVER ACADEMY

DRC SUBMITTAL

1000 S.W. 10TH AVENUE, MIAMI, FLORIDA 33135

CORAL GABLES, FLORIDA 33135

DATE: 10.20.2010

REVISIONS

DWG. No.

Z-3A

(PAGE 1)

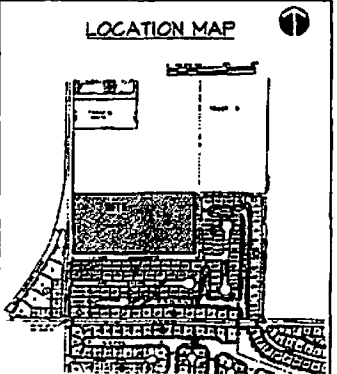


TABLE OF CALCULATIONS - PHASE 'A'

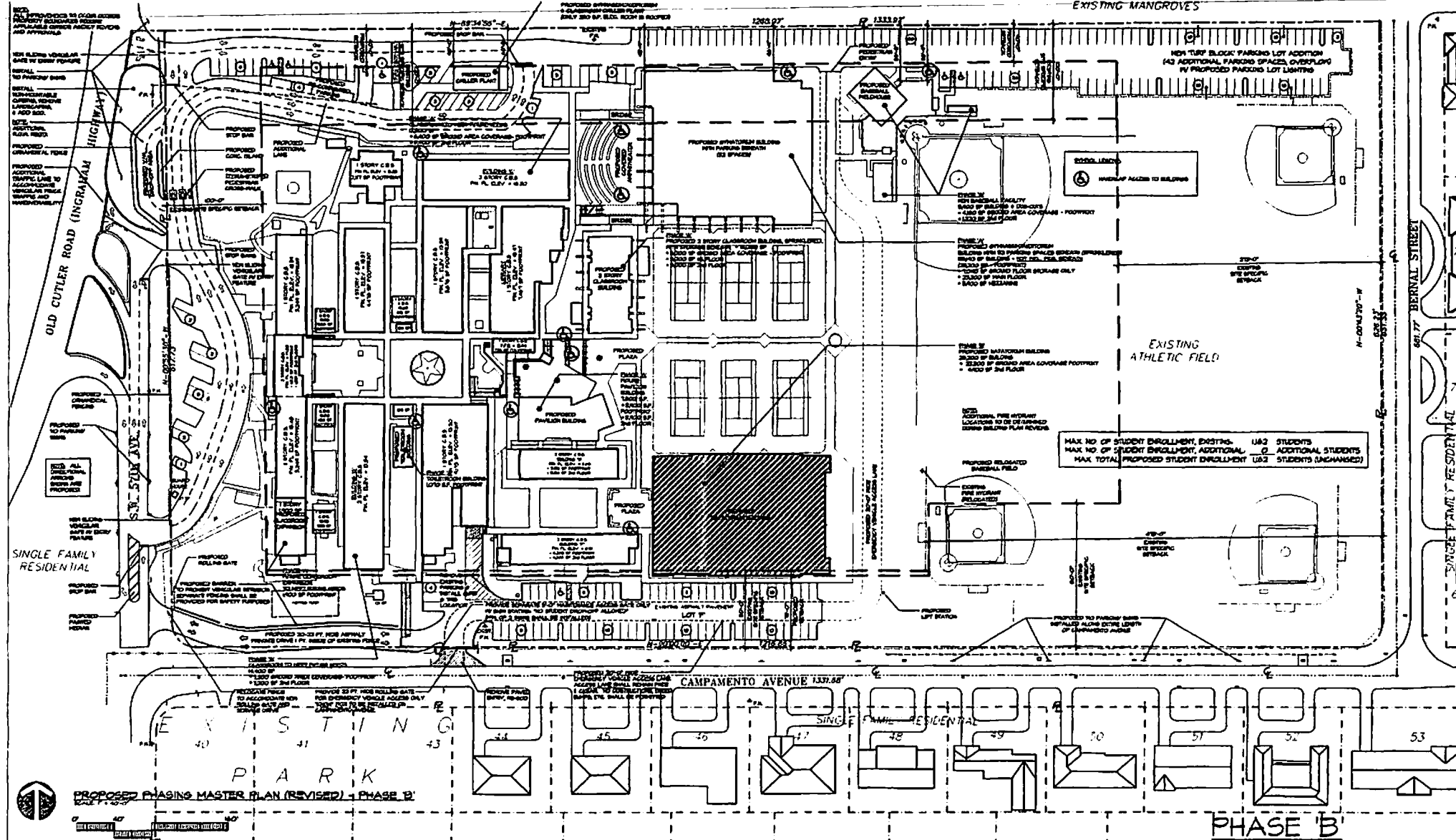
ZONE USE	SP - RESIDENTIAL, SPECIAL USE EDUCATIONAL FACILITY
EXISTING BUILDING 2200	BASE FLOOR ELEVATION 1100 FT M.S.V.D.
LAND AREA	0.4141 AC. (10,822 SQ. FT.)
TOTAL LAND AREA	0.4141 AC. (10,822 SQ. FT.)
EXISTING BUILDING 2200	0.0000 AC. (0 SQ. FT.)
BLDG. 2200 TO BE REMOVED PHASE 'A'	0.0000 AC. (0 SQ. FT.)
PROPOSED NEW BLDG. 2200 PHASE 'A'	0.0000 AC. (0 SQ. FT.)
BUILDING LOT COVERAGE (BLDG. FOOTPRINT ONLY)	0.0000 AC. (0 SQ. FT.)
TOTAL LOT COVERAGE ALLOWED	0.0000 AC. (0 SQ. FT.)
TOTAL LOT COVERAGE EXISTING	0.0000 AC. (0 SQ. FT.)
LOT COVERAGE TO BE REMOVED PHASE 'A'	0.0000 AC. (0 SQ. FT.)
LOT COVERAGE PROPOSED PHASE 'A'	0.0000 AC. (0 SQ. FT.)
TOTAL U.L.T. LOT COVERAGE PHASE 'A'	0.0000 AC. (0 SQ. FT.)
TOTAL BUILDING FLOOR AREA	0.0000 AC. (0 SQ. FT.)
EXISTING BUILDING 2200	0.0000 AC. (0 SQ. FT.)
BLDG. 2200 TO BE REMOVED PHASE 'A'	0.0000 AC. (0 SQ. FT.)
PROPOSED NEW BLDG. 2200 PHASE 'A'	0.0000 AC. (0 SQ. FT.)
TOTAL ULTIMATE FL. AREA PHASE 'A'	0.0000 AC. (0 SQ. FT.)
F.A.S. PHASE 'A' = MAX. 20% TOTAL FLOOR AREA OF BUILDING / AREA OF SITE	0.0000 AC. (0 SQ. FT.)
UNDEVELOPED COVERAGE - 20% REQUIRED	0.0000 AC. (0 SQ. FT.)
BUILDING LOT COVERAGE	0.0000 AC. (0 SQ. FT.)
PARKING & PAVED AREAS	0.0000 AC. (0 SQ. FT.)
ATHLETIC COURSE	0.0000 AC. (0 SQ. FT.)
TOTAL 3 PROVIDED AFTER PHASE 'A'	0.0000 AC. (0 SQ. FT.)

