

REMAINDER OF JACKSON SQUARE
(WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST)
(UNRECORDED)

PORTION OF JACKSON SQUARE
(WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST)
(UNRECORDED)

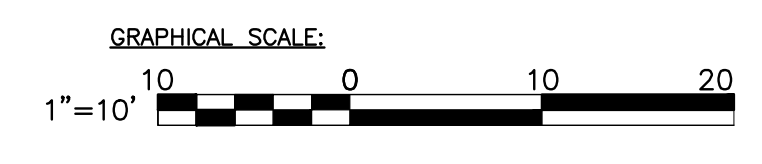
BM#2
FD 1/2" IP.
O/S 0.5' S
EL. = 12.75 (NGVD 29)
N 81011.35
E 388888.91

P.O.B.
BM#1
FD. SHIP SPIKE (WITNESS CORNER)
O/S 0.5' SW
EL. = 7.78 (NGVD 29)
N 80981.34
E 388724.46

SITE DATA TABLE				
Site Data	Permitted/ Required	Existing	Proposed	Variance Request
Zoning	HPS	HPS	No Change	
Flood zone	--	Zone X	No Change	
Height	25 ft	30 ft. (Existing Water Tank)	27' (New Building)	2 feet
Site Size	N/A	12,972 sq. ft.	No Change	
Density:	N/A	N/A	N/A	
Floor Area Ratio Total	1.0	(0.35) 4646 sq. ft.	(.54) 7006 sq. ft.	
Building Coverage	40% (5,188 sq. ft.)	35.8% (4,646 sq. ft.)	45.6% (5,920 sq. ft.)	5.6% (1,274 s.f.)
Impervious Surface	60% (6,486 sq. ft.)	67.4% (8,743 sq. ft.)	66.9% (8,681 sq. ft.)	
Open Space	20% (2594 sq. ft.)	31.7% (4120 sq. ft.)	32.2% (4184 sq. ft.)	
Landscape	20% (2594 sq. ft.)	< 1%	1.2% (160 sq. ft.)	
Setback - Front	20 ft.	48'-6" ft.	5'	15 feet
Side Setback - North	5 ft.	11'-1"	7'-6"	
Side Setback - South	5'	0'- Water tank	0'	
Setback - Street Side	7.5 ft.	N/A	N/A	
Setback - Rear	10 ft.	5.9 ft.	No Change	
Parking	0	0	No Change	
Accessible Parking	0	0	No change	
Bicycle Parking	0	0	No change	
Consumption Area	N/A	N/A	N/A	

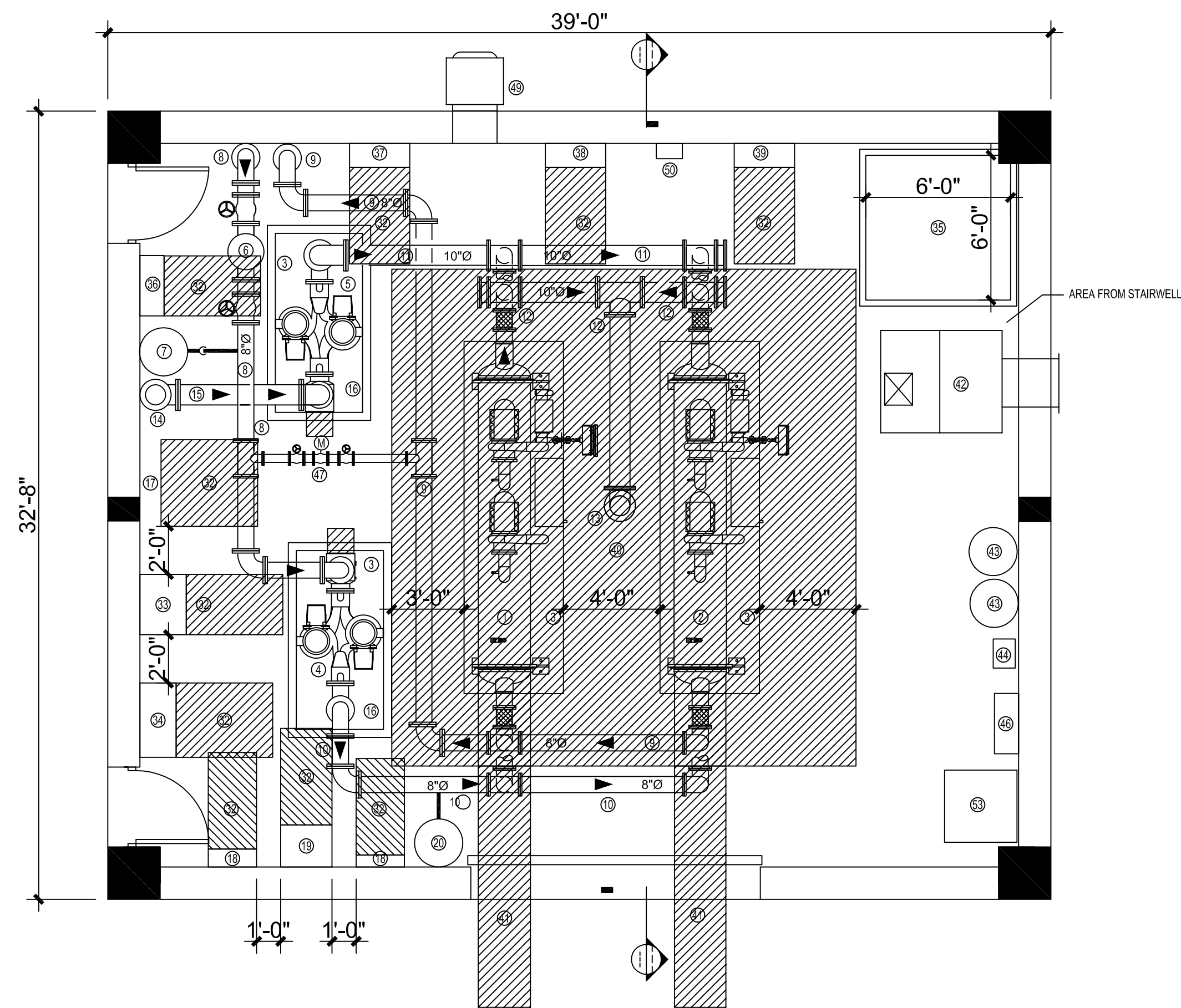
Permeable Surface Calculations		
Site		
	12972 SF	
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Existing Pavers	3977 SF	30.66%
Existing Site Non-Permeable	8852 SF	68.24%
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Remaining Pavers	2569 SF	19.80%
New Concrete (at doors)	60 SF	0.46%
New Building	1274 SF	9.82%
New Site Non-Permeable	8778 SF	67.67%
Reduction of	74 SF	0.57%

