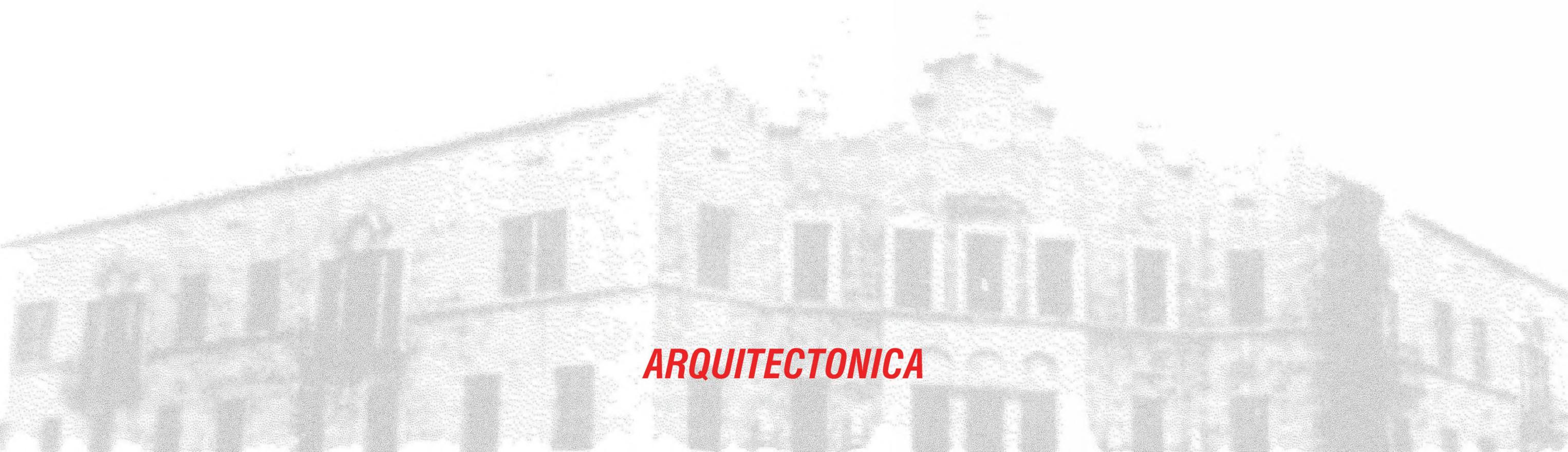


COCONUT GROVE  
PLAYHOUSE

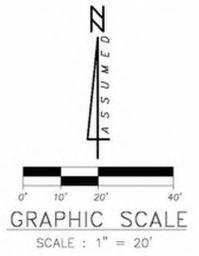
*ARQUITECTONICA*





# BOUNDARY SURVEY

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



**TREE LEGEND**

- SYMBOL COMMON NAME**
- Mahogany
  - ★ Palm Tree
  - Tree (Species unknown)
  - Oak Tree