PROPOSED PHASING - ALL PHASES

MAXIMUM HEIGHT OF THE BUILDING ALLOWED	40 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
MAXIMUM PROPOSED BUILDING HEIGHT	50 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
NUMBER OF STORIES	EXISTING: 1 AND 2-STORY PROPOSED: 3-STORY AND 3-STORY IN PARKING OR STORAGE IDEALITY
PARKING	EXISTING NUMBER OF REGULAR PARKING SPACES: 20 SPACES EXISTING NUMBER OF H.C. PARKING SPACES: 0 SPACES NUMBER OF REGULAR SPACES TO BE REMOVED: 0 SPACES NUMBER OF H.C. SPACES TO BE REMOVED: 0 SPACES NEW REGULAR SPACES TO BE ADDED: 0 SPACES NEW H.C. SPACES TO BE ADDED: 0 SPACES
5 OF PARKING SPACES REQUIRED	FOR ALL EMPLOYEES ANTICIPATED = 10 SPACES STUDENTS AGED 16 YEARS & OLDER = 0 SPACES HANDICAP SPACES REQUIRED (241) = 0 SPACES TOTAL PARKING SPACES REQUIRED: 10 SPACES
5 OF PARKING SPACES PROVIDED	REGULAR ON GRADE: 240 SPACES REGULAR BELOW GROUND: 0 SPACES HANDICAP ON GRADE: 0 SPACES HANDICAP BELOW GROUND: 0 SPACES TOTAL PARKING PROVIDED: 240 SPACES
TOTAL AREA OF PARKING & DRIVEWAYS	13,386 SF (13,386)

PROPOSED PHASING - ALL PHASES

PHASE 'A' (SHEET 2-3A) - ANTICIPATED CONSTRUCTION - 2008-2010	10,822 S.F.
1. GYMNASIUM (FULLY SPRINKLERED)	10,000 S.F.
2. GYMNASIUM (FULLY SPRINKLERED)	10,000 S.F.
3. RELocate EXISTING BASEBALL, SOFTBALL AND REBUILD EXISTING STORAGE, SADDLERY AND HORSE BLEACHERS AND PRESEASON	3,400 S.F.
4. TOILETROOM BUILDING	1,000 S.F.
5. PAVILION BUILDING (FULLY SPRINKLERED)	1,000 S.F.
6. NEW 40-CAR PARKING LOT ADDITION	1,000 S.F.
7. ADDITIONAL 20 ADDITIONS TO MEET ACADEMIC NEEDS	1,000 S.F.
8. 3-STORY CLASSROOM BUILDING 'C'	12,000 S.F.
9. NEW APARTMENT TOWNS	14,000 S.F.
10. 20' WIDE EMERGENCY VEHICLE ACCESS	0 S.F.
PHASE 'B' (SHEET 2-3B) - ANTICIPATED CONSTRUCTION - 2010-2015	10,822 S.F.
1. GYMNASIUM BUILDING	10,000 S.F.
2. GYMNASIUM BUILDING	10,000 S.F.
3. RELocate EXISTING BASEBALL, SOFTBALL AND REBUILD EXISTING STORAGE, SADDLERY AND HORSE BLEACHERS AND PRESEASON	3,400 S.F.
4. TOILETROOM BUILDING	1,000 S.F.
5. PAVILION BUILDING (FULLY SPRINKLERED)	1,000 S.F.
6. NEW 40-CAR PARKING LOT ADDITION	1,000 S.F.
7. ADDITIONAL 20 ADDITIONS TO MEET ACADEMIC NEEDS	1,000 S.F.
8. 3-STORY CLASSROOM BUILDING 'C'	12,000 S.F.
9. NEW APARTMENT TOWNS	14,000 S.F.
10. 20' WIDE EMERGENCY VEHICLE ACCESS	0 S.F.



CONSULTANT

GILL-MCGRAW ARCHITECTS, L.L.P.

4900 SOUTHWEST 78TH AVENUE, SUITE 400, MIAMI, FLORIDA 33156

TEL: 305-661-1111 FAX: 305-661-1112

LICENSE NUMBER: JAP000486

MASTERPLAN REVISION FOR

GULLIVER ACADEMY

DRC SUBMITTAL

15155 SW 10TH ROAD

CORAL GABLES, FLORIDA 33134

DATE: 10.20.2010

REVISIONS

DWG. NO.

Z-3B

Phase "B"

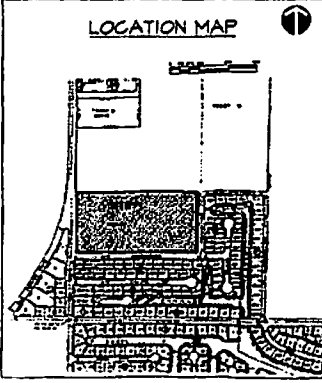


TABLE OF CALCULATIONS - PHASE "B"

ZONE USE: "R" - RESIDENTIAL, SPECIAL USE EDUCATIONAL FACILITY FLOOR HAZARD ZONE: "V" BASE FLOOR ELEVATION: 1.00 FT N.B. V.D.	
LAND AREA	34,104 S.F. (0.782 ACRES)
TOTAL LAND AREA	34,104 S.F. (0.782 ACRES)
EXISTING BUILDING F.S.F.	52,300 (6,000 S.F. TO BE REMOVED)
BLDG. F.S.F. TO BE REMOVED PHASE "B"	52,300 (6,000 S.F. TO BE REMOVED)
PROPOSED NEW BLDG. F.S.F. PHASE "B"	30,200 (6,000 S.F. TO BE REMOVED)
BLDG. LOT COVERAGE (BLDG. FOOTPRINT ONLY) TOTAL LOT COVERAGE ALLOWED: 30% 306,470 S.F. TOTAL LOT COVERAGE AFTER PHASE "A": 15.0% 106,230 S.F. LOT COVERAGE TO BE REMOVED PHASE "B": 15.0% 106,230 S.F. LOT COVERAGE PROPOSED PHASE "B": 15.0% 106,230 S.F. TOTAL U.T. LOT COVERAGE PHASE "B": 15.0% 106,230 S.F.	
TOTAL BUILDING FLOOR AREA BLDG. F.S.F. AFTER PHASE "A": 97,200 S.F. BLDG. F.S.F. TO BE REMOVED PHASE "B": 52,300 S.F. PROPOSED NEW BLDG. F.S.F. PHASE "B": 30,200 S.F. TOTAL U.T. FLOOR AREA PHASE "B": 75,100 S.F.	
C.A.S. = MAX. 30% TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE 32,100 S.F. / 306,470 S.F.	
LANDSCAPE OPEN SPACE, MIN. 5% REQUIRED	30% 306,470 S.F.
BLDG. LOT COVERAGE	15.0% 106,230 S.F.
PARKING & PAVED AREAS	13,200 S.F.
ATHLETIC COURTS	40,220 S.F.
TOTAL & PROPOSED AFTER ALL PHASES	15,520 S.F. (4.4% C.A.S.)

