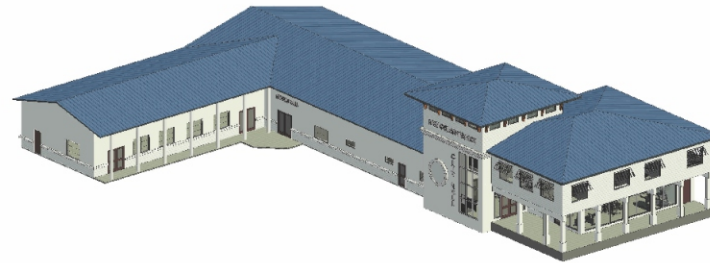


SHEET INDEX					
SHEET NUMBER	SHEET TITLE	30%	60%	90%	100%
GENERAL INFORMATION					
001	SCHEMATIC DESIGN - COVER SHEET		<input type="radio"/>		
ARCHITECTURAL SITE					
003-01	SCHEMATIC DESIGN SITE PLAN		<input type="radio"/>		
ARCHITECTURE					
001	SCHEMATIC DESIGN - FIRST FLOOR PLAN		<input type="radio"/>		
002	SCHEMATIC DESIGN - SECOND FLOOR PLAN		<input type="radio"/>		
003	SCHEMATIC DESIGN - EXTERIOR ELEVATIONS		<input type="radio"/>		
004	SCHEMATIC DESIGN - INTERIOR ELEVATIONS		<input type="radio"/>		
005	SCHEMATIC DESIGN - SECTION		<input type="radio"/>		