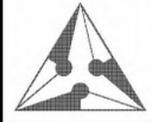
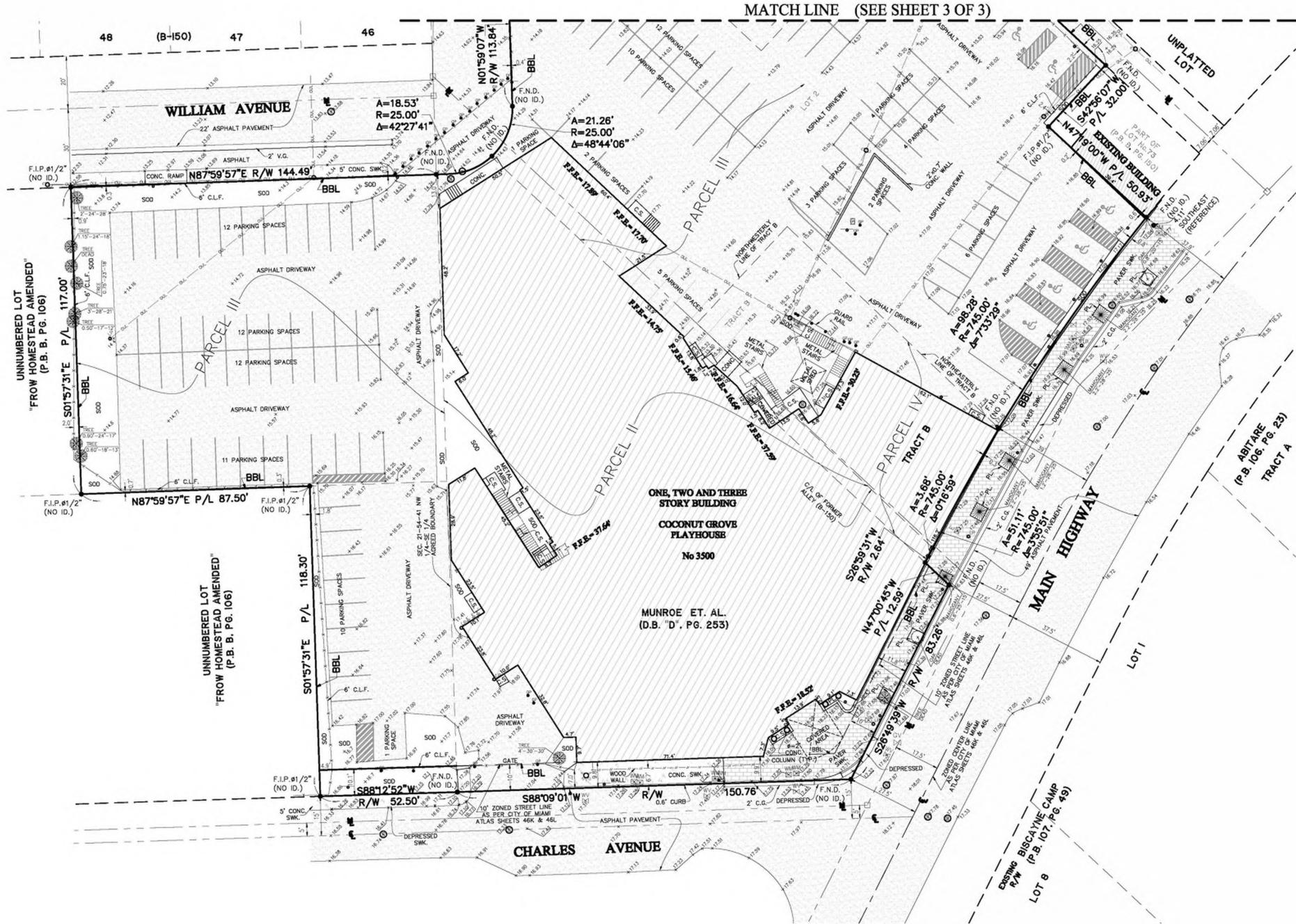
\* TREE TYPES ARE DETERMINED TO THE BEST OF OUR ABILITY AND SHOULD BE CONFIRMED BY BOTANIST OR A TRAINED SPECIALIST

**ABBREVIATIONS**

- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- BBL Base Building Line
- C.B.S. Concrete Block Structure
- C.C. Curb & Gutter
- C. Center Line
- CONC. Concrete
- C.S. Concrete Slab
- D.W.Y. Driveway
- E.T.P. Electric Transformer Pad
- E.B. Electric Box
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- I.D. Identification
- I.N.V. Inverts
- L.F.E. Lowest Floor Elevation
- M. Monument Line
- P.B. Plat Book
- P.C.P. Permanent Control Point
- P.C. Plat
- P.P. Pier
- P.P.M. Precast Pier Monument
- P.R.M. Right-of-Way Line
- R/W Right-of-Way
- SWK. Sidewalk
- T.B.M. Temporary Benchmark
- V.G. Valley Gutter
- C.L.F. Chain Link Fence
- D.C. Depressed Curb

