

COCONUT GROVE
PLAYHOUSE

ARQUITECTONICA



EXISTING SITE CONDITION

BOUNDARY SURVEY

of
3498-3500 MAIN HIGHWAY, MIAMI,
MIAMI-DADE COUNTY, FLORIDA 33133
 for

MIAMI-DADE COUNTY DEPARTMENT OF CULTURAL AFFAIRS

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: October 22nd, 2014.

2. LEGAL DESCRIPTION:

PARCEL I. Lots 1 and 2 of Engle Subdivision according to the Plat thereof, recorded in Plat Book 64 at Page 43, of the Public Records of Miami-Dade County, Florida.

PARCEL II. Beginning at the intersection of the agreed Westerly line of the NW 1/4 of the SE 1/4 of Section 21, Township 54 South, Range 41 East, with the Northerly right of way line of Charles Avenue (formerly Evangelist Street) according to the Plat of Frow Homestead as recorded in Plat Book B at Page 106, of the Public Records of Miami-Dade County, Florida; thence South 89 degrees 56 minutes 00 seconds East along said right of way line for 150.76 feet to its intersection with the Northwesterly right of way line of Main Highway; thence North 28 degrees 49 minutes 45 seconds East along said right of way line for 83.04 feet to a point on the Southwesterly right of way line of a former 14.12 foot alley, lying Southwesterly of and adjacent to Lots 75 through 80 of the DeHedouville Subdivision, according to the Plat thereof, as recorded in Plat Book B at Page 150, of the Public Records of Miami-Dade County, Florida; thence North 45 degrees 01 minutes 30 seconds West along said right of way line of 12.519 feet to the most Southerly corner of Engle Subdivision, according to the Plat thereof recorded in Plat Book 64 at Page 43, of the Public Records of Miami-Dade County, Florida; thence North 28 degrees 49 minutes 45 seconds East along the Southerly boundary of the said Engle Subdivision, being also the Northerly right of way line of Main Highway for 2.65 feet to a point of curvature of a circular curve concave to the South and having a radius of 745 feet; thence Easterly along said curve through a central angle of 0 degrees 17 minutes 00 seconds for 3.68 feet to the center line of the aforementioned alley; thence North 45 degrees 01 minutes 30 seconds West along the center line of said alley for 124.21 feet to the intersection of said center line with Northwesterly boundary line of Tract B of said Engle Subdivision; thence South 44 degrees 58 minutes 30 seconds West for 7.06 feet to a point on the Southwesterly boundary of Lot 2 of said Engle Subdivision; thence North 45 degrees 01 minutes 30 seconds West along the said Southwesterly boundary of said Lot 2 for 101.05 feet to a point on the arc of a curve, having a radius of 25 feet and a central angle of 40 degrees 23 minutes 20 seconds and having a center which bears North 40 degrees 44 minutes 00 seconds West from said point; thence Southwesterly along said arc for 17.62 feet; thence South 89 degrees 39 minutes 20 seconds West for 5.20 feet; thence South along the agreed Westerly boundary of the NW 1/4 of the SE 1/4 of Section 21, Township 54 South, Range 41 East for 235.78 feet to the POINT OF BEGINNING, lying and being in Miami-Dade County, Florida.

PARCEL III. The East 140 feet of the North 117 feet and the East 52.5 feet of Block 29, LESS the North 117 feet of FROW HOMESTEAD according to the Plat thereof recorded in Plat Book B at Page 106 of the Public Records of Miami-Dade County, Florida.

Also Described As:

The North 117 feet of the East 140 feet AND the East 52.5 feet, LESS the North 117 feet thereof, of those certain un-numbered Lots in Block 29 as the same is shown on the Amended Plat of Frow Homestead according to the Plat thereof recorded in Plat Book B at Page 106 of the Public Records of Miami-Dade County, Florida.