MAXIMUM HEIGHT OF THE BUILDING ALLOWED: 35 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)

MAXIMUM PROPOSED BUILDING HEIGHT: 35 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)

NUMBER OF STORIES: EXISTING: 1 AND 2-STORY PROPOSED: 3-STORY AND 2-STORY IN PARKING OR STORAGE DECK

PARKING: EXISTING NUMBER OF REGULAR PARKING SPACES: 324 SPACES EXISTING NUMBER OF H.C. PARKING SPACES: 1 SPACE

NUMBER OF REGULAR SPACES TO BE REMOVED: 00 SPACES NUMBER OF H.C. SPACES TO BE REMOVED: 0 SPACES

NON-REGULAR SPACES TO BE ADDED: 02 SPACES NON-H.C. SPACES TO BE ADDED: 4 SPACES

5.0% OF PARKING SPACES REQUIRED: GENERAL PARKING SPACES: (SECTION 5-H(1)(B))

1) parking space for each P.T.E. plus 1 parking space per 4 students aged 16 yrs or older based on max. capacity:

FULL TIME EMPLOYEES (P.T.E. EXISTING) = 103 40 SPACES

ADDITIONAL FULL TIME EMPLOYEES ANTICIPATED = 10 40 SPACES

STUDENTS AGED 16 YEARS & OLDER = 0 STUDENTS 16 40 SPACES

HANDICAP SPACES REQUIRED PER TABLE 205.3.2.2004 A.D.A. 1 SPACE

TOTAL PARKING REQUIRED: 104 SPACES

5.0% OF PARKING SPACES PROVIDED: REGULAR ON GRADE: 340 SPACES HANDICAP ON GRADE: 4 SPACES HANDICAP IN LOT: 2 SPACES TOTAL PARKING PROVIDED: 346 SPACES

TOTAL AREA OF PARKING SPACES: 13,200 S.F. (3.0%)

PROPOSED PHASING - ALL PHASES

PROPOSED PROPERTY MEASUREMENTS:

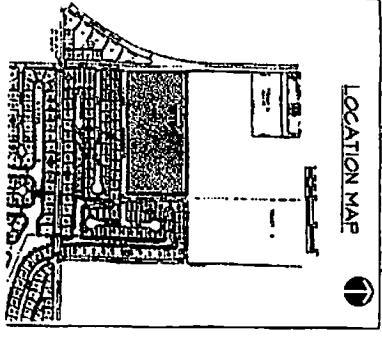
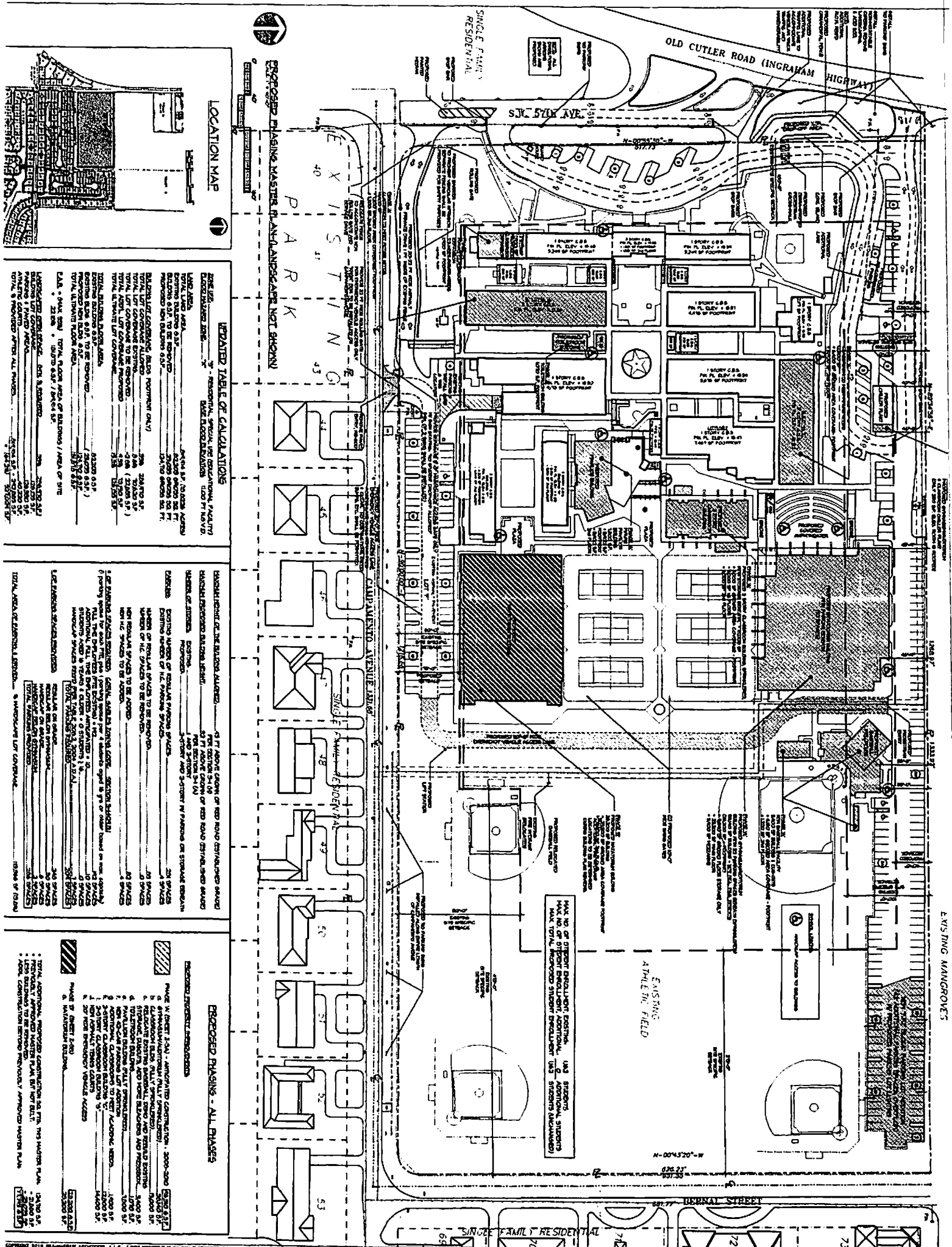
PHASE "A" (SHEET Z-3A) - ANTICIPATED CONSTRUCTION - 2000-2010	15,520 S.F.
a. GYMNASIUM/AUDITORIUM (FULLY SPARKLED)	20,400 S.F.
b. CLASSROOM BLDG. (FULLY SPARKLED)	5,000 S.F.
c. RELOCATE EXISTING BASEBALL, SOFT AND REBUILD EXISTING STORAGE, DECKS, ADD MORE DECKS AND PRECINCT	3,400 S.F.
d. TOILETROOM BUILDING	1,070 S.F.
e. PAVILLION BUILDING (FULLY SPARKLED)	1,800 S.F.
f. NEW 40-CAR PARKING LOT ADDITION	1,000 S.F.
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	12,000 S.F.
h. 3-STORY CLASSROOM BUILDING "C"	14,000 S.F.
i. NEW APARTMENT TOWNS COURTS	14,000 S.F.
j. 20' WIDE EMERGENCY VEHICLE ACCESS	
PHASE "B" (SHEET Z-3B)	13,200 S.F.
a. NATATORIUM BUILDING	13,200 S.F.