**LEGEND**

- CLP Concrete Light Pole
- MLP Metal Light Pole
- GW Guy Wire
- UP Utility Power Pole
- FH Fire Hydrant
- WM Water Meter
- EB Electric Box
- TB Telephone Box
- SM Sewer Manhole
- OU Overhead Utility Lines
- LP Light Pole
- GV Gas Valve
- WV Water Valve
- WM Water Manhole
- TM Telephone Manhole
- MW Monitoring Well
- BN Back Flow Preventer
- IC Irrigation Control Valve
- PM Parking Meter
- CF Chain Link Fence
- UM Unknown Manhole
- SV Sewer Valve
- MB Mail Box
- SE Spot Elevation
- TB Temporary Benchmark
- 1.5'-15'-10' Diameter-Height-Spread
- RL Right-of-Way Lines
- PC Property Corner
- TS Traffic Sign
- CB Catch Basin
- DM Drainage Manhole
- WF Wood Fence
- IF Iron Fence
- CW C.B.S. Wall
- CO Clean Out
- GP Guard Pole
- CP Concrete Pole
- WP Water Pump
- AC Air Conditioning



**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: 17-0039  
Date: 2-19-2017  
Drawn: E.C.B.  
Checked: E.C.B.  
Scale: AS SHOWN  
Field Book: ON FILE  
SHEET 2 OF 3

3043.0  
ADDRESS  
MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
305.372.8192  
305.372.1775  
WWW.ARQUITECTONICA.COM

HISTORIC PRESERVATION ARCHITECT:  
JORGE L. HERNANDEZ ARCHITECT  
237 PALERMO AVENUE  
CORAL GABLES, FLORIDA 33134  
733.174.9022  
HTTP://WWW.HWAHCHTECT.COM

TREATMENT CONSULTANT:  
FISHER DACHS ASSOCIATES (FDA)  
25 WEST 88 STREET  
NEW YORK, NEW YORK 10011  
718.91.3500  
HTTP://WWW.FDA-ONLINE.COM

CIVIL, TRAFFIC, PARKING ENGINEER:  
KIMLEY-HORN & ASSOCIATES, INC.  
121 BRICOLL AVENUE  
SUITE 400, MIAMI, FLORIDA 33131  
734.598.7745  
HTTP://WWW.KIMLEY-HORN.COM

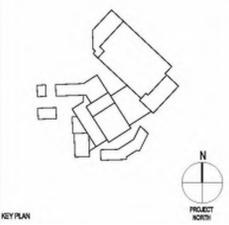
STRUCTURAL ENGINEER:  
DOUGLAS WOOD & ASSOCIATES  
6542 N.W. 7TH STREET, SUITE 200  
MIAMI, FLORIDA 33138  
733.441.3400  
HTTP://WWW.DOUGLASWOOD.BIZ

MEP ENGINEERS:  
FRAGA ENGINEERS, LLC  
180 NEW ORLEANS AVENUE, SUITE 100  
MIAMI, FLORIDA 33136  
733.441.3372  
HTTP://WWW.FRAGAENG.COM

LANDSCAPE ARCHITECT:  
ARQUITECTONICA GEO  
2900 OAK AVENUE  
MIAMI, FL 33133  
733.372.1819  
WWW.ARQUITECTONICA.COM

ADDITIONAL, SOUND AND COMMUNICATIONS:  
TALASKE  
1038 SOUTH BOLLINGROAD  
DAK PAVIL & BROS  
733.441.3372  
HTTP://WWW.TALASKE.COM

LEED CONSULTANT:  
THE SPINNAKER GROUP  
5328 HARTINGTON  
WESTON, FL 33392  
734.347.3667  
HTTP://WWW.SPINNAKERGROUP.COM



SEAL/SIGNATURE/DATE

Date	Issued For

Office Registration #AA-6906465

ARQ Project No: 3388  
Drawn by: -  
Approved by: -

BHEET INDEX

**SURVEY**

SCALE:

BHEET NO.

**A0.2**

© 2015 ARQUITECTONICA INTERNACIONAL, INC.







