



# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

PROPOSED EXTERIOR RENDERING

R.J. HEISENBOTTLE ARCHITECTS, P.A.


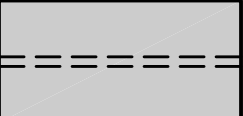
2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

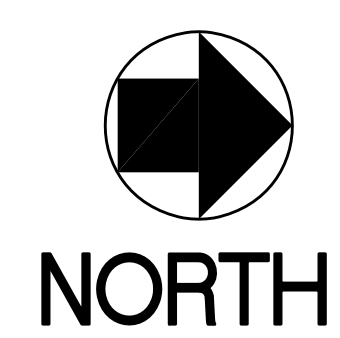
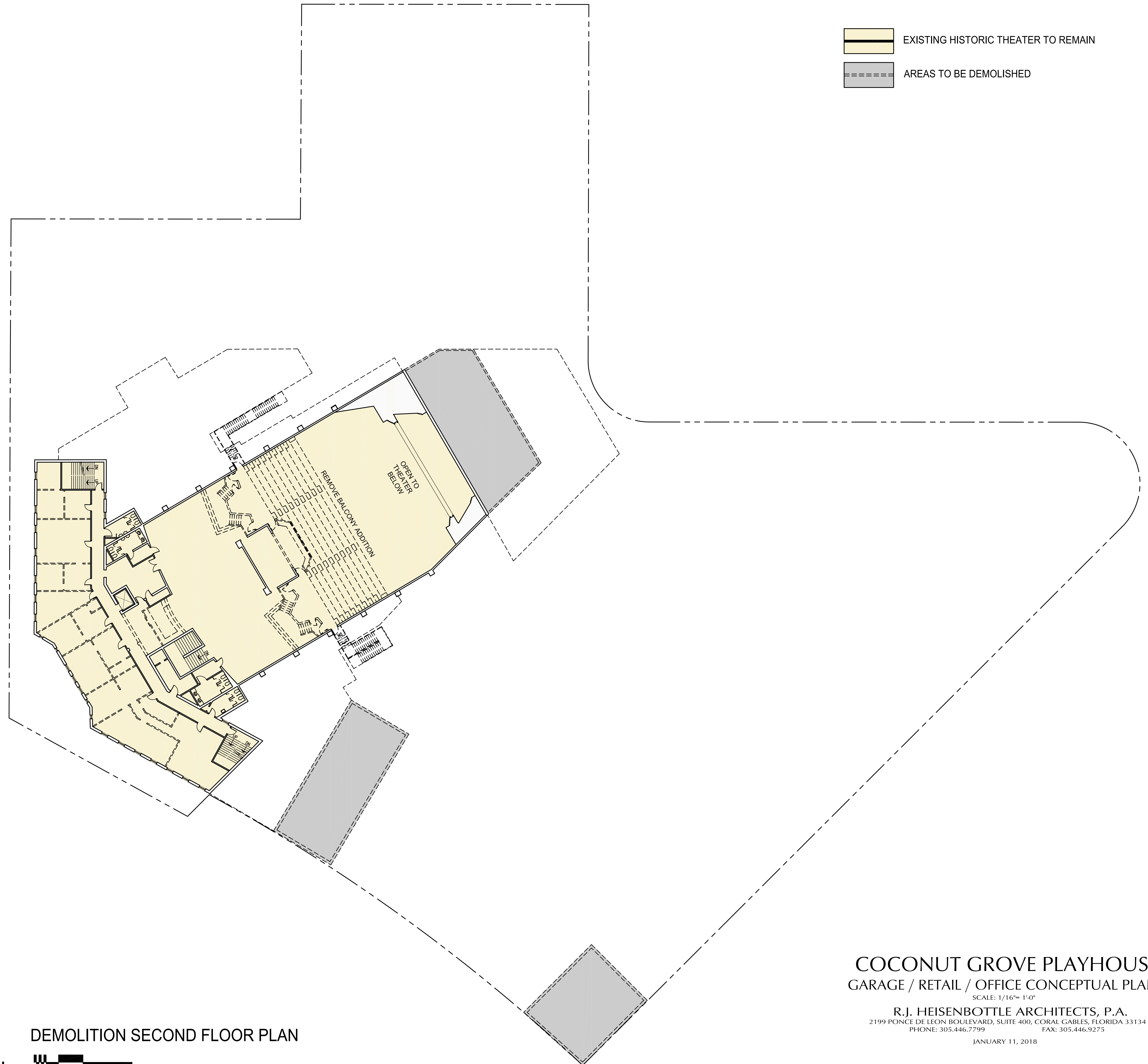
JULY 9, 2018