KEY COLONY BEACH CITY HALL



DESCRIPTION OF WORK

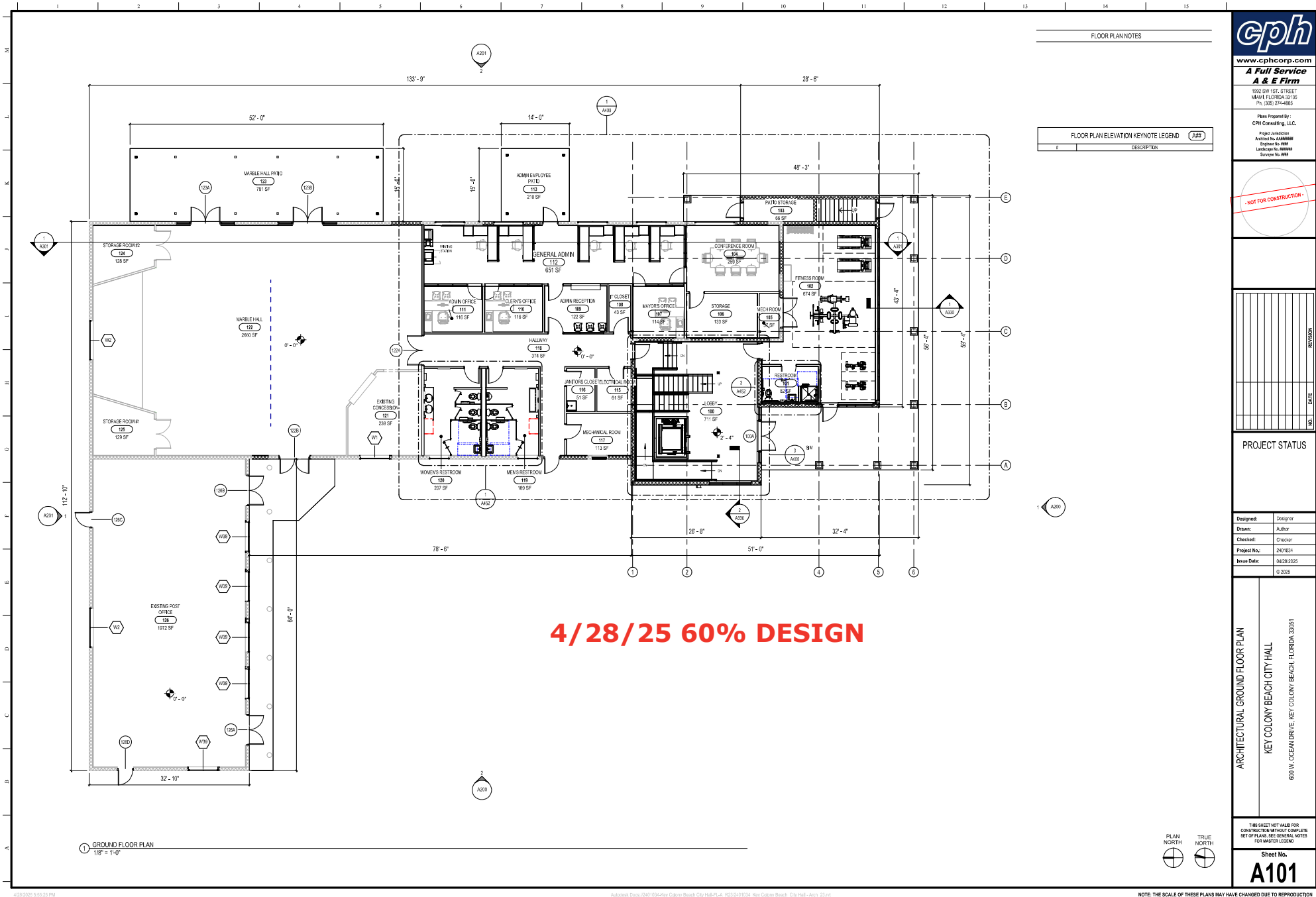
SITE INFORMATION



VICINITY MAP

PROJECT DIRECTORY














SCHEMATIC DESIGN - SECOND FLOOR PLAN

THIS SHEET
CONSTRUCTION
SET OF PLANS
FOR M
SI
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	POLICE DEPARTMENT FFE - 14' 4" ABOVE EXISTING
	CONFERENCE ROOM / EOC FFE - 14' 4" ABOVE EXISTING
	BUILDING DEPARTMENT FFE - 14' 4" ABOVE EXISTING
	RESTROOMS FFE - 14' 4" ABOVE EXISTING
	MECHANICAL AND ELECTRICAL ROOMS FFE - 14' 4" ABOVE EXISTING
	SECOND FLOOR CIRCULATION FFE - 14' 4" ABOVE EXISTING
	OPEN TO LOBBY / FIRST FLOOR BELOW FFE - 2' 4" ABOVE EXISTING