VIEW 1



3043.0  
ADDRESS  
MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
305.372.8112  
305.572.1175

WWW.ARQUITECTONICA.COM

HISTORIC PRESERVATION ARCHITECT:

JORGE L. HERNANDEZ ARCHITECT  
337 PALMWOOD AVENUE  
CORAL GABLES, FLORIDA 33134  
T.305.774.9622

HTTP://WWW.HARCHITECT.COM

TRIGGER CONSULTANTS:

FISHER DACHS ASSOCIATES (FDA)  
25 WEST 88 STREET  
NEW YORK, NEW YORK 10011  
T.212.861.3332

HTTP://WWW.FDA-ONLINE.COM

CIVIL, TRAFFIC, PARKING ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.  
1201 BRICCOLL AVENUE  
SUITE 400, MIAMI, FLORIDA 33131  
T.305.595.7746

HTTP://WWW.KIMLEY-HORN.COM

STRUCTURAL ENGINEER:

DOUGLAS WOOD & ASSOCIATES  
5542 N.W. 7TH STREET SUITE 200  
MIAMI, FLORIDA 33128  
T.305.451.3400

HTTP://WWW.DOUGLASWOOD.BIZ

MEP ENGINEER:

FRAGA ENGINEERS, LLC  
136 NEW ORLEANS AVENUE SUITE 100  
CORAL GABLES, FLORIDA 33134  
T.305.445.8272

HTTP://WWW.FRAGAENG.COM

LANDSCAPE ARCHITECT:

ARQUITECTONICA GEO  
2900 OAK AVENUE  
MIAMI, FL 33133  
T.305.372.1112

WWW.ARQUITECTONICA.COM

ACCOUNTING, BOUND AND COMMUNICATIONS:

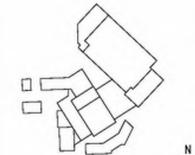
TALASKE  
4335 SOUTH BOLLIVARD  
DAKE PARK, FL 33033  
T.784.841.8902

HTTP://WWW.TALASKE.COM

LEED CONSULTANT:

THE SPINNAKER GROUP  
3328 HUNTINGTON  
WESTON, FL 33092  
T.954.347.3867

HTTP://THESPINNAKERSGROUP.COM



KEY PLAN



VIEW 2



VIEW 3

SEAL / SIGNATURE / DATE

Office Registration #AA-0000465

Date Issued For

ARQ Project No.: 3388

Drawn by: -

Approved by: -

**EXISTING BUILDING PHOTOGRAPHS**

SCALE:

SHEET NO.