PLANT LIST					
SYM	TYP	COMMON NAME	SCIENTIFIC NAME	SPECIFICATION	QUAN
1	TA	Pink Tabebuia	Tabebuia Impetiginosa	3" Cal.; 10' OA	1
2	EF	Spanish Stopper	Eugenia foetida	15 gal.; 5' x 3'	1
3	CI	Cocoplum	Chrysobalanus icaco	3 gal.; 24" x 24"	28



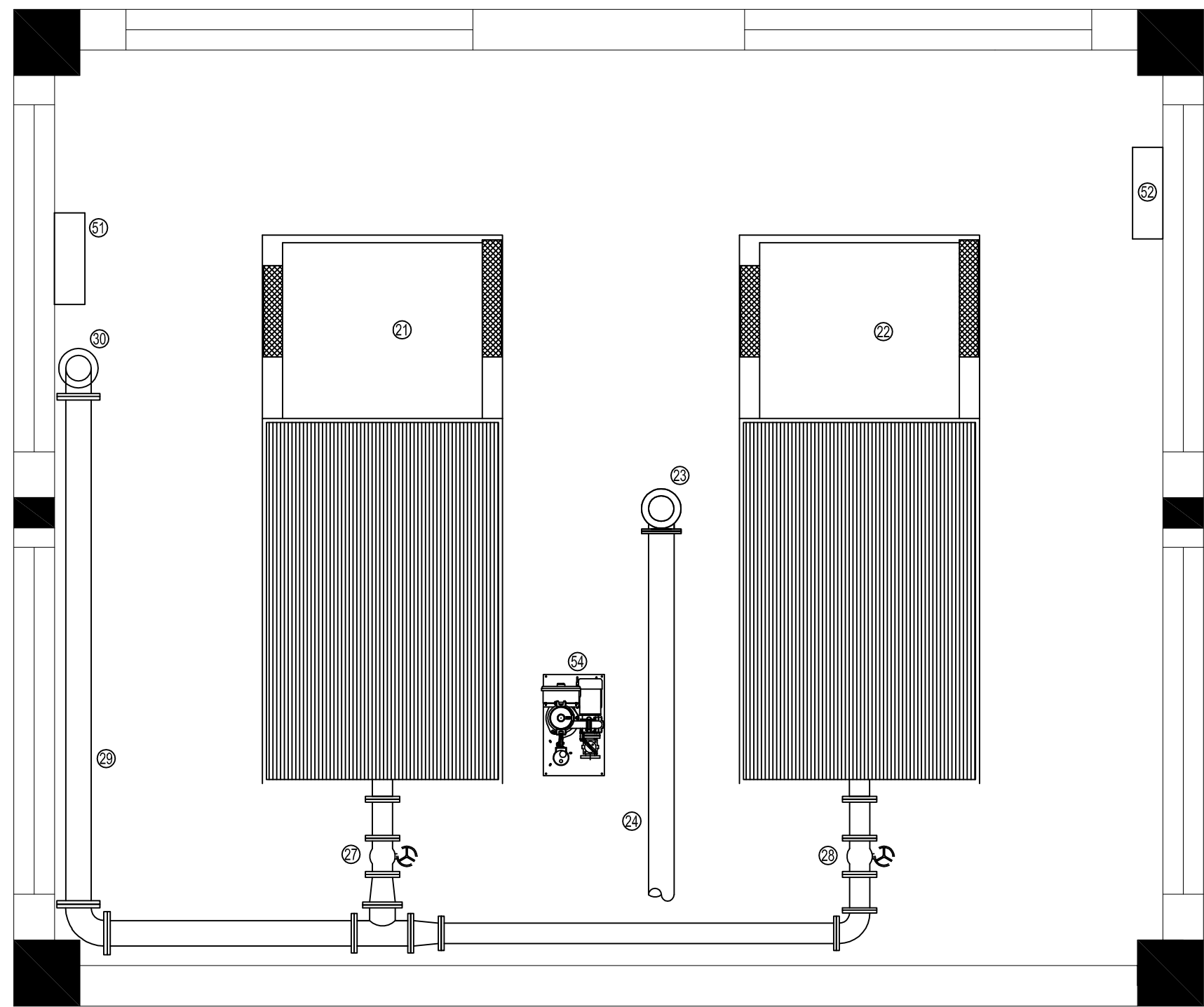
REVISIONS			EOR	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL.33040	SHEET NO. C1.0
DATE	BY	DESCRIPTION				
			FRANCISCO J. ALONSO P.E. No. 66918 T-Y-LIN INTERNATIONAL		JEFFERSON BROWN SITE & LANDSCAPE PLAN	