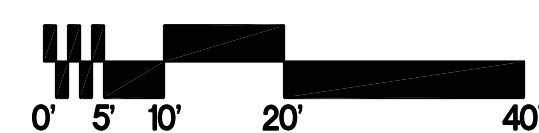




-  EXISTING HISTORIC THEATER TO REMAIN
-  AREAS TO BE DEMOLISHED



DEMOLITION SECOND FLOOR PLAN



**COCONUT GROVE PLAYHOUSE**  
 GARAGE / RETAIL / OFFICE CONCEPTUAL PLANS

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

R.J. HEISENBOTTLE ARCHITECTS, P.A.  
 2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
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JANUARY 11, 2018





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

## EXISTING CONDITION PHOTOGRAPH

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

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JULY 10, 2018





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## EXISTING CONDITION PHOTOGRAPH

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

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JULY 10, 2018





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

## PROPOSED INTERIOR RENDERING

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

OCTOBER 11, 2017





- GROSS EXISTING HISTORIC THEATER = 27,977 SF
  - GROSS THEATER EXPANSION = 17,502 SF
  - GROSS BLACK BOX THEATER = 11,557 SF
  - GROSS RETAIL COMPONENT = 10,932 SF  
NET RETAIL SPACE = 9,637 SF
  - GROSS CONSERVATORY / EDUCATIONAL = 20,034 SF  
NET CONSERVATORY / EDUCATIONAL = 16,050 SF
  - GROSS PARKING GARAGE = 127,614 SF  
373 SPACES
- TOTAL BUILDING GROSS AREA = 215,616 SF**

**GROUND FLOOR PLAN**

NORTH

0 5 10 20 40

**COCONUT GROVE PLAYHOUSE**  
 GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS  
 SCALE: 1/16" = 1'-0"  
 R.J. HEISENBOTTLE ARCHITECTS, P.A.  
 2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
 PHONE: 305.446.7799 FAX: 305.446.9275  
 MAY 14, 2021





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

PROPOSED EXTERIOR RENDERING

R.J. HEISENBOTTLE ARCHITECTS, P.A.

2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
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JULY 5, 2018