• TOTAL ADDITIONAL PROPOSED CONSTRUCTION SEE P.T.S. THIS MASTER PLAN: 13,200 S.F.

• PREVIOUSLY APPROVED MASTER PLAN, BUT NOT BUILT: 2,000 S.F.

• LESS BUILDINGS TO BE REMOVED: 52,300 S.F.

• ADDL. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 11,700 S.F.



UPDATED TABLE OF CALCULATIONS

ITEM	REMARKS	AMOUNT
TOTAL LOT AREA	1.00 AC. (108,900 SQ. FT.)	108,900
TOTAL LOT COVERED BY BUILDINGS	1.00 AC. (108,900 SQ. FT.)	108,900
TOTAL LOT COVERED BY PARKING	1.00 AC. (108,900 SQ. FT.)	108,900
TOTAL LOT COVERED BY OTHER	1.00 AC. (108,900 SQ. FT.)	108,900
TOTAL LOT COVERED BY ALL	1.00 AC. (108,900 SQ. FT.)	108,900
TOTAL LOT COVERED BY ALL	1.00 AC. (108,900 SQ. FT.)	108,900

PROPOSED PHASING - ALL PHASES

PHASE	REMARKS	AMOUNT
PHASE 1	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 2	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 3	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 4	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 5	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 6	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 7	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 8	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 9	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 10	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 11	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 12	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 13	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 14	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 15	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 16	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 17	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 18	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 19	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 20	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 21	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 22	1.00 AC. (108,900 SQ. FT.)	108,900
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PHASE 24	1.00 AC. (108,900 SQ. FT.)	108,900
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PHASE 96	1.00 AC. (108,900 SQ. FT.)	108,900
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PHASE 98	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 99	1.00 AC. (108,900 SQ. FT.)	108,900
PHASE 100	1.00 AC. (108,900 SQ. FT.)	108,900

MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL

15065 RED ROAD
CORAL GABLES, FLORIDA 33166

GILL-McGRAW ARCHITECTS, L.L.P.

4980 SOUTHWEST 72ND AVENUE, SUITE 405, MIAMI, FLORIDA 33166
TEL 305.663.1263 FAX 305.663.1064
LICENSE NUMBER: AP000492

CONSULTANT

BNB

DATE: 10.20.2018

SCALE: 1" = 40' (SEE NOTE 1)

REVISIONS:

OWNER: GUILVER ACADEMY

PROJECT: DRC SUBSTITUTAL

1586 S.W. 57th AVENUE, SUITE 405, MIAMI, FLORIDA 33156

TEL: 305.561.1261 FAX: 305.561.1264

DESIGNER: GIL-MCGRAW ARCHITECTS, L.L.P.

1586 S.W. 57th AVENUE, SUITE 405, MIAMI, FLORIDA 33156

TEL: 305.561.1261 FAX: 305.561.1264

DESIGNER: GIL-MCGRAW ARCHITECTS, L.L.P.