**A0.5**







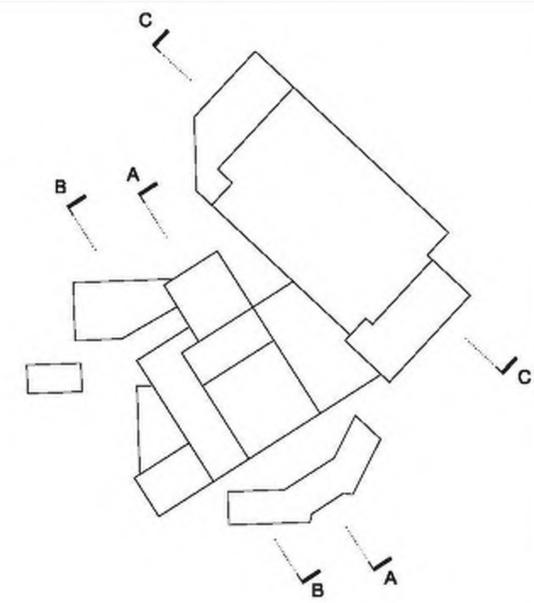




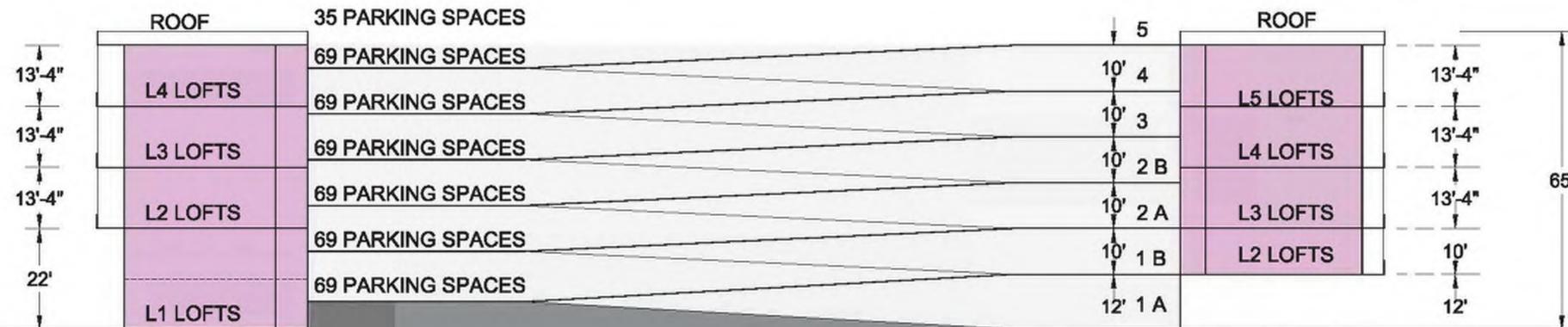








TOTAL: 449 PARKING SPACES



3043.0  
ADDRESS  
MIAMI, FL 33133  
**COCONUT GROVE PLAYHOUSE**

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2800 Oak Avenue  
Miami, Florida 33133  
305.572.882  
305.572.875  
WWW.ARQUITECTONICA.COM

HISTORIC PRESERVATION ARCHITECT  
JORGE L. HERNANDEZ ARCHITECT  
80 PALERMO AVENUE  
CORAL GABLES, FL 33134  
7.336.174.022  
HTTP://JLHARCHITECT.COM

TRUCKER CONSULTANT  
FISHER CACHIB ASSOCIATES (FCA)  
20 WEST 64 STREET  
MIAMI BEACH, FL 33137  
7.733.666.000  
HTTP://WWW.FCA-ORLANDO.COM

CIVIL, MECHANICAL, ELECTRICAL ENGINEER  
KIMBLEY-HORN & ASSOCIATES, INC.  
3221 BIRCHWOOD AVENUE  
SUITE 100  
MIAMI BEACH, FL 33137  
7.336.486.714  
HTTP://WWW.KIMBLEY-HORN.COM

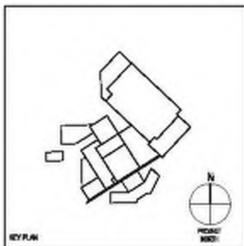
STRUCTURAL ENGINEER  
DOUGLAS WOOD & ASSOCIATES  
8666 N.W. 17th STREET, SUITE 202  
MIAMI, FL 33157  
7.336.411.246  
HTTP://WWW.DWAPLANNING.COM

MEP ENGINEER  
FRAGA ENGINEERS, LLC  
1818 SW 10TH AVENUE, SUITE 200  
CORAL GABLES, FL 33134  
7.336.465.1112  
HTTP://WWW.FRAGAENR.COM

LANDSCAPE ARCHITECT  
ARQUITECTONICA GEO  
2800 OAK AVENUE  
MIAMI, FL 33133  
7.336.572.813  
WWW.ARQUITECTONICA.COM

AGRICULTURAL SOUND AND VIBRATION ENGINEER  
TALANKE  
100 SOUTH WASHINGTON  
CORAL GABLES, FL 33134  
7.336.465.1112  
HTTP://WWW.TALANKE.COM

LEED CONSULTANT  
THE SPINNAKER GROUP  
888 HARTWICK  
WEST PALM BEACH, FL 33411  
561.841.1888  
HTTP://WWW.SPINNAKERGROUP.COM



SCALE / DATE

Office Registration: 84A-0000465

Date Issued For

ARJ Project No.: 1388  
Drawn by: -  
Approved by: -

SECTION  
SCALE: 1/16" = 1'-0"

3043.0  
**A3.2**



gle earth  
© 2005 Google Inc.