PARCEL IV. That part of Lots 75, 76 and 77 DeHedouville's Subdivision according to the Plat thereof recorded in Plat Book B at Page 150 of the Public Records of Miami-Dade County, Florida; described as follows: Beginning at the most Southerly corner of the aforesaid Lot 75; thence run Northeasterly along the Southeasterly boundary line of said Lot 75, 43.36 feet; thence run Northeasterly parallel to the Southwesterly boundary lines of the aforesaid Lots 75, 76 and 77 to a point in the Northwesterly boundary line of said Lot 77; thence Southwesterly to the Southwest corner of said Lot 77; thence along Southwesterly line of said Lot 77, 76 and 75, to the Point of Beginning. Less a portion of said Lot 75, released for Public Highway purposes AND all that part of the alley adjacent to Lots 75, 76 and 77 as shown on Plat of DeHedouville's Subdivision, as recorded in Plat Book B at Page 150 of the Public Records of Miami-Dade County, Florida. A/K/A Tract B of ENGLE SUBDIVISION according to the Plat thereof recorded in Plat Book 64 at Page 43 of the Public Records of Miami-Dade County, Florida.

Being the same land as conveyed by Official Record Book 9843, Page 896, and Deed Book 1566, Page 190, and in Official Records Book 10909, at Page 2755, as recorded in the Public Records of Miami-Dade County, Florida.

Containing 104,207 Square feet or 2.39 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650, Map No. 12086C0476, Suffix L, Revised Date: 09-11-2009.

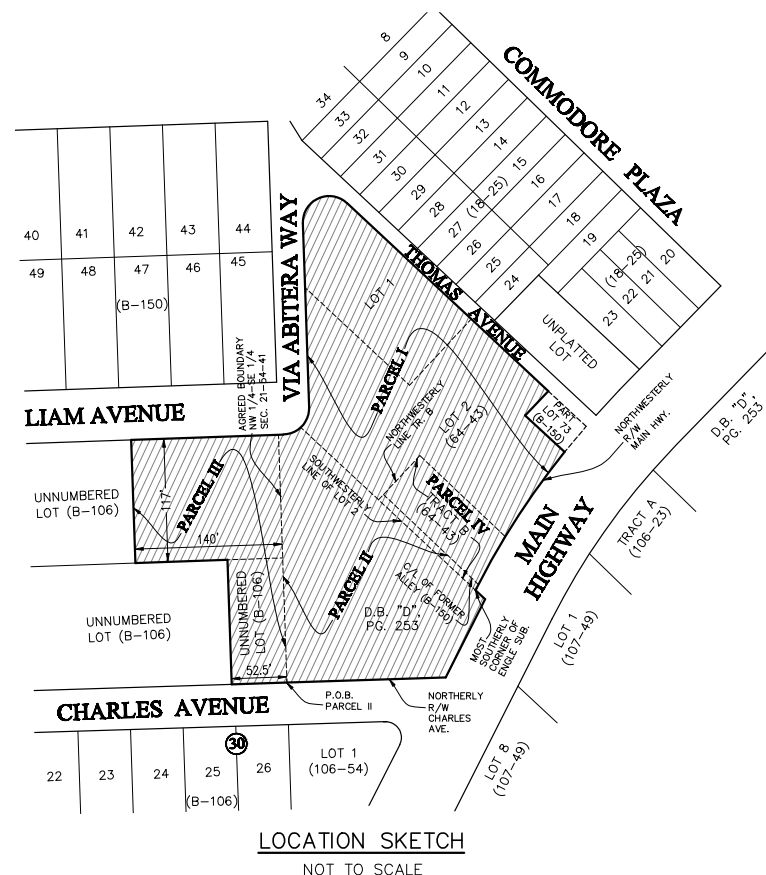
An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmarks used:

City of Miami Benchmark
 Elev.=12.54' (Adjusted to N.G.V.D.) Location: Oak Avenue & Matilda Street.

City of Miami Benchmark
 Elev.=16.75' (Adjusted to N.G.V.D.) Location: Main Highway.



AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S01°57'31"E along the Westerly line of the Subject Property, as per State Plane Coordinates, Florida. Said line is considered well established and monumented.