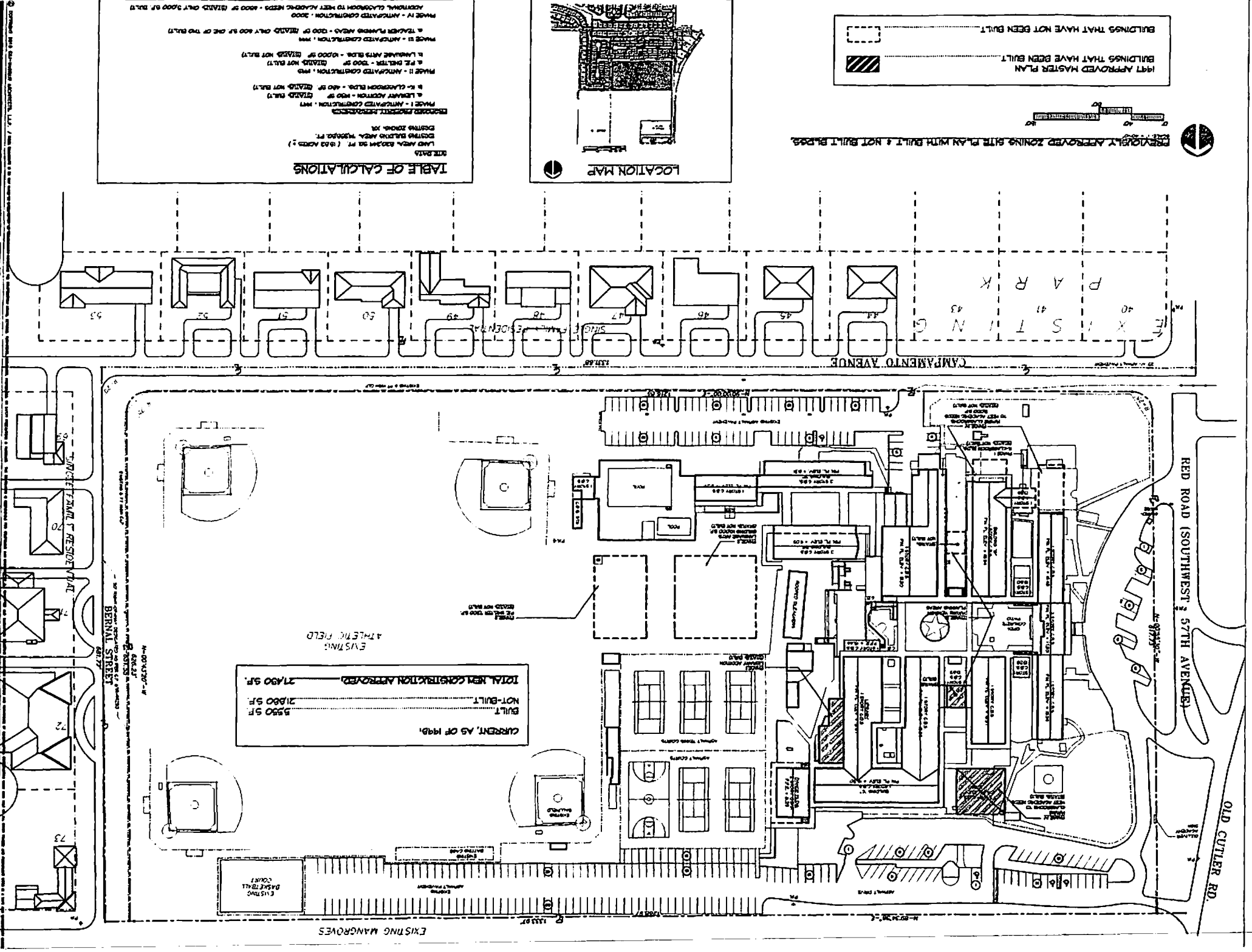


TABLE OF CALCULATIONS

NOTES:

1. LAND AREA: 100,000 SQ. FT. (2.28 ACRES)

2. EXISTING BUILDING AREA: 100,000 SQ. FT.

3. EXISTING PARKING: 100,000 SQ. FT.

4. EXISTING ATHLETIC FIELD: 100,000 SQ. FT.

5. EXISTING MANGROVES: 100,000 SQ. FT.

6. EXISTING BASKETBALL COURT: 100,000 SQ. FT.

7. EXISTING BASEBALL FIELD: 100,000 SQ. FT.

8. EXISTING TENNIS COURT: 100,000 SQ. FT.

9. EXISTING SWIMMING POOL: 100,000 SQ. FT.

10. EXISTING GOLF COURSE: 100,000 SQ. FT.

11. EXISTING OTHER: 100,000 SQ. FT.

12. EXISTING TOTAL: 100,000 SQ. FT.

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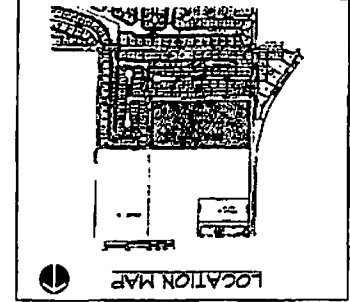
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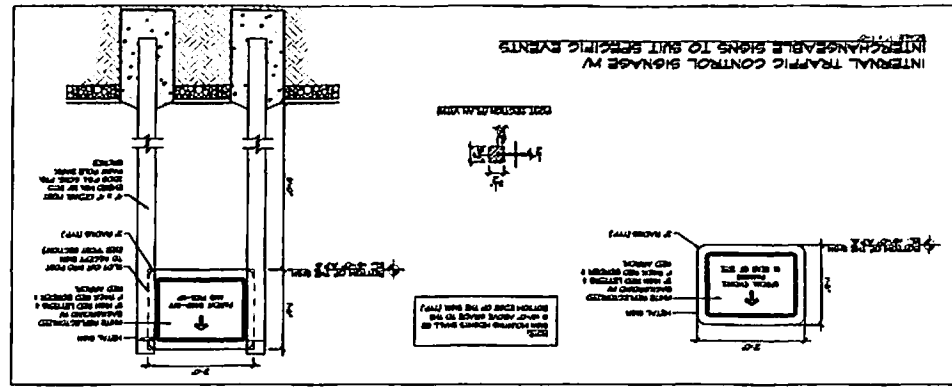
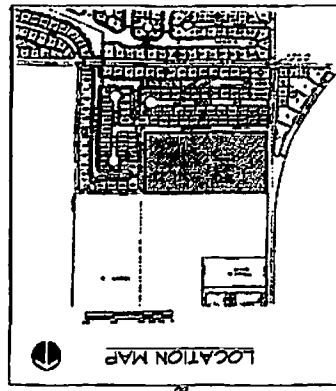


1997 APPROVED MASTER PLAN

BUILDINGS THAT HAVE BEEN BUILT

BUILDINGS THAT HAVE NOT BEEN BUILT





PROPOSED PHASING - ALL PHASES

PHASE 1: 10/20/2010

1. 20' WIDE DRIVEWAY VEHICLE ACCESS

2. 20' WIDE DRIVEWAY VEHICLE ACCESS

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74. 20' WIDE DRIVEWAY VEHICLE ACCESS

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76. 20' WIDE DRIVEWAY VEHICLE ACCESS