3043.0  
ADDRESS  
MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

ARCHITECT OF RECORD  
**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
305.572.8152  
305.572.1775  
[WWW.ARQUITECTONICA.COM](http://www.arquitectonica.com)

HISTORIC PRESERVATION ARCHITECT:  
JORGE L. HERNANDEZ ARCHITECT  
237 PALMWOOD AVENUE  
DORAL, FLORIDA 33134  
T.305.774.9622  
[HTTP://WWW.JLHARCHITECT.COM](http://www.jlharchitect.com)

TRUSTEES CONSULTANT:  
FISHER DACHS ASSOCIATES (FDA)  
25 WEST 18 STREET  
NEW YORK, NEW YORK 10011  
T.212.851.3332  
[HTTP://WWW.FDA-ONLINE.COM](http://www.fda-online.com)

CIVIL, TRAFFIC, PARKING ENGINEER:  
KIMLEY-HORN & ASSOCIATES, INC.  
1251 BRICOLL AVENUE  
SUITE 400, MIAMI, FLORIDA 33131  
T.305.595.7745  
[HTTP://WWW.KIMLEY-HORN.COM](http://www.kimley-horn.com)

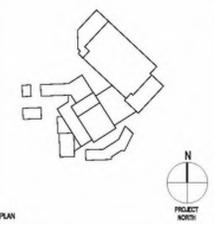
STRUCTURAL ENGINEER:  
DOUGLAS WOOD & ASSOCIATES  
5540 N.W. 7TH STREET SUITE 200  
MIAMI, FLORIDA 33128  
T.305.451.3400  
[HTTP://WWW.DOUGLASWOOD.BIZ](http://www.douglaswood.biz)

MEP ENGINEER:  
FRAGA ENGINEERS, LLC  
135 NEW ORLEANS AVENUE SUITE 100  
DORAL, FLORIDA 33126  
T.305.445.2172  
[HTTP://WWW.FRAGAENG.COM](http://www.fragaeng.com)

LANDSCAPE ARCHITECT:  
ARQUITECTONICA GEO  
2800 OAK AVENUE  
MIAMI, FL 33133  
T.305.375.1812  
[WWW.ARQUITECTONICA.COM](http://www.arquitectonica.com)

ACCOUNTING, BOUND AND COMMUNICATIONS:  
TALASKE  
6333 SOUTH BOLLINGWOOD  
DAVE PARK, FL 33033  
T.781.841.8002  
[HTTP://WWW.TALASKE.COM](http://www.talaske.com)

LEED CONSULTANT:  
THE SPINNAKER GROUP  
5328 HUNTINGTON  
WESTON, FL 32092  
T.863.347.3667  
[HTTP://WWW.SPINNAKINGROUP.COM](http://www.spinnaingroup.com)



SCALE / SIGNATURE / DATE

Date	Issued For

ARQ Project No.: 3388  
Drawn by: -  
Approved by: -

BHEET INDEX  
**AERIAL VIEW**

SCALE:  
BHEET NO.  
**A7.1**



ggle earth  
 01/01/2014 11:47 AM  
 © 2014 Google

3043.0  
**ADDRESS**  
 MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

**ARCHITECT OF RECORD**  
**ARQUITECTONICA**

2900 Oak Avenue  
 Miami, Florida 33133  
 305.572.8192  
 305.572.1775  
 WWW.ARQUITECTONICA.COM

**HISTORIC PRESERVATION ARCHITECT:**  
 JORGE L. HERNANDEZ ARCHITECT  
 237 PALMWOOD AVENUE  
 CORAL GABLES, FLORIDA 33134  
 7.333.174.9622  
 HTTP://JLHARCHITECT.COM

**TRIGGER CONSULTANT:**  
 FISHER DACHS ASSOCIATES (FDA)  
 25 WEST 18 STREET  
 NEW YORK, NEW YORK 10011  
 212.511.1292  
 HTTP://WWW.FDA-ONLINE.COM