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

## PROPOSED STUDIO THEATER INTERIOR RENDERING

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 3, 2018



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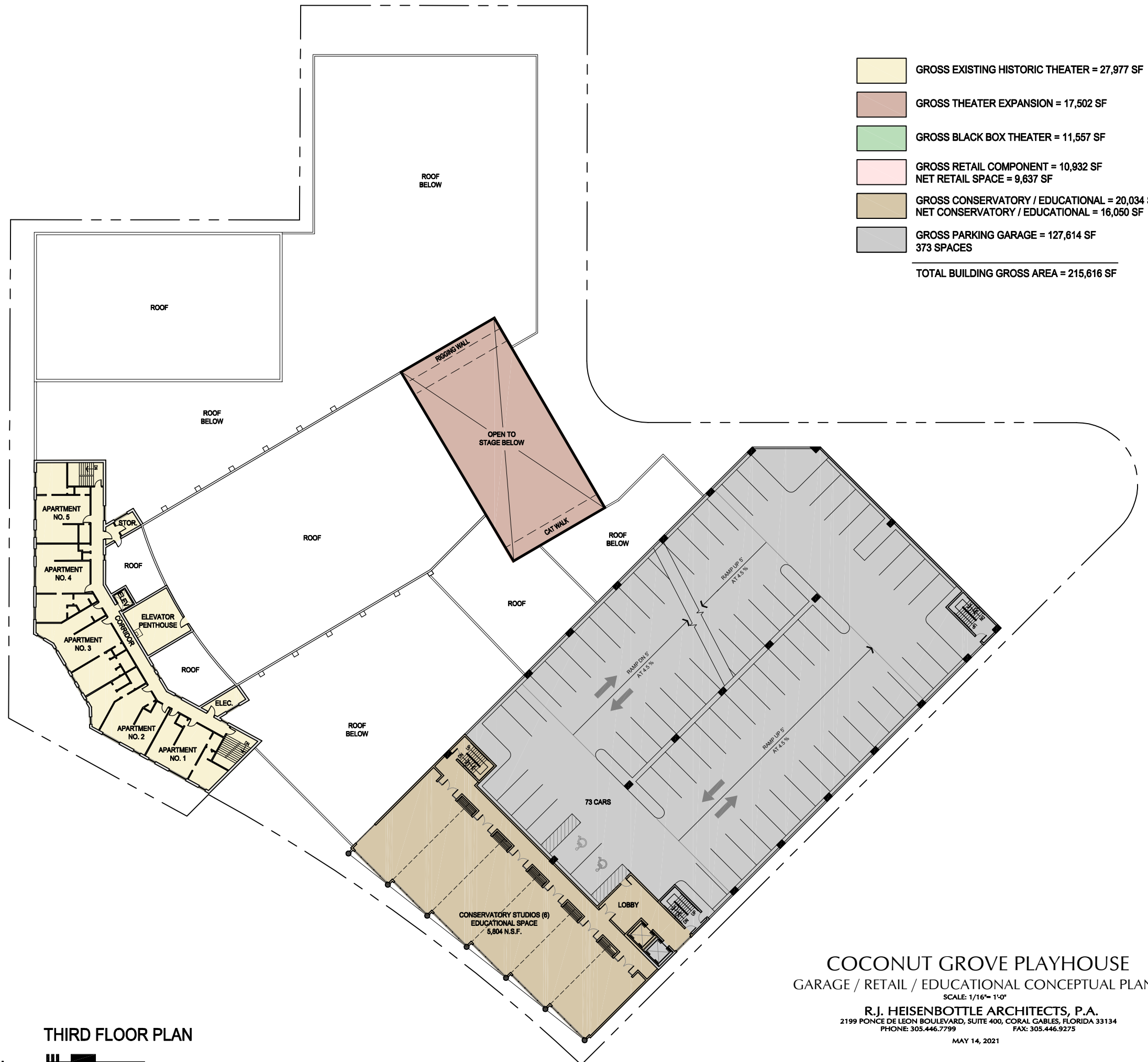
**SECOND FLOOR PLAN**



**COCONUT GROVE PLAYHOUSE**  
 GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS  
 SCALE: 1/16" = 1'-0"  
**R.J. HEISENBOTTLE ARCHITECTS, P.A.**  
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 MAY 14, 2021