77. 20' WIDE DRIVEWAY VEHICLE ACCESS

78. 20' WIDE DRIVEWAY VEHICLE ACCESS

79. 20' WIDE DRIVEWAY VEHICLE ACCESS

80. 20' WIDE DRIVEWAY VEHICLE ACCESS

81. 20' WIDE DRIVEWAY VEHICLE ACCESS

82. 20' WIDE DRIVEWAY VEHICLE ACCESS

83. 20' WIDE DRIVEWAY VEHICLE ACCESS

84. 20' WIDE DRIVEWAY VEHICLE ACCESS

85. 20' WIDE DRIVEWAY VEHICLE ACCESS

86. 20' WIDE DRIVEWAY VEHICLE ACCESS

87. 20' WIDE DRIVEWAY VEHICLE ACCESS

88. 20' WIDE DRIVEWAY VEHICLE ACCESS

89. 20' WIDE DRIVEWAY VEHICLE ACCESS

90. 20' WIDE DRIVEWAY VEHICLE ACCESS

91. 20' WIDE DRIVEWAY VEHICLE ACCESS

92. 20' WIDE DRIVEWAY VEHICLE ACCESS

93. 20' WIDE DRIVEWAY VEHICLE ACCESS

94. 20' WIDE DRIVEWAY VEHICLE ACCESS

95. 20' WIDE DRIVEWAY VEHICLE ACCESS

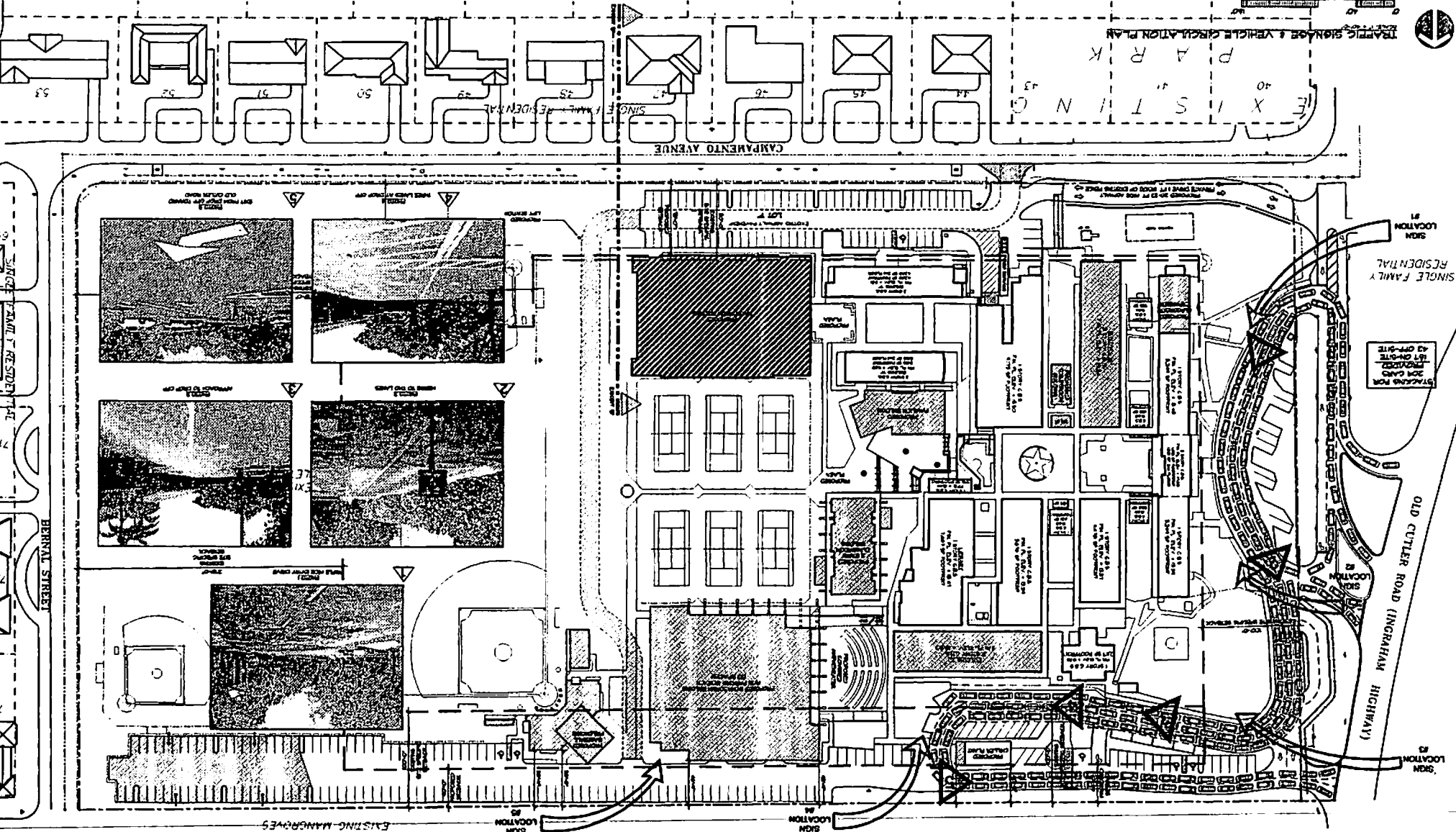
96. 20' WIDE DRIVEWAY VEHICLE ACCESS

97. 20' WIDE DRIVEWAY VEHICLE ACCESS

98. 20' WIDE DRIVEWAY VEHICLE ACCESS

99. 20' WIDE DRIVEWAY VEHICLE ACCESS

100. 20' WIDE DRIVEWAY VEHICLE ACCESS



MASTERPLAN REVISION FOR GULLIVER ACADEMY

DIC SUBMITTAL

12/25/2010

CORAL GABLES, FLORIDA 33134

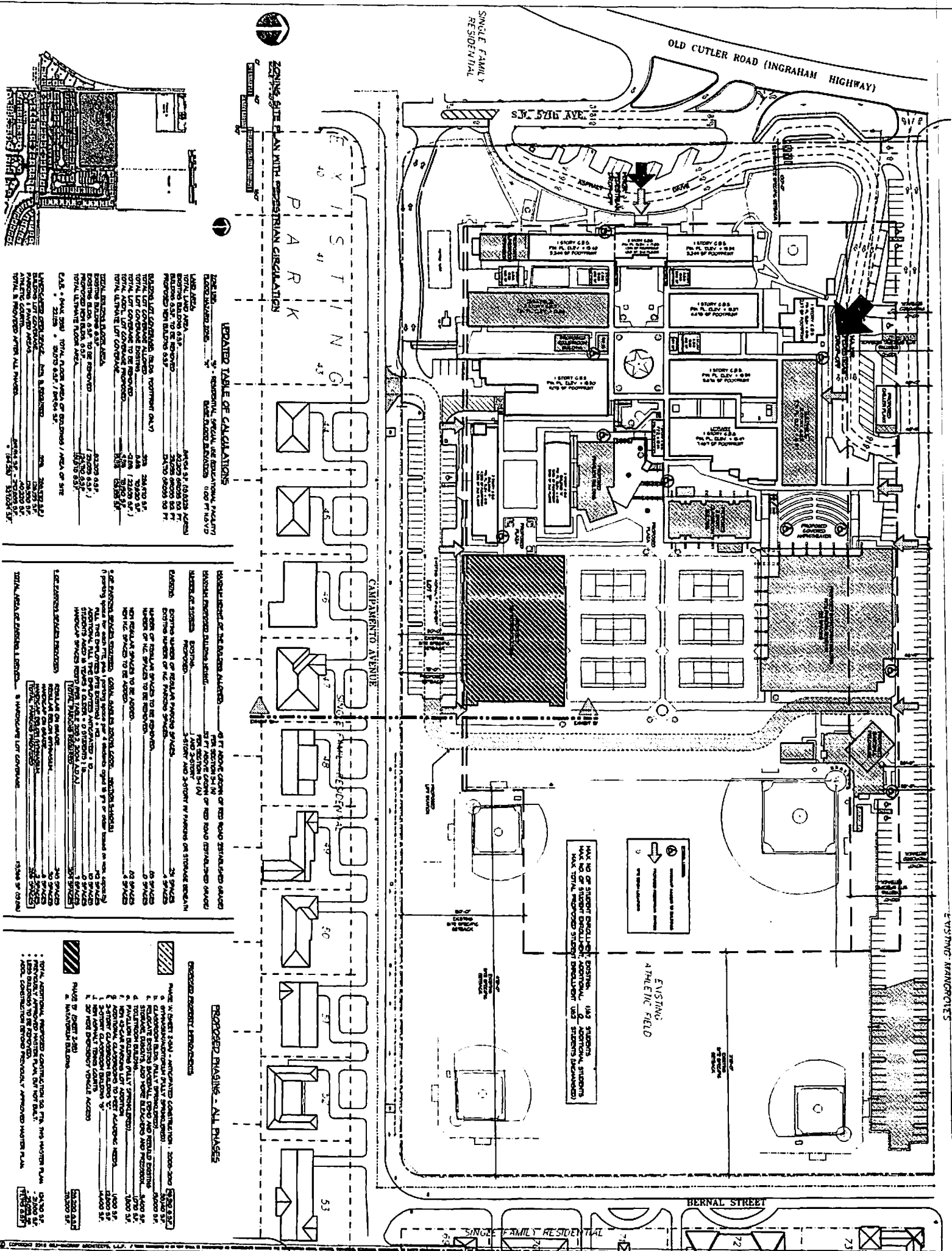
GILL-MCGRAW ARCHITECTS, L.L.P.