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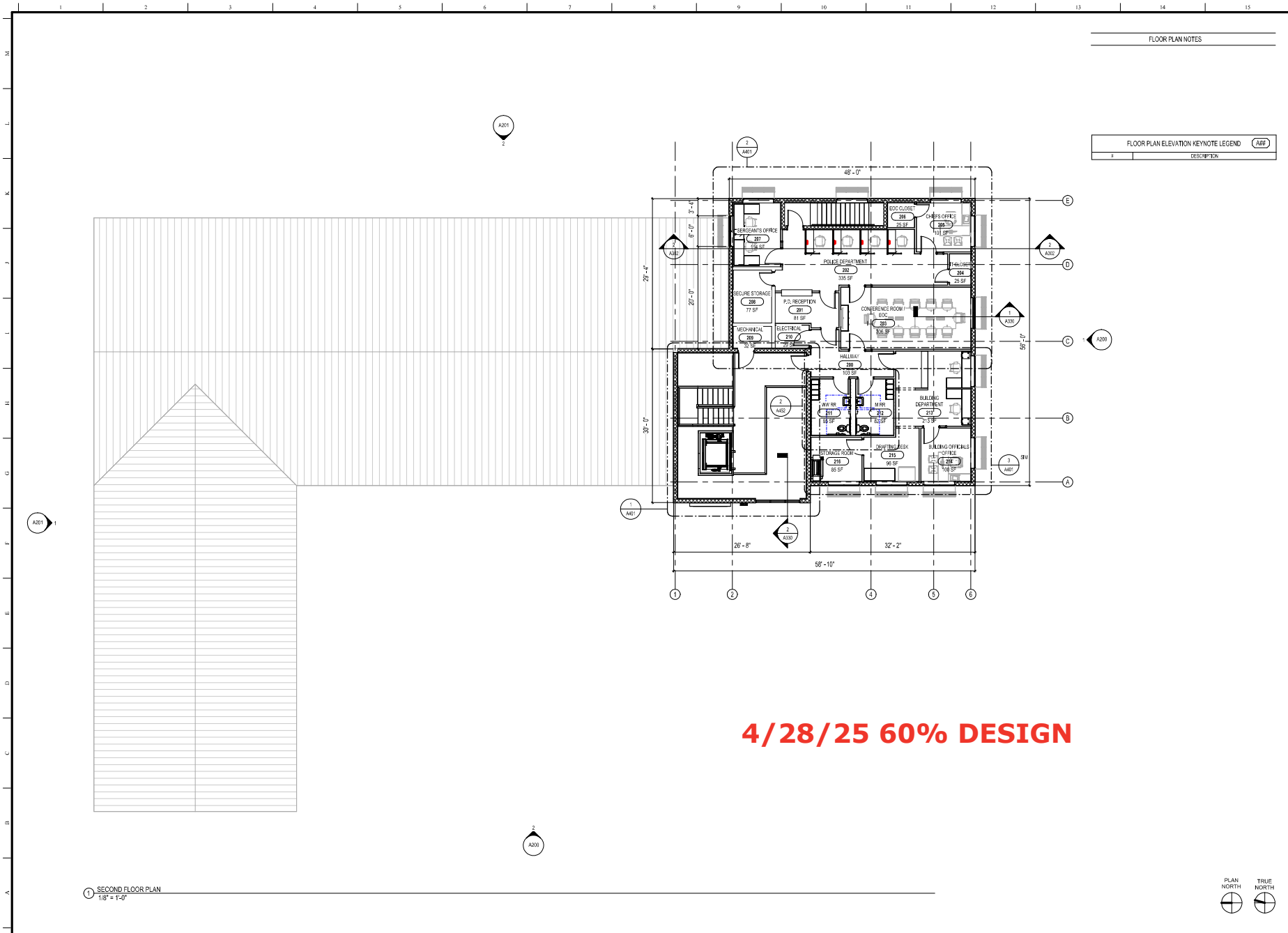
PROJE

Designed:
Drawn:
Checked:
Project No.:
Issue Date:

THIS SHEET
CONSTRUCTION
SET OF PLANS
FOR M.

S

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DU



4/28/25 60% DESIGN

FLOOR PLAN NOTES

FLOOR PLAN ELEVATION KEY/NOTE LEGEND	
#	DESCRIPTION
1	
2	

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1902 SW 1ST STREET
MIAMI, FLORIDA 33135
PH: (305) 274-4885

Plans Prepared By:
CPI Consulting, LLC.

Project Jurisdiction
Architect No. 14488444
Engineer No. A00
Landscaper No. 14488444
Surveyor No. 4888

PROJECT STATUS

NO.	DATE	REVISION

Designed:	CPI
Drawn:	CPI
Checked:	CPI
Project No.:	2407024
Issue Date:	04/28/2025
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ARCHITECTURAL SECOND LEVEL FLOOR PLAN

KEY COLONY BEACH CITY HALL

600 W. OCEAN DRIVE, KEY COLONY BEACH, FLORIDA 33561

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS, SEE GENERAL NOTES FOR MASTER LISTING

Sheet No.