-The following coordinate values are based on the North American Datum (NAD) 1983/1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

Monument Identification: ALONSO
 Elevation: 11.661 (NGVD29)
 Northing: 520051.230 feet
 Easting: 890779.009 feet
 Located Southeast of the intersection of SW 57th Avenue and SW 8th Street.
 Concrete monument with a Metro Dade GPS Control point brass disk and is stamped "ALONSO".

Monument Identification: DIAZ
 Elevation: 5.706 (NGVD29)
 Northing: 510067.533 feet
 Easting: 909810.516 feet
 Located Southwest of the intersection of S. Bayshore Drive and SW 22nd Avenue
 Concrete monument with a Metro Dade GPS Control point brass disk and is stamped "DIAZ".

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc., must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not determined as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
 Florida Certificate of Authorization Number LB 3308

By: _____
Orlando Suarez, P.S.M.
 Professional Surveyor and Mapper Number No. LS 6781
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
 Florida Certificate of Authorization LB3398
 7100 S.W. 99th Avenue, Suite 104
 Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
 of
3498-3500 MAIN HIGHWAY, MIAMI,
MIAMI-DADE COUNTY, FLORIDA 33133
 for
MIAMI-DADE COUNTY DEPT OF CULTURAL AFFAIRS

REVISIONS	BY

Proj: 14-0483
 Job: 14-0483
 Date: 10-22-2014
 Drawn: G.P., J.S., C.B.
 Checked: J.S.
 Scale: AS SHOWN
 Field Book: FILE
 SHEET 1 OF 3

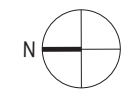
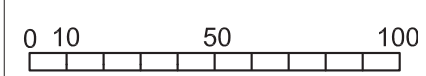


ZONING CLASSIFICATION Civic Institution, NCD-3
FEMA FLOOD ZONE X
LOT SIZE, SF 104,207

	ASSUMPTION	Existing	T5	Notes	Required	Provided
LOT COVERAGE, Max. %	80%		80%	T-5 Applicable	83,366 SF	70,843 SF
MAX. FLOOR LOT RATIO (F.L.R.)	N/A		N/A	T-5 Applicable	N/A	
FRONTAGE AT FRONT SETBACK, Min. %	70%	242.1	70%	T-5 Applicable	169 LF	184 LF
OPEN SPACE, Lot Area Min. %	10%		10%	T-5 Applicable	10,421 SF	33,364 SF
DENSITY	N/A		N/A	T-5 Applicable	N/A	
HEIGHT, Max.	5 STY		5 STY	T-5 Applicable	5 STY	5 STY (72 FT)
SETBACKS						
PRINCIPAL FRONT (Main Hwy)	5 ft.	11.67, 0	10 ft. min.	5 ft. min @ Central Coconut Grove	5	5, 53.2
SECONDARY FRONT (Charles St., Williams Ave.)	10 ft.	6.7	10 ft. min.	T-5 Applicable	10	10
Abutting REAR/SIDE	10%	5.75	10%	*10% of lot depth abutting T3	5.25, 11.7, 14	26.3, 11.7, 14
REAR (Thomas Ave., Via Abitera) Alleys	10 ft.	N/A	0 ft. min.	T-5 Applicable	0	5

PROGRAM 300 SEATS		PROVIDED
BASE BID		
100 Performance Spaces		6,205
200 Back of House Spaces		2,500
300 Front of House & Public Spaces		3,455
400 Administrative Office		1,300
MEP (gross area)		1,668
Subtotal net sq feet		13,460
ADD ALTERNATE NO. 1		
500 Rehearsal Space / Black Box & Related		2,625
Subtotal net sq feet		2,625
ADD ALTERNATE NO. 2		
600 Scene Shop & Related		4,345
700 Costume Shop & Related		805
Subtotal net sq feet		5,150
Total net sq feet		21,235
Total gross sq feet		29,871
% gross to net sq feet		141%
PLAZA	Exterior sq feet	6,300