4680 SOUTHVIEW AVENUE, SUITE 402, MIAMI, FLORIDA 33134

TEL: 305.661.1200 FAX: 305.661.1201

LICENSE NUMBER: AR000443





MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL

12345 RED ROAD
CORAL GABLES, FLORIDA 33106



GILI-McGRAW ARCHITECTS, L.L.P.

4900 SOUTHWEST 72ND AVENUE, SUITE 403, MIAMI, FLORIDA 33106
TEL. 305.663.1283 FAX 305.663.1284
LICENSE NUMBER: AAP000464

CONSULTANT

CIR-2

DATE: 10/23/2012

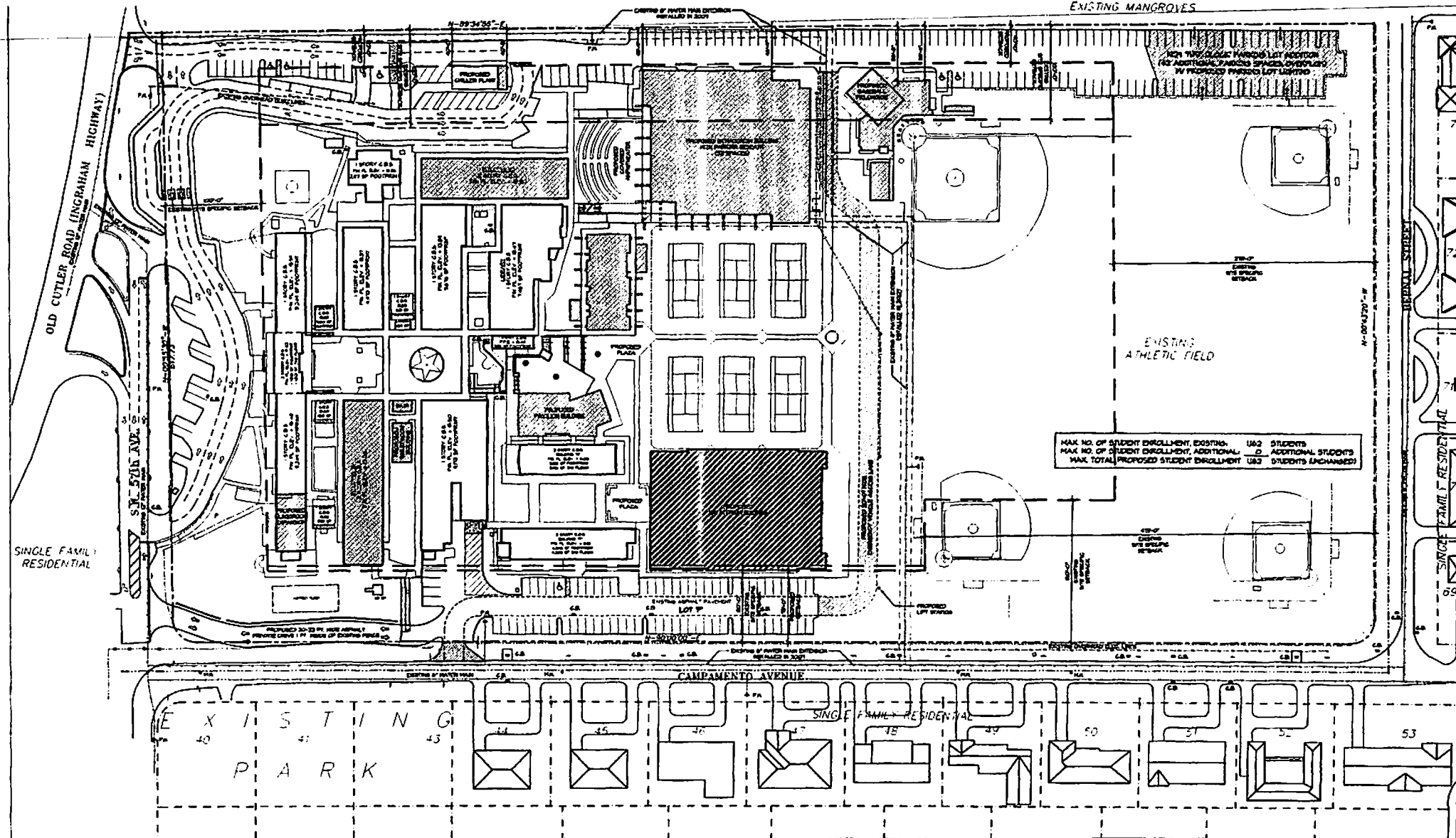
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REVISIONS:

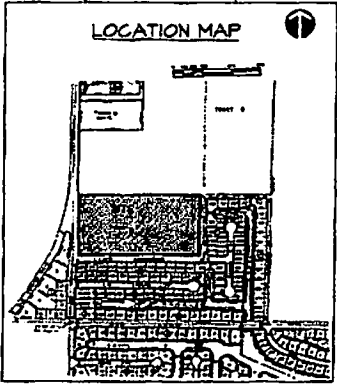
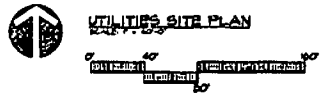
NO.	DATE	DESCRIPTION
1	10/23/2012	ISSUED FOR DRC SUBMITTAL

15

15



MAX. NO. OF STUDENT ENROLLMENT, EXISTING: 182 STUDENTS
 MAX. NO. OF STUDENT ENROLLMENT, ADDITIONAL: 0 ADDITIONAL STUDENTS
 MAX. TOTAL PROPOSED STUDENT ENROLLMENT: 182 STUDENTS (UNCHANGED)



PROPOSED PHASING - ALL PHASES

PROPOSED PROPERTY IMPROVEMENTS

PHASE	DESCRIPTION	AREA (S.F.)
PHASE 1A (SHEET 2-3A) - ANTICIPATED CONSTRUCTION, 2000-2010	1. GYMNASIUM/ATHELETIC CENTER FULLY OPEN/REBUILT	24,000 S.F.
	2. CLASSROOM BUILDING FULLY OPEN/REBUILT	15,000 S.F.
	3. RELOCATE EXISTING BASEBALL, SOFTBALL AND REBUILD EXISTING STORAGE, GYMNASIUM, ADD MORE BLEACHERS AND PRECINCT	3,400 S.F.
	4. TOILETROOM BUILDING	1,070 S.F.
	5. PAVILION BUILDING FULLY OPEN/REBUILT	1,000 S.F.
	6. NEW 40-CAR PARKING LOT ADDITION	1,000 S.F.
	7. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	1,000 S.F.
	8. 3-STORY CLASSROOM BUILDING "C"	12,000 S.F.
	9. 2-STORY CLASSROOM BUILDING "D"	14,000 S.F.
	10. NEW ASPHALT TARMAC DRIVE	1,000 S.F.
	11. NEW EMERGENCY VEHICLE ACCESS	1,000 S.F.
PHASE 1B (SHEET 2-3B)	12. NATATORIUM BUILDING	32,000 S.F.