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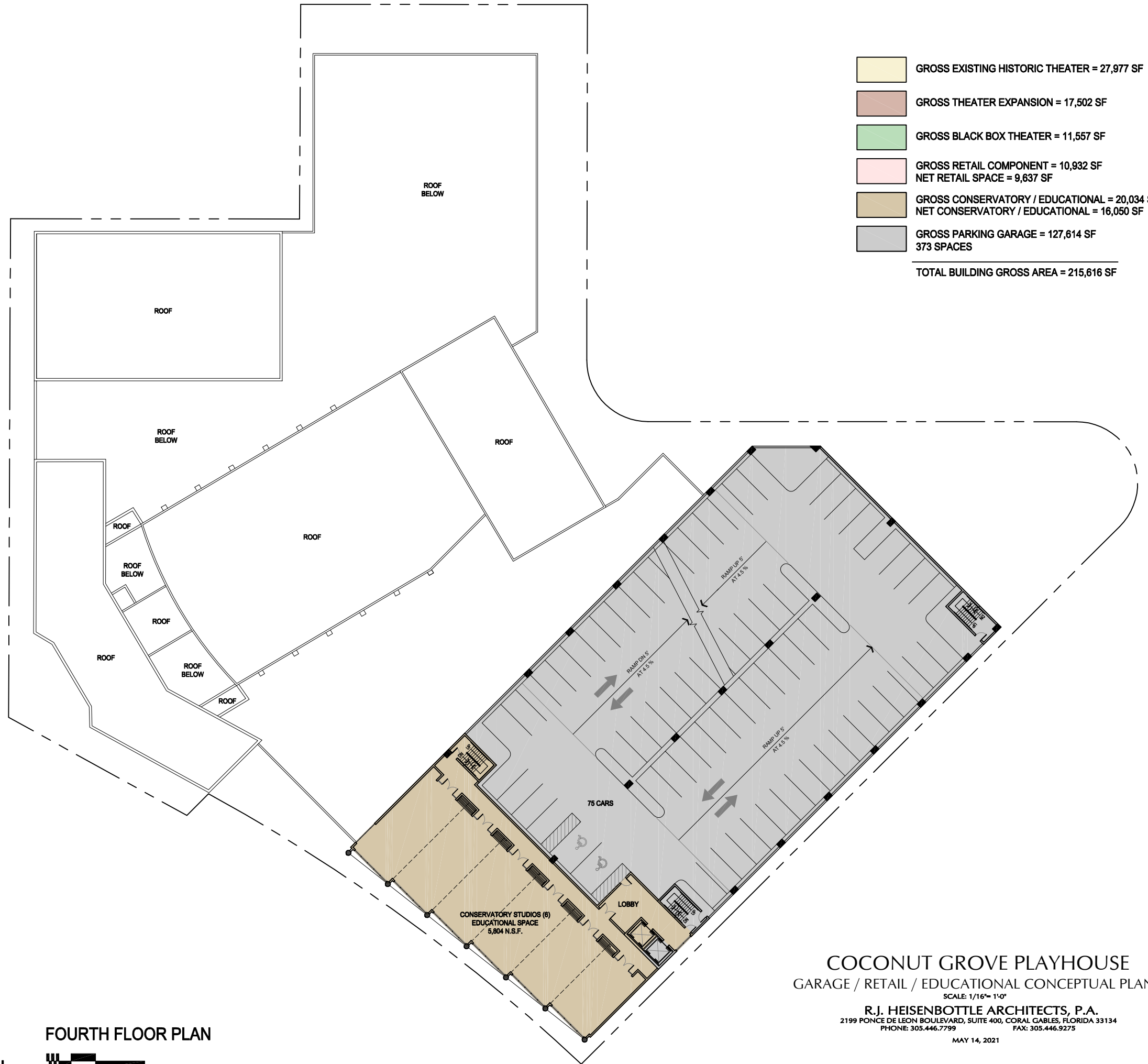
**THIRD FLOOR PLAN**

NORTH

0' 5' 10' 20' 40'

**COCONUT GROVE PLAYHOUSE**  
 GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS  
 SCALE: 1/16" = 1'-0"  
**R.J. HEISENBOTTLE ARCHITECTS, P.A.**  
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 MAY 14, 2021





**FOURTH FLOOR PLAN**



**COCONUT GROVE PLAYHOUSE**  
GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS

SCALE: 1/16" = 1'-0"  
R.J. HEISENBOTTLE ARCHITECTS, P.A.  
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MAY 14, 2021





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

PROPOSED EXTERIOR RENDERING

R.J. HEISENBOTTLE ARCHITECTS, P.A.

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JULY 5, 2018





# COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

## PROPOSED CONSERVATORY STUDIO RENDERING - 1

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134  
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JUNE 26, 2018





## COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

### PROPOSED CONSERVATORY STUDIO RENDERING - 2

R.J. HEISENBOTTLE ARCHITECTS, P.A.

2199 PONCE DE LEON BOULEVARD, SUITE 400, CORAL GABLES, FLORIDA 33134

PHONE: 305.446.7799

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JUNE 26, 2018





## COCONUT GROVE PLAYHOUSE

3500 MAIN HWY, COCONUT GROVE, FL 33133

### PROPOSED CONSERVATORY STUDIO RENDERING - 3

**R.J. HEISENBOTTLE ARCHITECTS, P.A.**

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PHONE: 305.446.7799

FAX: 305.446.9275

JUNE 26, 2018

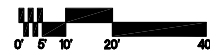




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FIFTH FLOOR PLAN



**COCONUT GROVE PLAYHOUSE**  
GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS

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

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MAY 14, 2021



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 GARAGE / RETAIL / EDUCATIONAL CONCEPTUAL PLANS  
 SCALE: 1/16" = 1'-0"  
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 MAY 14, 2021





**MAIN HIGHWAY ELEVATION WITH GROUND AND SECOND FLOOR RESTAURANT.  
AND THIRD, FOURTH, AND FIFTH FLOORS EDUCATION CENTER / CONSERVATORY STUDIOS.**

**COCONUT GROVE PLAYHOUSE**  
CONCEPTUAL ELEVATION

R.J. HEISENBOTTLE ARCHITECTS, P.A.  
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MARCH 5, 2018