VARIANCE SUBMITTAL



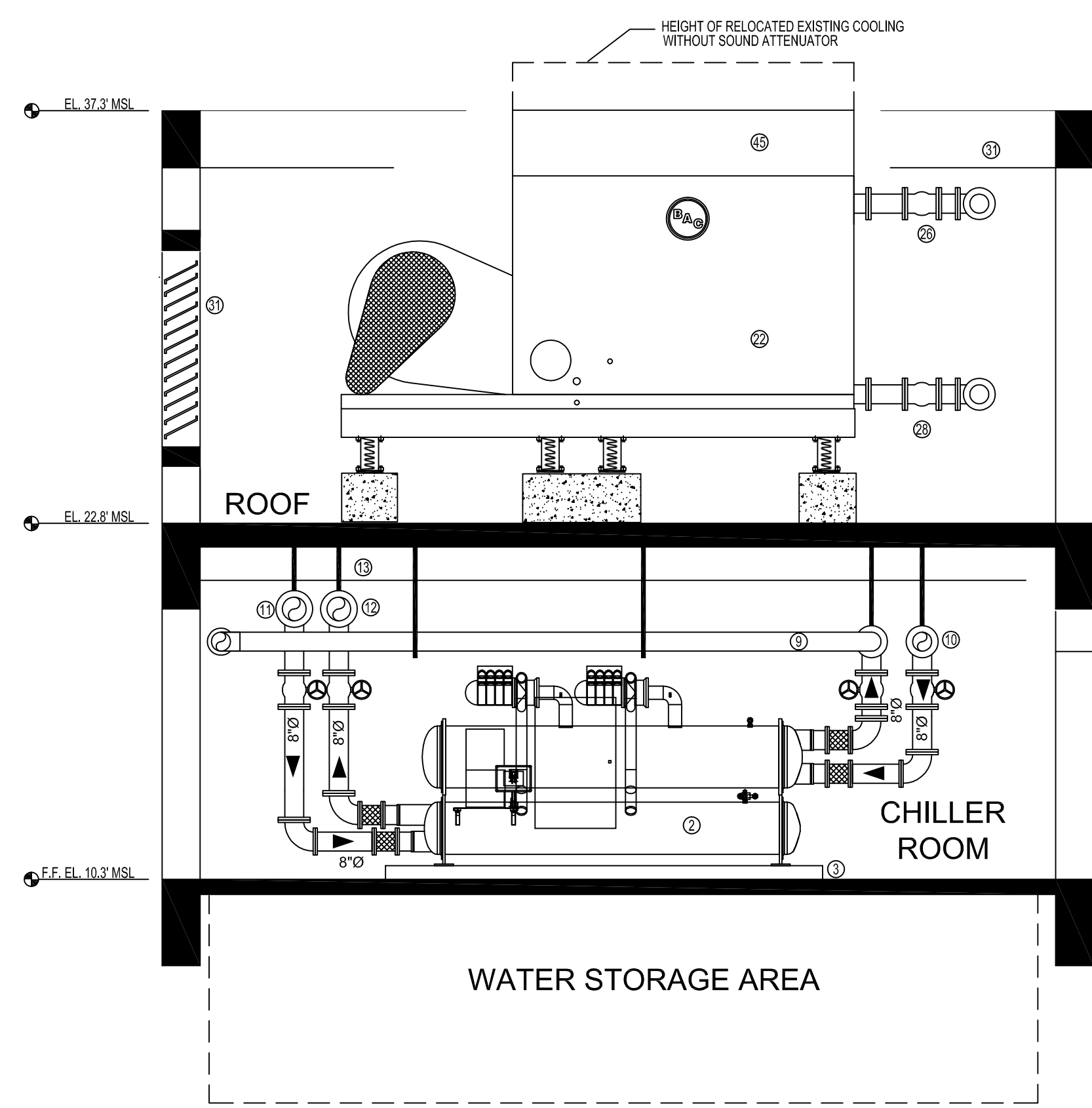
PROPOSED CHILLER ROOM PLAN

1
M1.1 SCALE: 1/4" = 1'-0"



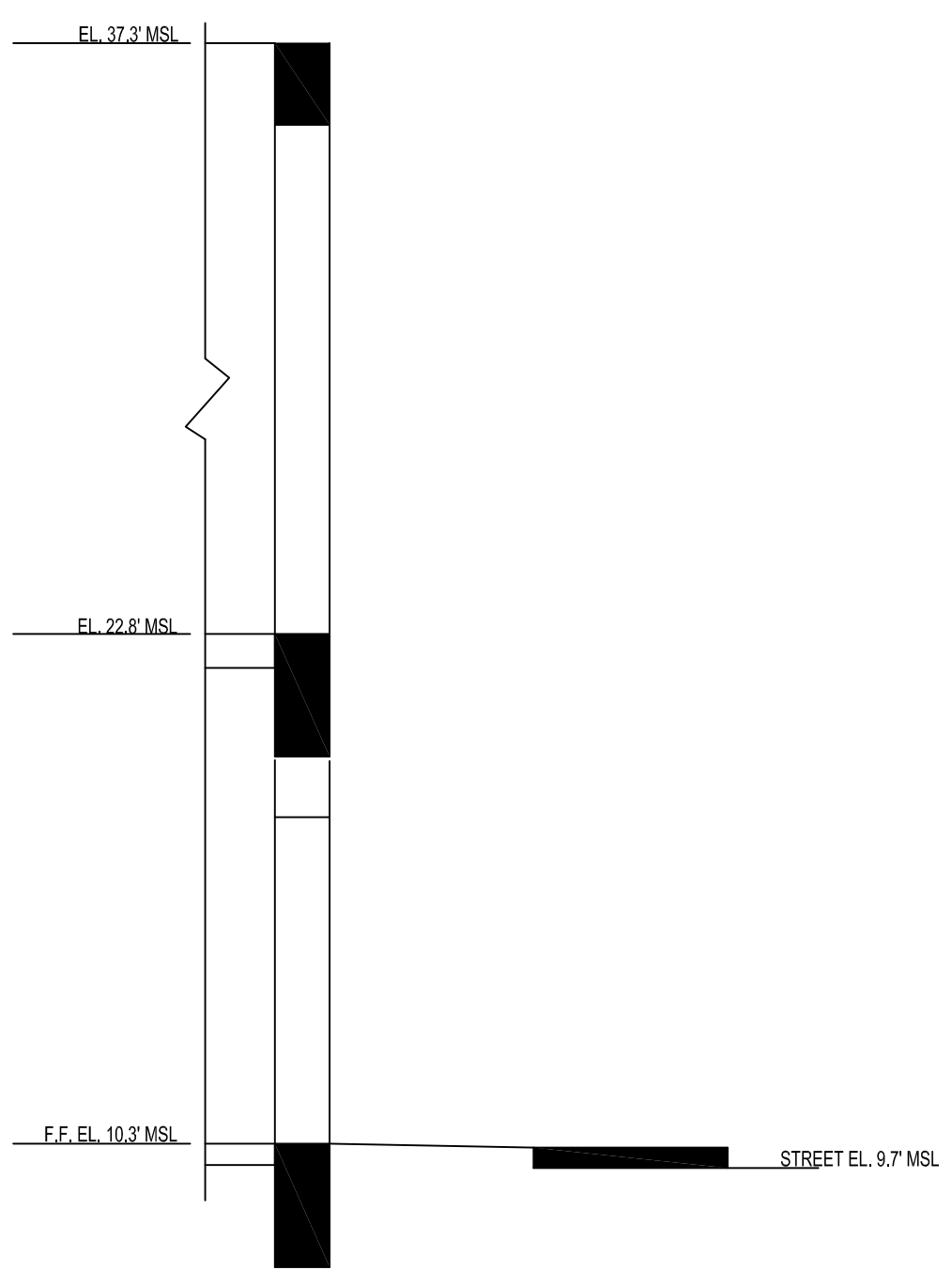
PROPOSED COOLING TOWER CWR LAYOUT

2
M1.1 SCALE: 1/4" = 1'-0"



CHILLER ROOM / COOLING TOWER SECTION

3
M1.1 SCALE: 1/4" = 1'-0"



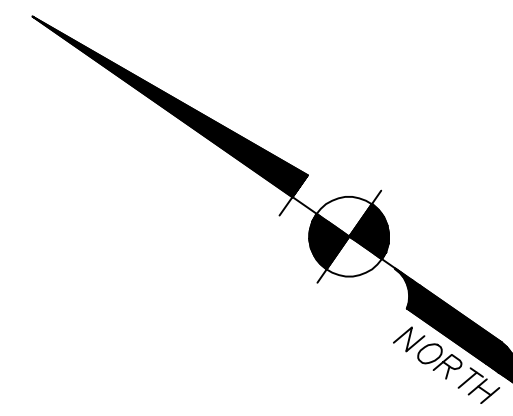
SECTION TO STREET

4
M1.1 SCALE: 1/4" = 1'-0"

- CHILLER PLANT KEY NOTES**
- 1 NEW DAIKIN/MCQUAY CHILLER CH-1.
 - 2 EXISTING, RELOCATED 280-TON DAIKIN/MCQUAY WATER CHILLER CH-2.
 - 3 NEW CONCRETE PAD.
 - 4 NEW ARMSTRONG SENSORLESS DUAL ARM CHILLED WATER PUMP ASSEMBLY CHWP-1&2.
 - 5 NEW ARMSTRONG SENSORLESS DUAL ARM CONDENSER WATER PUMP ASSEMBLY CWP-1&2.
 - 6 NEW AIR SEPARATOR.
 - 7 NEW EXPANSION TANK.
 - 8 NEW 8" CHILLED WATER RETURN (CWR) PIPING FROM THE BUILDING CHILLED WATER SYSTEM.
 - 9 NEW 8" CHILLED WATER SUPPLY (CWS) PIPING TO SUPPLY THE BUILDING CHILLED WATER SYSTEM.
 - 10 NEW 8" CHILLED WATER SUPPLY (CWS) PIPING TO WATER CHILLERS EVAPORATOR SECTIONS.
 - 11 NEW 10" CONDENSER WATER SUPPLY (CWS) PIPING TO WATER CHILLERS CONDENSER SECTIONS.
 - 12 NEW 10" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWERS CT-1 AND CT-2.
 - 13 NEW 8" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-1.
 - 14 NEW 8" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-2.