• TOTAL ADDITIONAL PROPOSED CONSTRUCTION SQ. FT. BY THIS MASTER PLAN: 134,170 S.F.
 • PREVIOUSLY APPROVED MASTER PLAN, BUT NOT BUILT: 2,000 S.F.
 • LESS BUILDINGS TO BE REMOVED: 2,000 S.F.
 • ADDL. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 134,170 S.F.

CONSULTANT

GILL-MCGRAW ARCHITECTS, L.L.P.

4800 SOUTHVIEW AVENUE, SUITE 400, MIAMI, FLORIDA 33156
 TEL. 305.663.1300 FAX 305.663.1304
 LICENSE #00000000

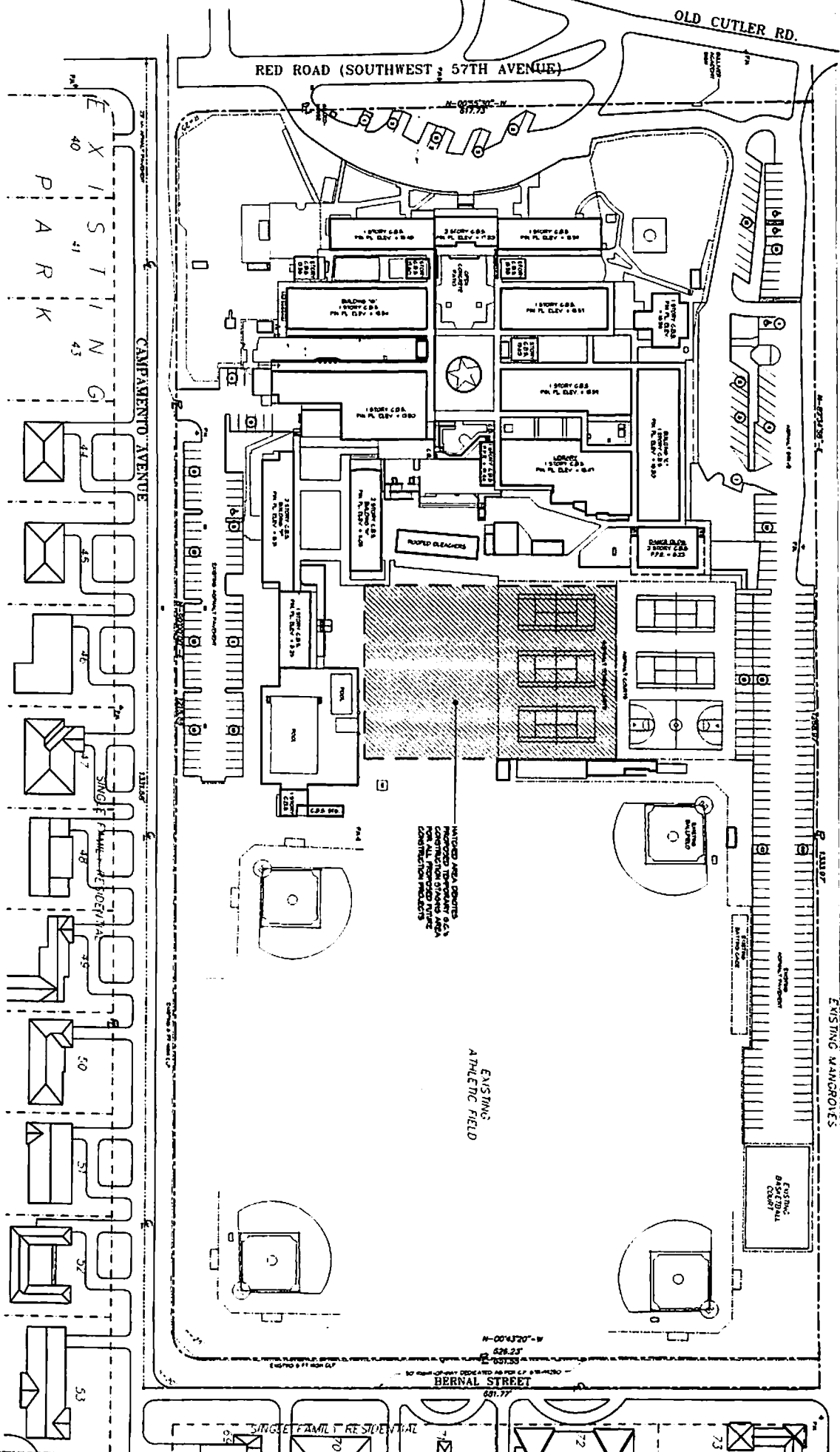
MASTERPLAN REVISION FOR
GULLIVER ACADEMY
 DRC SUBMITTAL

12800 RED ROAD
 CORAL GABLES, FLORIDA 33156

DATE: 10.20.2010

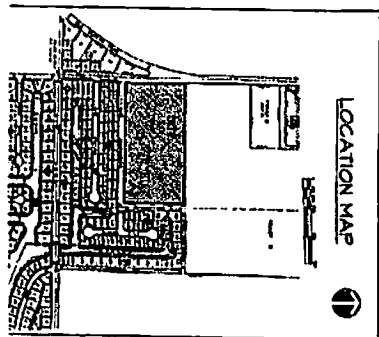
REVISIONS

U-1
 (UTILITIES)



PROPOSED SITE PLAN OF CONTRACTOR'S STAGING AREA

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



STG-1 DATE: 10/20/2010 REVISION: SEAL GILI-McGRAW ARCHITECTS, L.L.P.		MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL 12545 RED ROAD CORAL GABLES, FLORIDA 33156			GILI-McGRAW ARCHITECTS, L.L.P. 4000 SOUTHWEST 72ND AVENUE, SUITE 403, MIAMI, FLORIDA 33156 TEL. 305.663.1283 FAX 305.663.1284 LICENSE NUMBER: A1P000483		CONSULTANT