PARKING AREA		P. SPACES
Parking - Ground Floor	66	23,300
Parking - Typical Level	72	23,300
<i>Number of Parking - Typical Levels</i>	6	6
Parking - Roof Level	35	11,700
Total gross sq feet	533	174,800
RESIDENTIAL AREA		
Front Liner Net area		8,876
Back Liner Net area		16,269
Lobbies, circulation and balconies		16,242
Total net sq feet		25,145
Total gross sq feet		41,387
RESIDENTIAL UNITS		
1/1		26
2/2		9
TOTAL		35
RETAIL AREA		
Historic Building		9,285
New Development		4,900
Circulation MEP and Trash		1,800
Total net sq feet		14,185
Total gross sq feet		15,985
PLAZA		
<i>Exterior sq feet - property</i>		10,338
<i>Exterior sq feet - ROW</i>		1,750
Exterior sq feet - total		12,088





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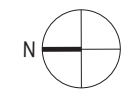
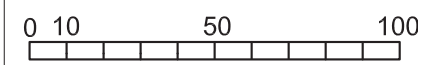
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COCONUT GROVE PLAYHOUSE

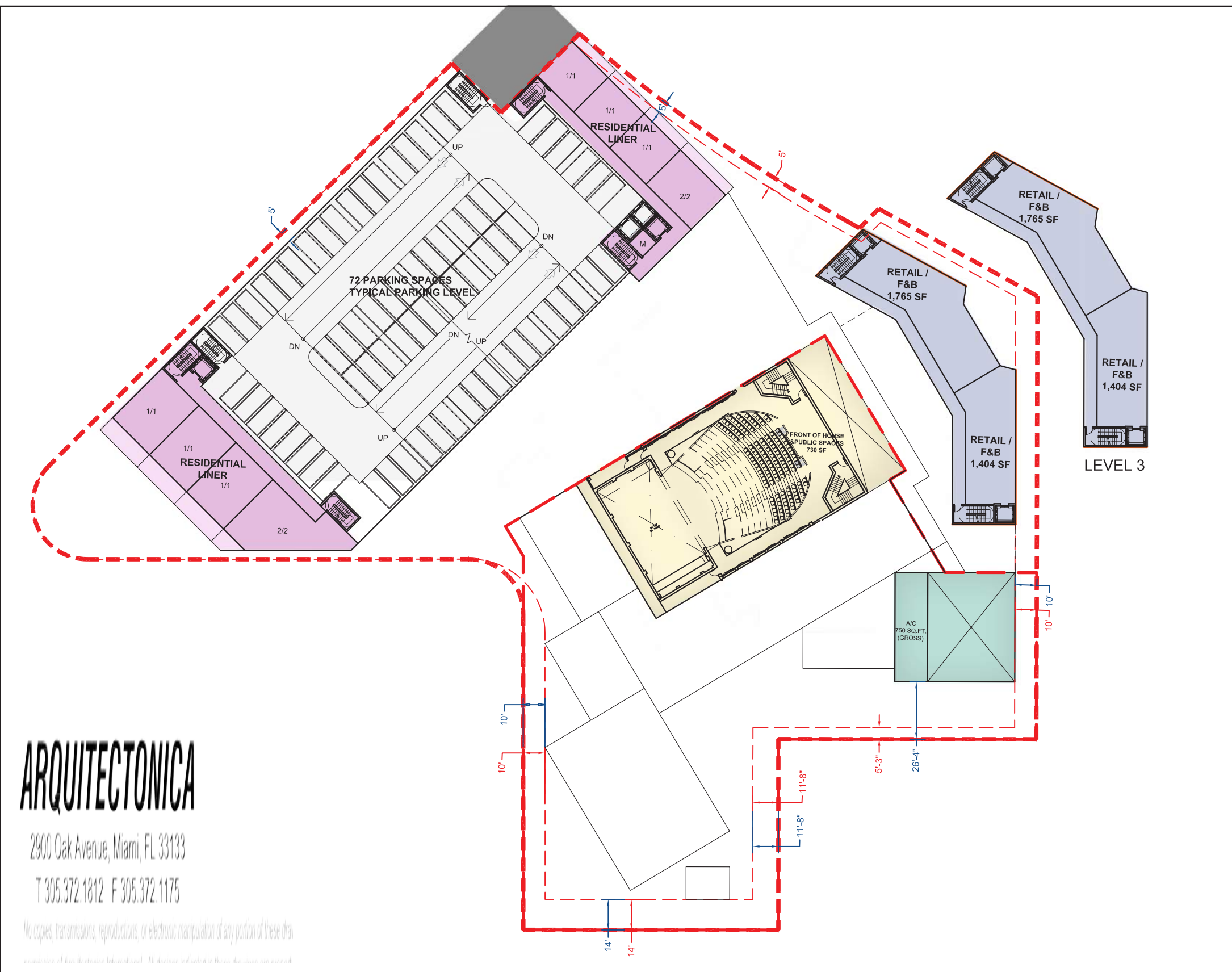
MIAMI, FL

GROUND FLOOR



DATE:
12.02.2016

1 THEATER



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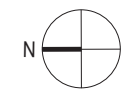
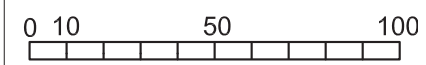
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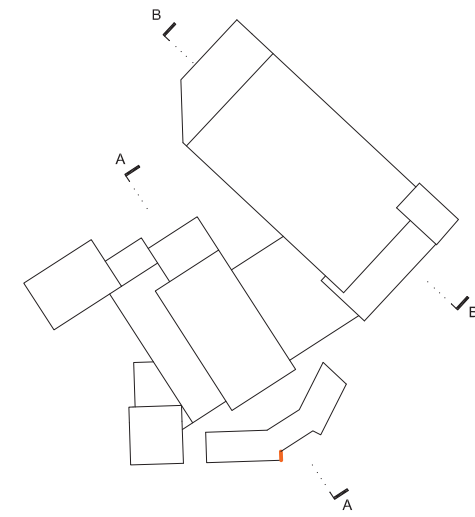
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MIAMI, FL

LEVEL 2

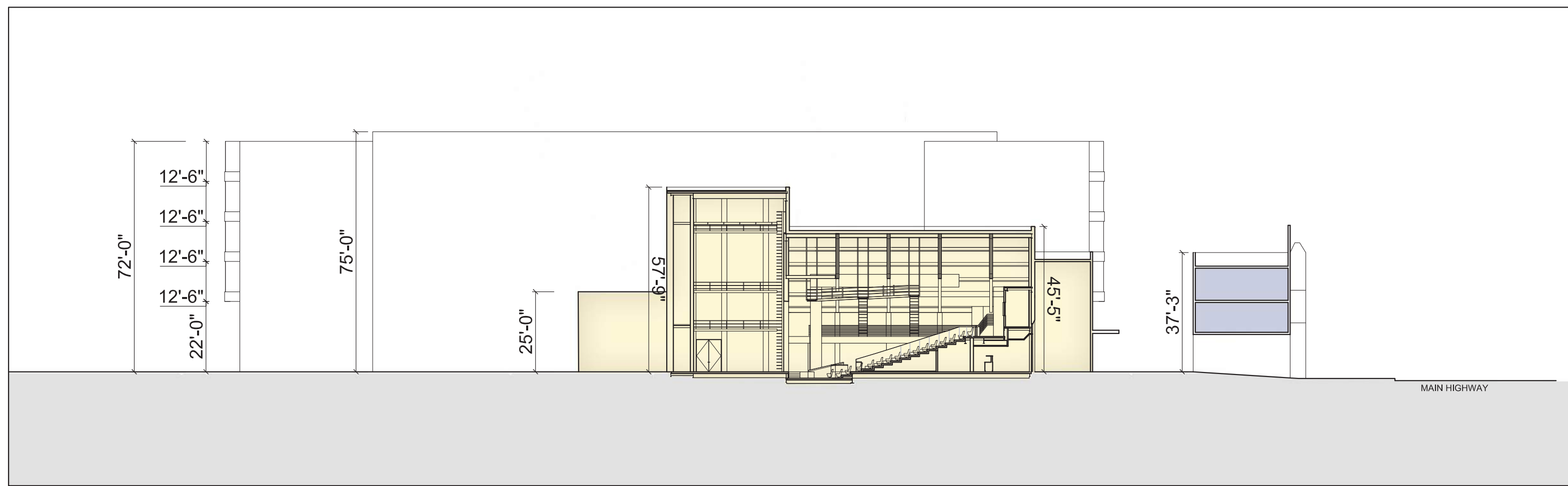


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1 THEATER



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72'-0"
 12'-6"
 12'-6"
 12'-6"
 12'-6"
 22'-0"
 75'-0"
 25'-0"
 57'-9"
 45'-5"
 37'-3"
 MAIN HIGHWAY