 - 15 NEW 8" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-1.
 - 16 NEW 8" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-2.
 - 17 NEW 10" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWERS CT-1 AND CT-2.
 - 18 NEW 10" CONDENSER WATER RETURN (CWR) RISER TO WATER CHILLERS BELOW.
 - 19 LOUVER WALL ALL AROUND THE ROOF TO ALLOW AIR CIRCULATION AND PROVIDE SOUND ATTENUATION. TERMINATE WALL AT THE SAME HEIGHT OF THE HIGHEST POINT OF THE COOLING TOWERS.
 - 20 ELECTRICAL EQUIPMENT CLEARANCE AREA AS PER NFPA 70.
 - 21 NEW AUTOMATIC TRANSFER SWITCH.
 - 22 NEW BUILDING MAIN DISCONNECT.
 - 23 NEW BUILDING IT CLOSET.
 - 24 NEW CHILLED WATER PUMP CHWP-1 VFD.
 - 25 NEW CHILLED WATER PUMP CHWP-2 VFD.
 - 26 NEW CONDENSER WATER PUMP CWP-1 VFD.
 - 27 NEW CONDENSER WATER PUMP CWP-2 VFD.
 - 28 CHILLER MAINTENANCE AREA.
 - 29 CHILLER COIL PULL AREA.
 - 30 AIR HANDLING UNIT- CHILLED WATER.
 - 31 CHEMICAL TANK- CONDENSER WATER.
 - 32 CHEMICAL TREATMENT CONTROL PANEL.
 - 33 COOLING TOWER SOUND ATTENUATOR.
 - 34 BMS PANEL.
 - 35 BYPASS LINE.
 - 36 OUTSIDE AIR LOUVER.
 - 37 EMERGENCY EXHAUST FAN.
 - 38 REFRIGERANT MONITOR.
 - 39 COOLING TOWER CT-1 VFD.
 - 40 COOLING TOWER CT-2 VFD.
 - 41 DOMESTIC WATER BOOSTER PUMP PACKAGE.
 - 42 TOWER SOLIDS SEPARATION SYSTEM.