**CIVIL, TRAFFIC, PARKING ENGINEER:**  
 KIMLEY-HORN & ASSOCIATES, INC.  
 1201 BRIDGECOLL AVENUE  
 SUITE 400, MIAMI, FLORIDA 33131  
 786.336.7745  
 HTTP://WWW.KIMLEY-HORN.COM

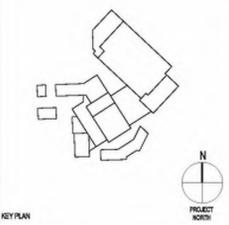
**STRUCTURAL ENGINEER:**  
 DOUGLAS WOOD & ASSOCIATES  
 6040 N.W. 7TH STREET SUITE 200  
 MIAMI, FLORIDA 33128  
 7.335.461.3440  
 HTTP://WWW.DOUGLASWOOD.BIZ

**MEP ENGINEER:**  
 FRAGA ENGINEERS, LLC  
 138 NEW CORNFIELD AVENUE SUITE 800  
 CORAL GABLES, FLORIDA 33134  
 7.335.4425.3372  
 HTTP://WWW.FRAGAENG.COM

**LANDSCAPE ARCHITECT:**  
 ARQUITECTONICA GEO  
 2800 OAK AVENUE  
 MIAMI, FL 33133  
 7.335.375.1812  
 WWW.ARQUITECTONICA.COM

**ACCOUNTING, BOUND AND COMMUNICATIONS:**  
 TALASKE  
 1025 SOUTH BOLLINGROAD  
 DAK FARM, L. 80033  
 7.785.851.8600  
 HTTP://WWW.TALASKE.COM

**LEED CONSULTANT:**  
 THE SPINNAKER GROUP  
 5228 HUNTINGTON  
 WESTON, FL 33092  
 7.864.367.5667  
 HTTP://THESPINNAKERGROUPINC.COM



SEAL / SIGNATURE / DATE

Office Registration #AA-0000465	
Date	Issued For

ARQ Project No.: 3388  
 Drawn by: -  
 Approved by: -

**BHEET INDEX**  
**AERIAL VIEW**  
 SCALE:

**BHEET NO.**  
**A7.2**  
 © 2014 ARQUITECTONICA INTERNACIONAL, S.A.



# APPENDIX



3043.0  
ADDRESS  
MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
305.572.8192  
305.572.8175

WWW.ARQUITECTONICA.COM

HISTORIC PRESERVATION ARCHITECT:

JORGE L. HERNANDEZ ARCHITECT  
237 PALMBO AVENUE  
DORAL, FLORIDA 33124  
1.305.714.9022

HTTP://JLHARCHITECT.COM

TRUSTEE CONSULTANT:

FISHER DACHS ASSOCIATES (FDA)  
25 WEST 18 STREET  
NEW YORK, NEW YORK 10011  
212.591.3392

HTTP://WWW.FDA-ONLINE.COM

CIVIL, TRAFFIC, PARKING ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.  
1201 BRIDGECOLL AVENUE  
SUITE 400, MIAMI, FLORIDA 33151  
7.305.595.7746

HTTP://WWW.KIMLEY-HORN.COM

STRUCTURAL ENGINEER:

DOUGLAS WOOD & ASSOCIATES  
6540 N.W. 7TH STREET SUITE 800  
MIAMI, FLORIDA 33128  
1.305.451.3400

HTTP://WWW.DOUGLASWOOD.BIZ

MEP ENGINEER:

FRAGA ENGINEERS, LLC  
156 NEW OXFORD AVENUE SUITE 600  
DORAL, FLORIDA 33116  
1.305.448.5322

HTTP://WWW.FRAGAENG.COM

LANDSCAPE ARCHITECT:

ARQUITECTONICA GEO  
2900 OAK AVENUE  
MIAMI, FL 33133  
1.305.572.8192

WWW.ARQUITECTONICA.COM

ACCOUNTING, BOUND AND COMMUNICATIONS:

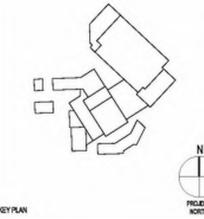
TALASKE  
1035 SOUTH BOLLINGROAD  
DALE PARK, FLORIDA 33603  
1.781.451.8900

HTTP://WWW.TALASKE.COM

LEED CONSULTANT:

THE SPINNAKER GROUP  
5238 HUNTINGTON  
WESTON, FL 33092  
1.954.947.5867

HTTP://THESPINNAKERGROUP.COM



SEAL / SIGNATURE / DATE

Office Registration #AA-0000465

Date	Issued For

ARQ Project No.: 3388

Drawn by: -

Approved by: -

SHEET NO.

**EXISTING  
AERIAL  
VIEW**

SCALE:

SHEET NO.

**A7.4**





3043.0  
**ADDRESS**  
 MIAMI, FL 33133

**COCONUT GROVE PLAYHOUSE**

**ARCHITECT OF RECORD**  
**ARQUITECTONICA**

2900 Oak Avenue  
 Miami, Florida 33133  
 305.372.8112  
 305.372.1175  
 WWW.ARQUITECTONICA.COM

**HISTORIC PRESERVATION ARCHITECT:**  
 JORGE L. HERNANDEZ ARCHITECT  
 237 PALMWOOD AVENUE  
 CORAL GABLES, FLORIDA 33134  
 T.305.174.9022  
 HTTP://WWW.HARCHITECT.COM

**TRIGGER CONSULTANT:**  
 FISHER DACHS ASSOCIATES (FDA)  
 25 WEST 18 STREET  
 NEW YORK, NEW YORK 10011  
 T.212.91.2000  
 HTTP://WWW.FDA-ONLINE.COM

**CIVIL, TRAFFIC, PARKING ENGINEER:**  
 KIMLEY-HORN & ASSOCIATES, INC.  
 1201 BRICOLL AVENUE  
 SUITE 400, MIAMI, FLORIDA 33131  
 T.305.595.7745  
 HTTP://WWW.KIMLEY-HORN.COM

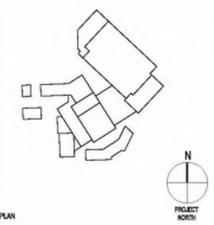
**STRUCTURAL ENGINEER:**  
 DOUGLAS WOOD & ASSOCIATES  
 5540 N.W. 7TH STREET SUITE 200  
 MIAMI, FLORIDA 33128  
 T.305.451.3400  
 HTTP://WWW.DOUGLASWOOD.BIZ

**MEP ENGINEER:**  
 FRAGA ENGINEERS, LLC  
 126 NEW ORLEANS AVENUE SUITE 100  
 CORAL GABLES, FLORIDA 33134  
 T.305.442.5172  
 HTTP://WWW.FRAGAENG.COM

**LANDSCAPE ARCHITECT:**  
 ARQUITECTONICA GEO  
 2900 OAK AVENUE  
 MIAMI, FL 33133  
 T.305.372.1812  
 WWW.ARQUITECTONICA.COM

**ACCOUNTING, BOUND AND COMMUNICATIONS:**  
 TALASKE  
 1025 SOUTH BOLLING ROAD  
 DAKOTA PARK, FLORIDA 32825  
 T.704.841.8900  
 HTTP://WWW.TALASKE.COM

**LEED CONSULTANT:**  
 THE SPINNAKER GROUP  
 5328 HUNTINGTON  
 WESTON, FL 32687  
 T.888.347.3867  
 HTTP://THESPINNAKERGROUPINC.COM



SEAL / SIGNATURE / DATE

Office Registration #AA-0000465  
 Date Issued For

ARQ Project No.: 3388  
 Drawn by: -  
 Approved by: -

**EXISTING STREET VIEW**

SCALE:

**A7.6**

© 2015 ARQUITECTONICA INTERNACIONAL, S.A.