SECTION A

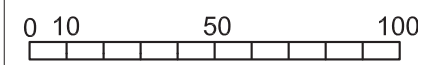
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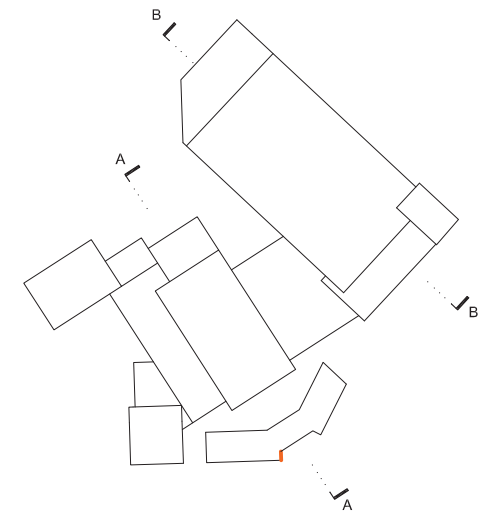
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MIAMI, FL

SECTIONS

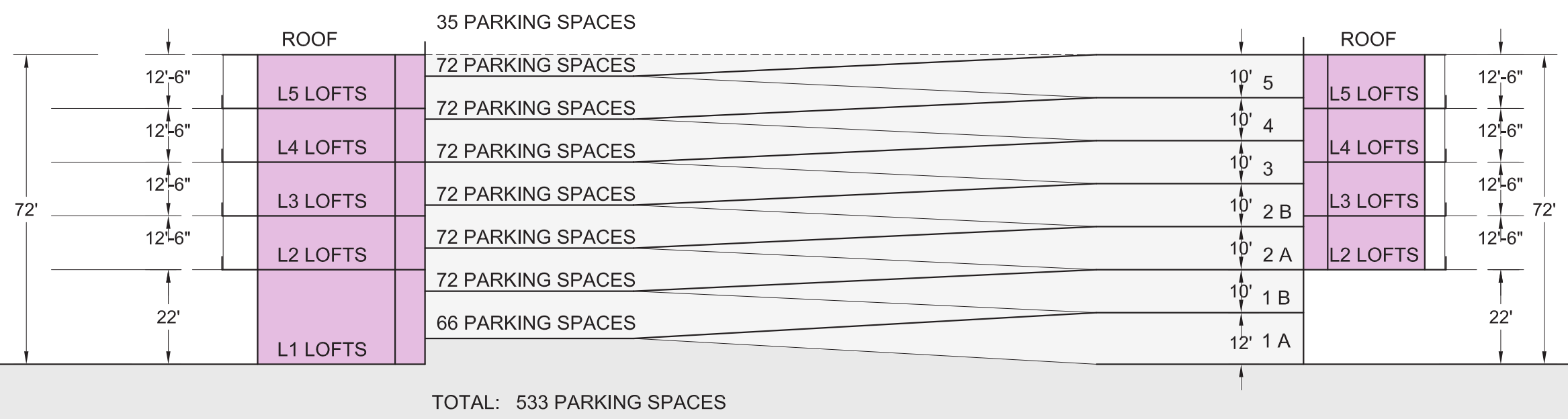


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SECTION B



Google earth
Image Landsat

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COCONUT GROVE PLAYHOUSE
MIAMI, FL

DATE:
12.02.2016

1 THEATER



DRAFT

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1 THEATER



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MIAMI, FL

DATE:
12.02.2016

1 THEATER



Note: The County's contract for architectural and engineering work includes a master plan for a two theater scheme: the funded 300-seat theater for GableStage; and a second 700-seat theater which is unfunded.