REVISIONS			EOR	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL.33040	PROPOSED CHILLER ROOM AND COOLING TOWERS LAYOUT	SHEET NO.
DATE	BY	DESCRIPTION					M1.2A
			T·Y·LIN INTERNATIONAL				

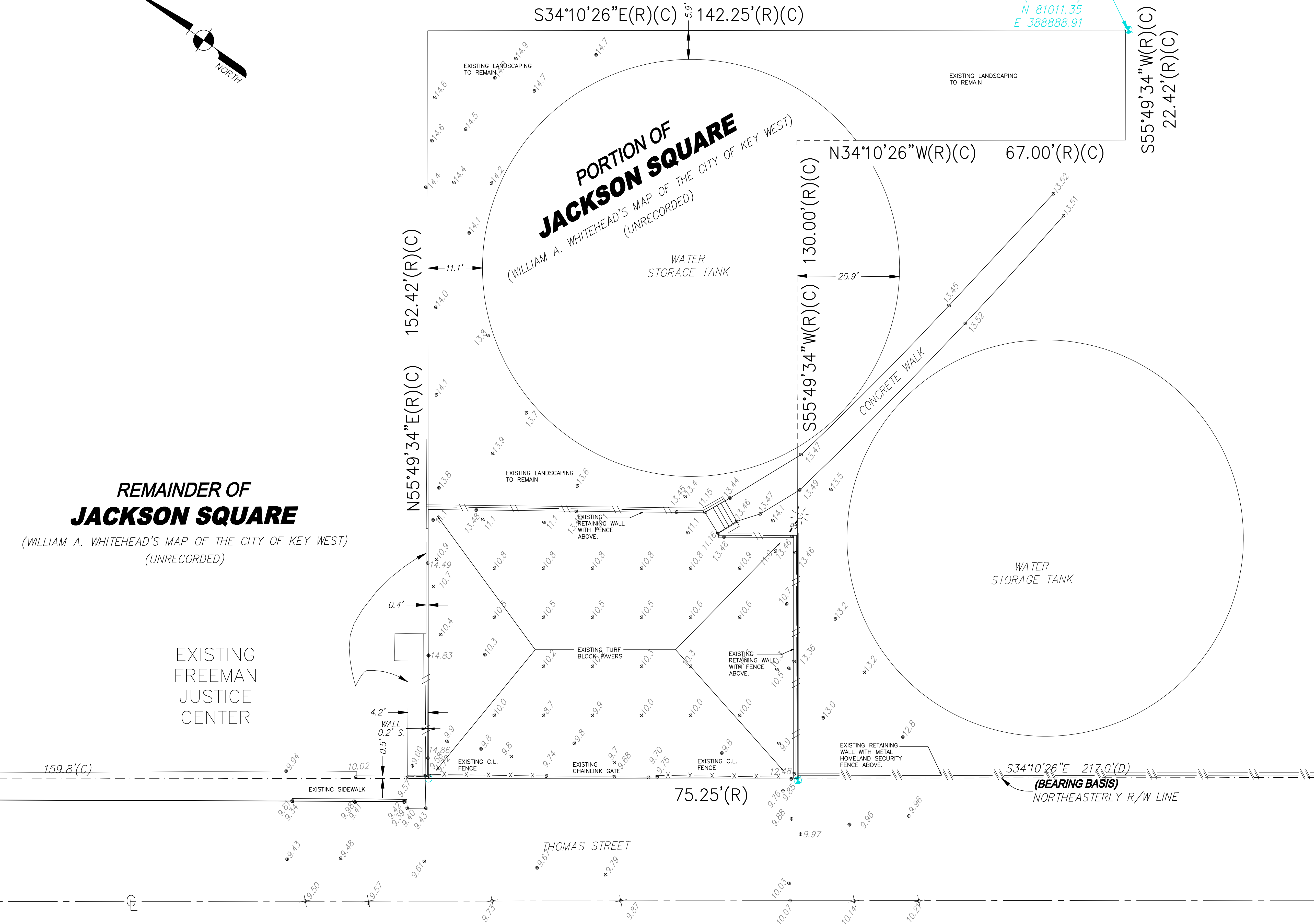
VARIANCE SUBMITTAL



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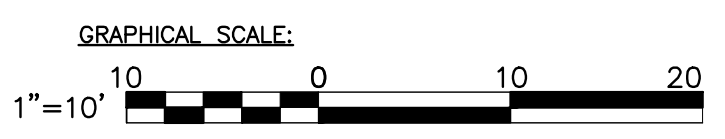
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Site Data	Permitted/ Required	Existing
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Height	25 ft	30 ft. (Existing Water Tank)
Site Size	--	12,972 sq. ft.
Density	N/A	N/A
Floor Area Ratio Total	1	(0.35) 4646 sq. ft.
Building Coverage	40% (5,188 sq. ft.)	35.8% (4,646 sq. ft.)
Impervious Surface	60% (6,486 sq. ft.)	67.4% (8,743 sq. ft.)
Open Space	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)
Landscape	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)
Setback - Front	20 ft.	48' 6" ft.
Side Setback - North	5 ft.	11'-1"
Side Setback - South	5'	0'- Water tank
Setback - Street Side	7.5 ft.	N/A
Setback - Rear	10 ft.	5.9 ft.
Parking	0	0
Accessible Parking	0	0
Bicycle Parking	0	0
Consumption Area	N/A	N/A