A102

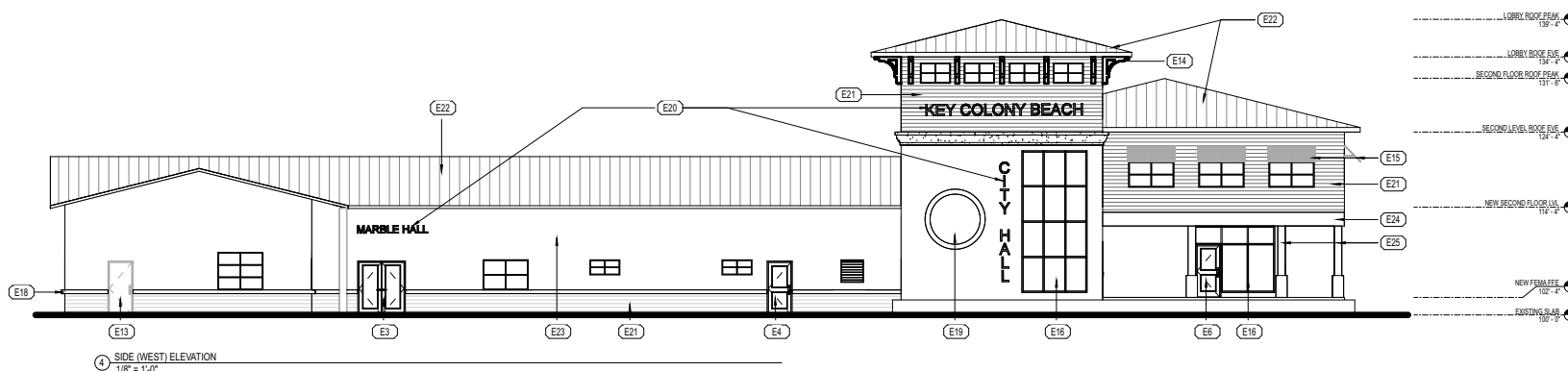
EXTERIOR ELEVATION NOTES

KEYNOTE LEGEND (E#)	
#	DESCRIPTION
E1	POST OFFICE ENTRANCE 1
E2	POST OFFICE ENTRANCE 2
E3	MARBLE HALL ENTRANCE
E4	SECONDARY ENTRANCE
E5	MAIN ENTRANCE
E6	FITNESS ROOM
E7	POLICE STATION
E13	POST OFFICE SERVICE DOOR 2
E14	CORBEL
E15	FIXED LOUVER
E16	STORE FRONT
E17	CORNICE - HIGH
E18	CORNICE - LOW
E19	CITY SEAL
E20	SIGNAGE
E21	SHIPLAP STUCCO
E22	STANDING SEAM METL ROOF
E23	STUCCO
E24	BEAM
E25	COLUMN & BASE



1 FRONT ELEVATION
1/8" = 1'-0"

3/26/25 30% DESIGN



4 SIDE (WEST) ELEVATION
1/8" = 1'-0"



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1982 SW
MIAMI, FL
Pr. (30)
Plan R
CPH Cor
Project
Architect
Engineer
Landscaping
Survey

Profes

NOT FOR C

PROJECT

DESIGNED

DRAWN

CHECKED

PROJECT NO.

ISSUE DATE

SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

KEY COLONY BEACH CITY HALL

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SET OF PLANS IS
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NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE

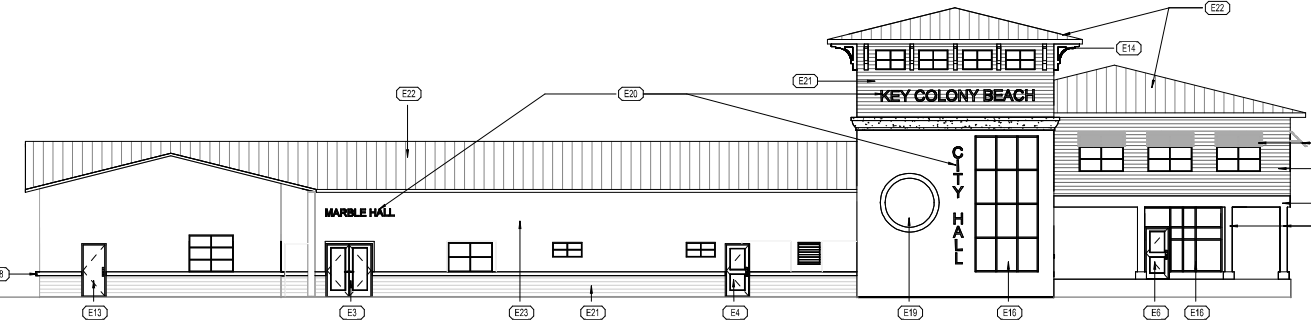
4/28/25 60% DESIGN

EXTERIOR ELEVATION GENERAL NOTES

- 1. ELEVATION HEIGHTS ARE FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR HEIGHT ABOVE SEA LEVEL. CONTACT THE ARCHITECT OF RECORD IF HEIGHTS DIFFER.
- 2. ALL VERTICAL DIMENSIONS ARE FROM THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
- 3. NO SIGNAGE IS INCLUDED IN THIS PACKAGE. SIGNAGE IS SHOWN FOR REFERENCE ONLY. ALL SIGNS MUST BE PERMITTED SEPARATELY.
- 4. DO NOT TRANSPARENT PAINT COLORS ON AN EXTERIOR CORNER. ALL COLOR CHANGES SHOULD BE AT INTERIOR CORNERS UNLESS NOTED OTHERWISE. CONTACT THE ARCHITECT IF A CORNER OCCURS.
- 5. PRINT ALL EXPOSED EDGES OF TRIM, INCLUDING THE TOP AND BOTTOM EDGES.
- 6. ALL METAL PAINT TO BE ENAMEL BASE.
- 7. LOUVERS AND PANEL FRONTS SHALL BE SPRAY-PAINTED TO MATCH ADJACENT SURFACES, INCLUDING FACTORY-FINISHED TRIMS, UNLESS NOTED OTHERWISE. BRUSH PAINTING OF THESE ITEMS WILL NOT BE PERMITTED.
- 8. THE GENERAL CONTRACTOR SHALL PAINT ALL EXPOSED PIPES, CONDUITS, DISCONNECTS & JUNCTION BOXES TO MATCH THE ADJACENT SURFACE.
- 9. PROVIDE AND COORDINATE KNIBBOIL LOCATION WITH FIRE DEPARTMENT AND LIFE SAFETY PLAN PRIOR TO INSTALLATION.
- 10. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH DEMOLITION WORK AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
- 11. ALL PREMANUFACTURED TRIM INCLUDING: CLADDING & COMPONENTS SHALL BE FASTENED & ADHERED TO THE BUILDING PER MANUFACTURER SPECIFICATIONS TO MEET STANDARD DESIGN WIND AND PRESSURE EXTERIOR ON STRUCTURAL DRAWINGS.
- 12. COORDINATE WITH ARCHITECT THE LOCATION OF ALL ADDITIONAL CONTROL JOINTS REQUIRED BUT NOT INDICATED ON PLANS.
- 13. ALL EXTERIOR SURFACES TO BE PAINTED IN THE FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.



1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE (WEST) ELEVATION
1/8" = 1'-0"

ELEVATION/SECTION LEGEND	
	EXISTING TO REMAIN
	NEW WORK

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PH: (305) 274-0855

Plans Prepared By:
CPH Consulting, LLC.

Project Jurisdiction
Author: Mr. [Name]
Engineer: Mr. [Name]
Surveyor: Mr. [Name]

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

PROJECT STATUS

Designed:	Designer
Drawn:	Author
Checked:	Checker
Project No.:	2401034
Issue Date:	04/28/2025
	0 2025