Permeable Surface Calculations		
Site	12972 SF	
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Existing Pavers	3977 SF	30.66%
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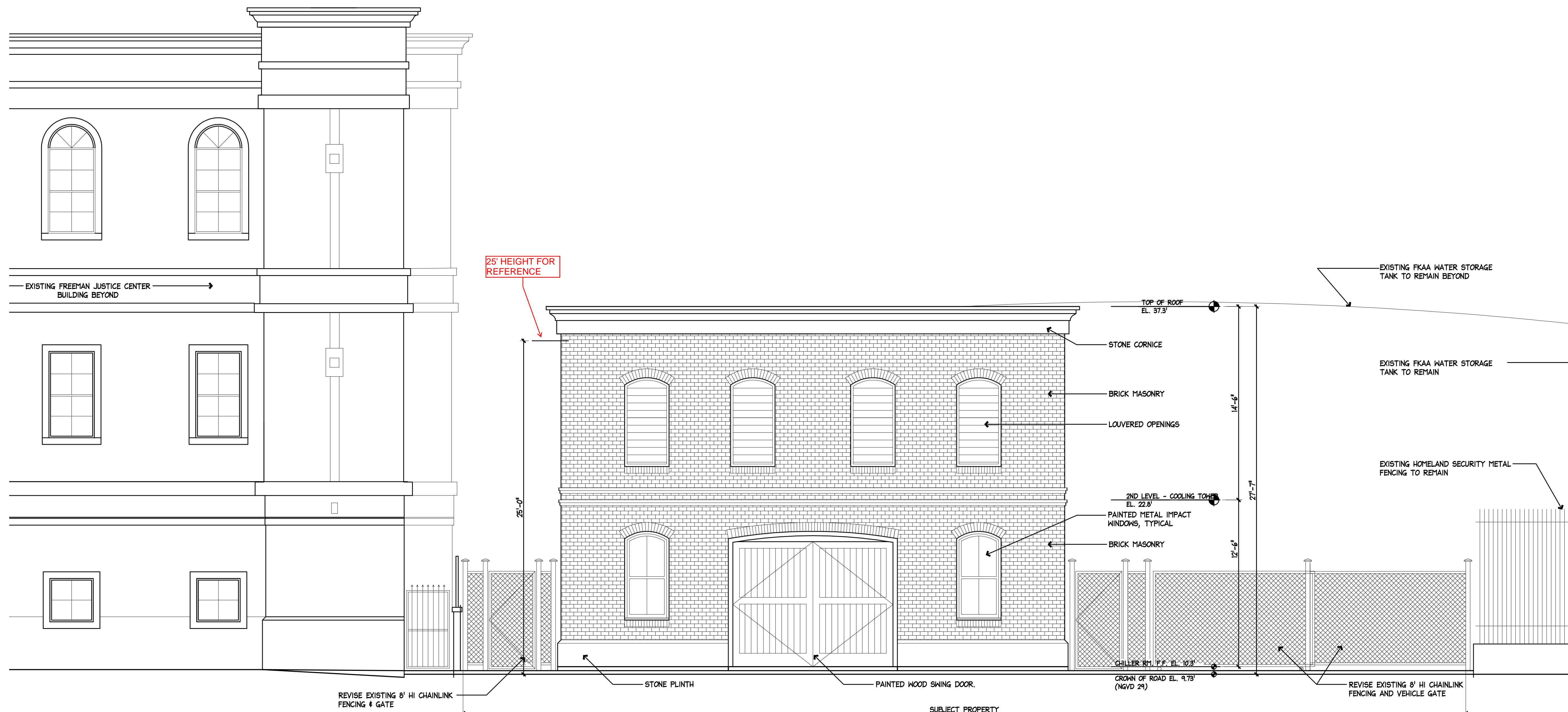
(Per Deed Book G-64, Page 78)
 A parcel or tract of land in JACKSON SQUARE in the City of Key West, Florida, according to William A. Whitehead's Map of the Island of Key West and more particularly described as follows:
 Commencing at the intersection of the northwesterly property line of Southard Street and the northeasterly property line of Thomas Street, run northwesterly along the northeasterly property line of Thomas Street for a distance of 217.0 feet to the Point of Beginning of the parcel or tract of land hereinafter described; from said point of beginning, continue northwesterly along the northeasterly property line of Thomas Street for a distance of 75.25 feet to a point; thence at right angles and northeasterly and parallel with Southard Street for a distance of 152.42 feet to a point; thence at right angles and southeasterly and parallel with Thomas Street for a distance of 142.25 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 22.42 feet to a point; thence at right angles and northwesterly and parallel with Thomas Street for a distance of 67.0 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 130.0 feet back to the Point of Beginning.

Said lands lying and situate in the City of Key West, Monroe County, Florida, containing 12,972 square feet (0.298 acres), more or less.



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DATE	BY	DESCRIPTION				
			T·Y·LIN INTERNATIONAL		JEFFERSON BROWN EXISTING SITE PLAN	

VARIANCE SUBMITTAL



1 PROPOSED WEST (THOMAS STREET) EXTERIOR ELEVATION
 M2.1 SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

EOR
T·Y·LIN INTERNATIONAL
 Bender & Associates ARCHITECTS
410 Angela Street, Key West, Florida 33040, Phone: (305) 292-4558, Fax: (305) 292-4558, Florida License: AR000022

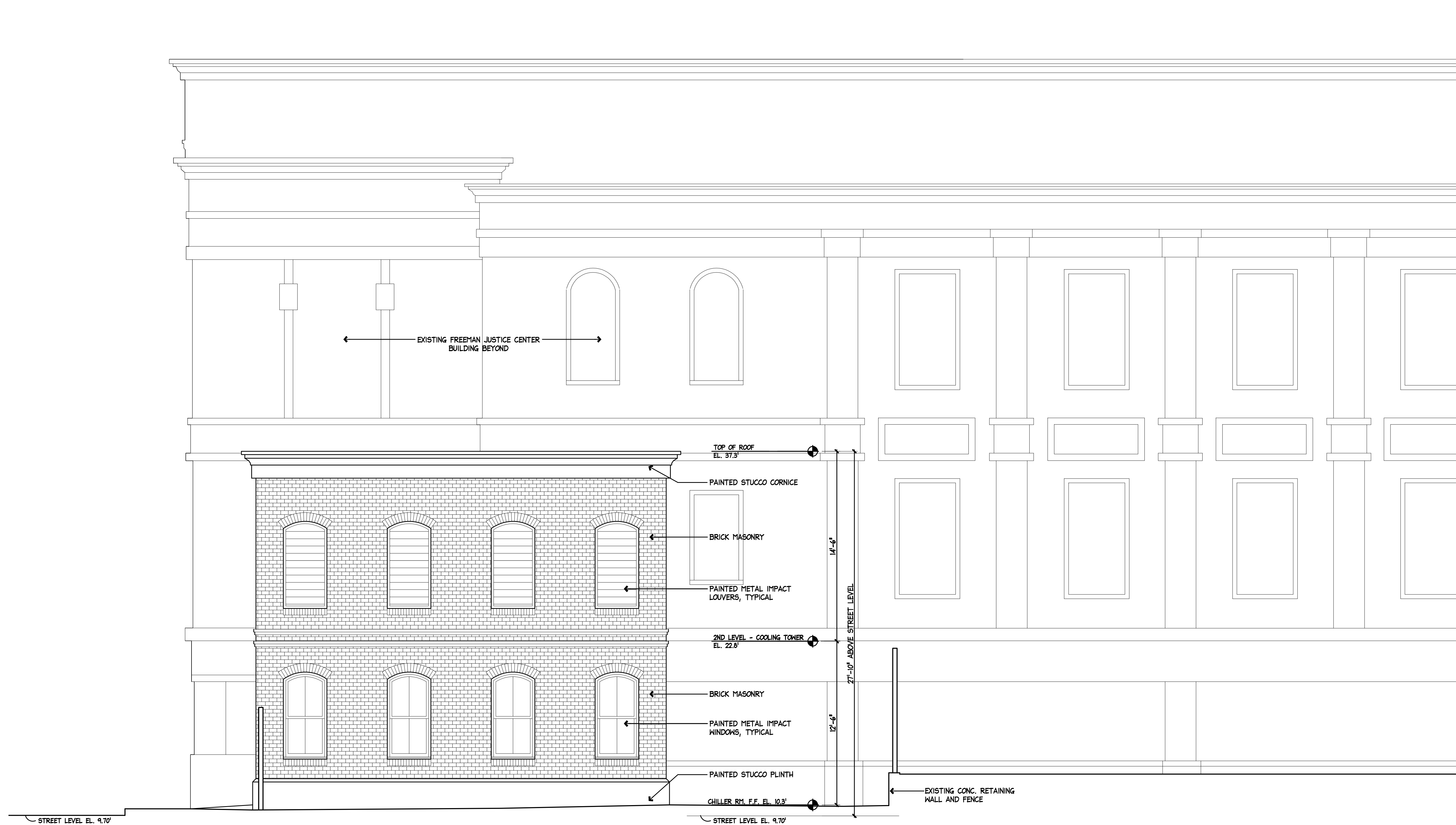
MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 1100 Simonton Street, Suite 2-231
 Key West, Florida 33040
 (305) 292-4560 FAX (305) 292-4558

MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 PROJECT NAME
 JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION
 THOMAS STREET
 KEY WEST, FL.33040

JEFFERSON BROWN
 PROPOSED EXTERIOR ELEVATIONS

SHEET NO.
M2.1

VARIANCE SUBMITTAL



1 PROPOSED SOUTH EXTERIOR ELEVATION
 M2.2 SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

EOR
T·Y·LIN INTERNATIONAL
 Bender & Associates
 ARCHITECTS
410 Augusta Street
 Key West, Florida 33040
 Telephone: (305) 396-1507
 Facsimile: (305) 396-2727
 Florida License: AU090022
 p.a.

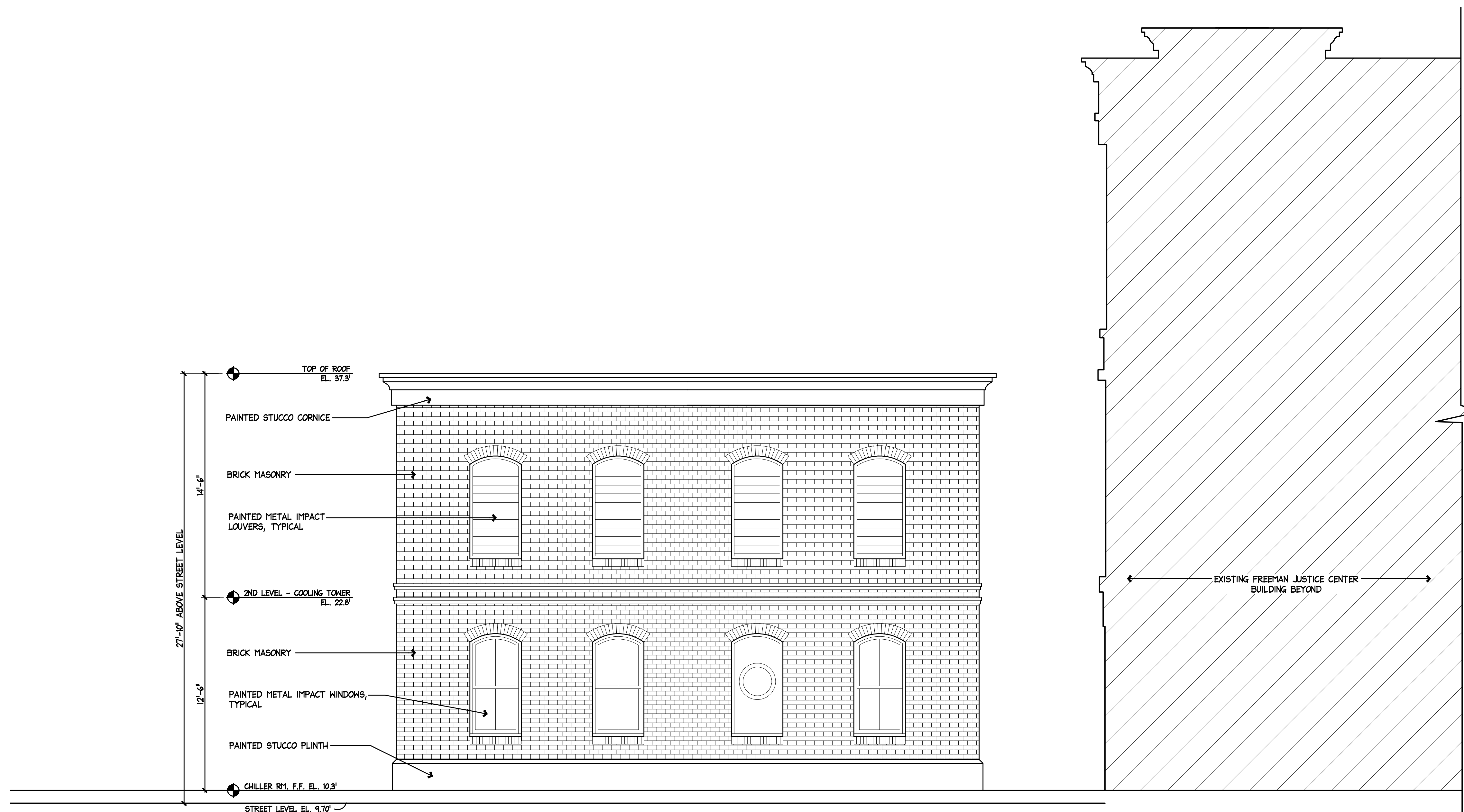
MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 1100 Simonton Street, Suite 2-231
 Key West, Florida 33040
 (305) 292-4560 FAX (305)
 292-4558

MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 PROJECT NAME
 JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION
 THOMAS STREET
 KEY WEST, FL.33040

JEFFERSON BROWN
 PROPOSED
 EXTERIOR
 ELEVATIONS

SHEET
 NO.
M2.2
 4

VARIANCE SUBMITTAL



1 PROPOSED EAST EXTERIOR ELEVATION
 M2.3 SCALE: 1/4"=1'-0"

VARIANCE SUBMITTAL

REVISIONS		
DATE	BY	DESCRIPTION

EOR
T·Y·LIN INTERNATIONAL
Bender & Associates
ARCHITECTS
p.c.

MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 1100 Simonton Street, Suite 2-231
 Key West, Florida 33040
 (305) 292-4560 FAX (305)
 292-4558

MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
 PROJECT NAME
 JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION
 THOMAS STREET
 KEY WEST, FL.33040

JEFFERSON BROWN
 PROPOSED
 EXTERIOR
 ELEVATIONS

SHEET NO.
M2.3
 4



1 PROPOSED NORTH EXTERIOR ELEVATION
 M2.4 SCALE: 1/4"=1'-0"

VARIANCE SUBMITTAL

REVISIONS

DATE	BY	DESCRIPTION

EOR
T·Y·LIN INTERNATIONAL
 Bender & Associates ARCHITECTS
410 Angela Street, Key West, Florida 33040
 Telephone (305) 292-1947
 Facsimile (305) 292-5222
 Florida License AK980822
 P.E.

MONROE COUNTY
 PUBLIC WORKS/ENGINEERING DIVISION
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 Key West, Florida 33040
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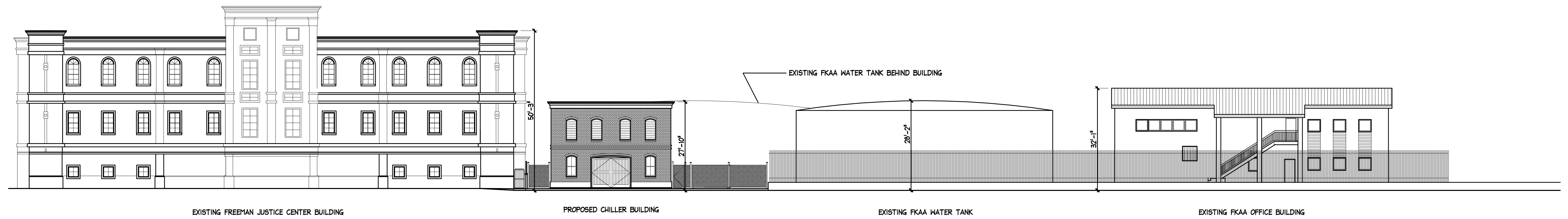
MONROE COUNTY
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 THOMAS STREET
 KEY WEST, FL.33040

JEFFERSON BROWN

PROPOSED EXTERIOR ELEVATIONS

SHEET NO.

M2.4
4



1 PROPOSED THOMAS STREET EXTERIOR ELEVATION - ENTIRE BLOCK
 M2.5 SCALE: 1/16"=1'-0"

REVISIONS			EOR	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION	JEFFERSON BROWN	SHEET NO.
DATE	BY	DESCRIPTION					
			T·Y·LIN INTERNATIONAL Bender & Associates ARCHITECTS <small>619 Alameda Street Fort Lauderdale, Florida 33304 Fort Lauderdale (305) 586-5272 Fort Lauderdale (305) 586-5272 Florida License #18082022 p.o.</small>	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	PROJECT NAME JEFFERSON BROWN COMMUNICATION TOWER AND CHILLER RELOCATION THOMAS STREET KEY WEST, FL.33040	PROPOSED EXTERIOR ELEVATIONS	M2.5