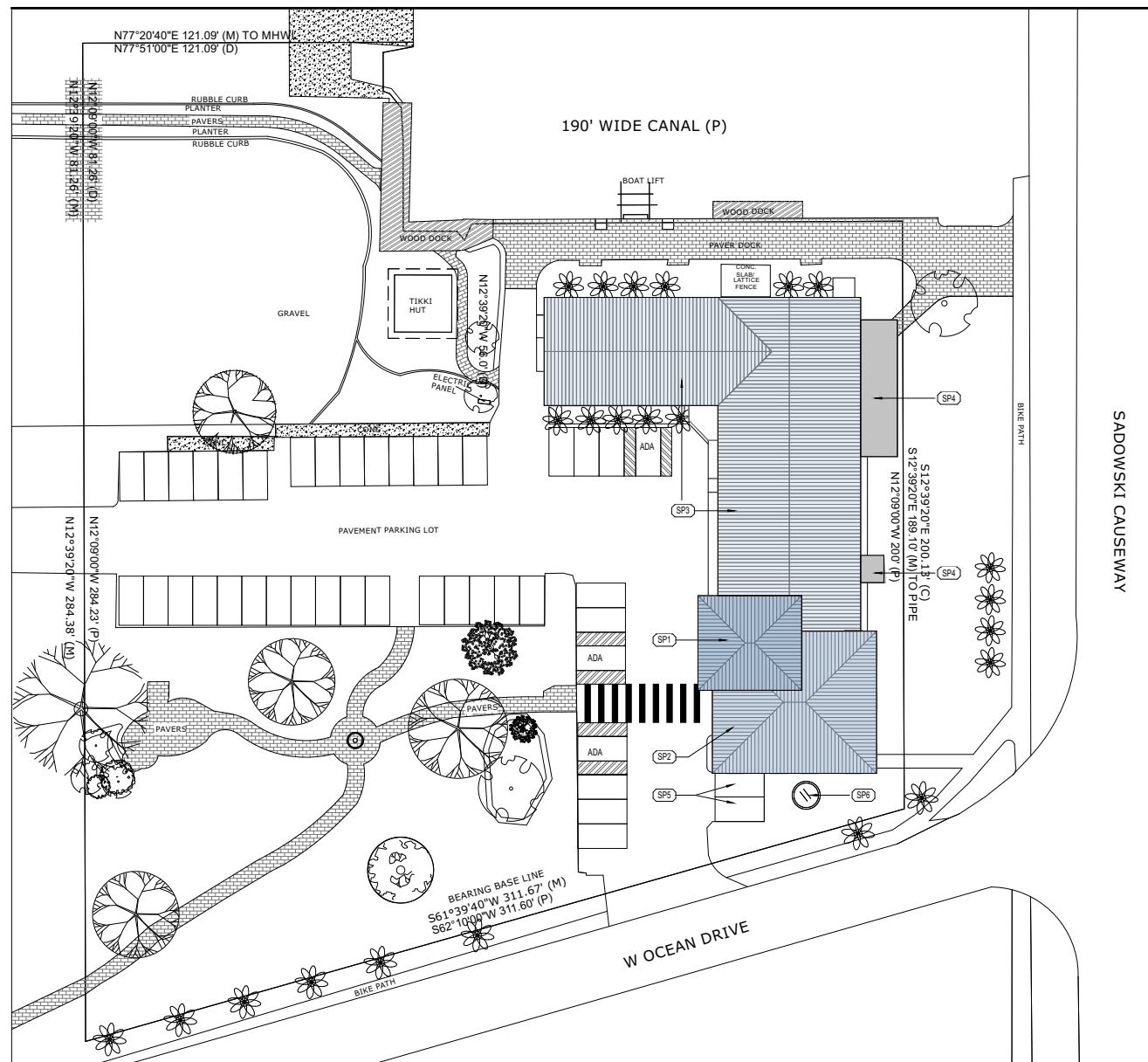
EXTERIOR ELEVATIONS

KEY COLONY BEACH CITY HALL

600 N. OCEAN DRIVE, KEY COLONY BEACH, FLORIDA 32061

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR WARNING LEGEND.

Sheet No.
A200



③ SCHEMATIC DESIGN - SITE PLAN
1" = 20'-0"

KEYNOTE LEGEND (SP#)	
#	DESCRIPTION
SP1	LOBBY ROOF
SP2	SECOND FLOOR ROOF
SP3	FIRST FLOOR ROOF
SP4	OUTDOOR PATIO SPACE
SP5	POLICE PARKING
SP6	NEW CITY HALL SIGN

3/26/25 30% DESIGN
and
4/28/25 60% DESIGN



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1992 SW

MIAMI, FL

Ph. (305)

Plan #

CPH Cor

Project

Architect

Engineer

Landscaper

Surveyor

Professional

- NOT FOR C

PROJECT

DESIGNED:

DRAWN:

CHECKED:

PROJECT NO.:

ISSUE DATE:

SCHEMATIC DESIGN SITE PLAN

KEY CO. ONLY BEACH CITY HALL

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TRUE NORTH

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE