

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)

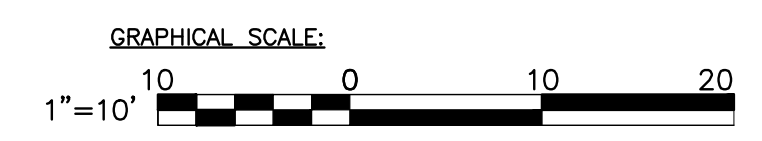
BM#2
FD 1/2" IP.
O/S 0.5' S
EL.=12.75(NGVD 29)
N 81011.35
E 388888.91

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	Complies
Flood zone	--	Zone X	No Change	Complies
Height	25 ft	30 ft (Water Tank)	27' (New Building)	Variance - 2 ft.
Site Size	--	12,972 sq. ft.	No Change	Complies
Density	N/A	N/A	N/A	N/A
Floor Area Ratio	1.0	(0.35) 4646 sq. ft.	(.54) 7006 sq. ft.	Complies
Building Coverage	40% (5,188 sq. ft.)	35.8% (4,646 sq. ft.)	45.6% (5,920 sq. ft.)	Variance - 5.6% (1,274 sq. ft.)
Impervious Surface	50% (6,486 sq. ft.)	67.4% (8,743 sq. ft.)	66.9% (8,681 sq. ft.)	Complies
Open Space	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)	32.2% (4,184 sq. ft.)	Complies
Landscape	20% (2,594 sq. ft.)	31.7% (4,120 sq. ft.)	32.2% (4,184 sq. ft.)	Waiver Request
Setback - Front	20 ft	20 ft	5 ft.	Variance - 15 ft.
Side Setback - North	10% of lot width (7.5 ft.)	7.5 ft.	7.5 ft. (new building)	Complies
Side Setback - South	10% of lot width (7.5 ft.)	0 ft. - Water tank	7.5 ft. (new building)	Complies
Setback - Street Side	10 ft.	N/A	N/A	N/A
Setback - Rear	20 ft.	5.9 ft. - Water tank	No Change	Complies
Parking	0	0	No change	Complies
Accessible Parking	0	0	No change	Complies
Bicycle Parking	0	0	No change	Complies
Consumption Area	N/A	N/A	N/A	N/A

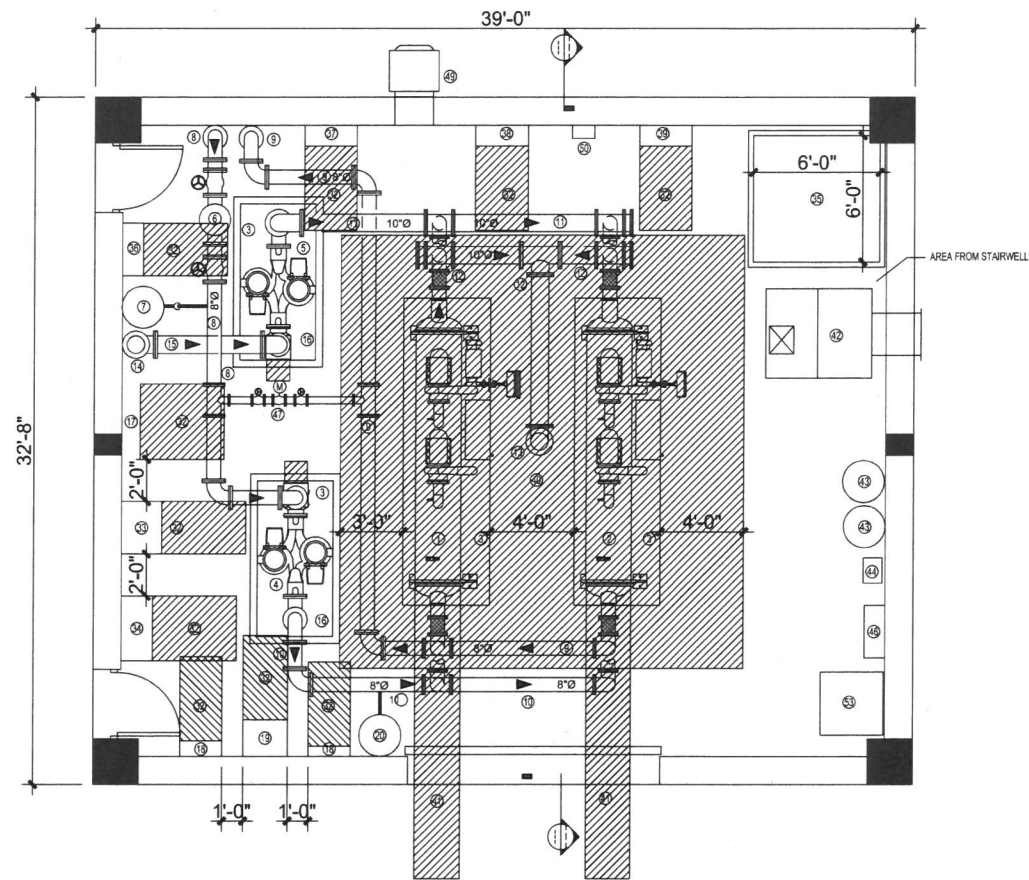
Permeable Surface Calculations		
Site	12972 SF	
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Existing Pavers	3977 SF	30.66%
Existing Site Non-Permeable	8852 SF	68.24%
Existing Tank Size	4645 SF	35.81%
Existing Concrete Area	230 SF	1.77%
Remaining Pavers	2569 SF	19.80%
New Concrete (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



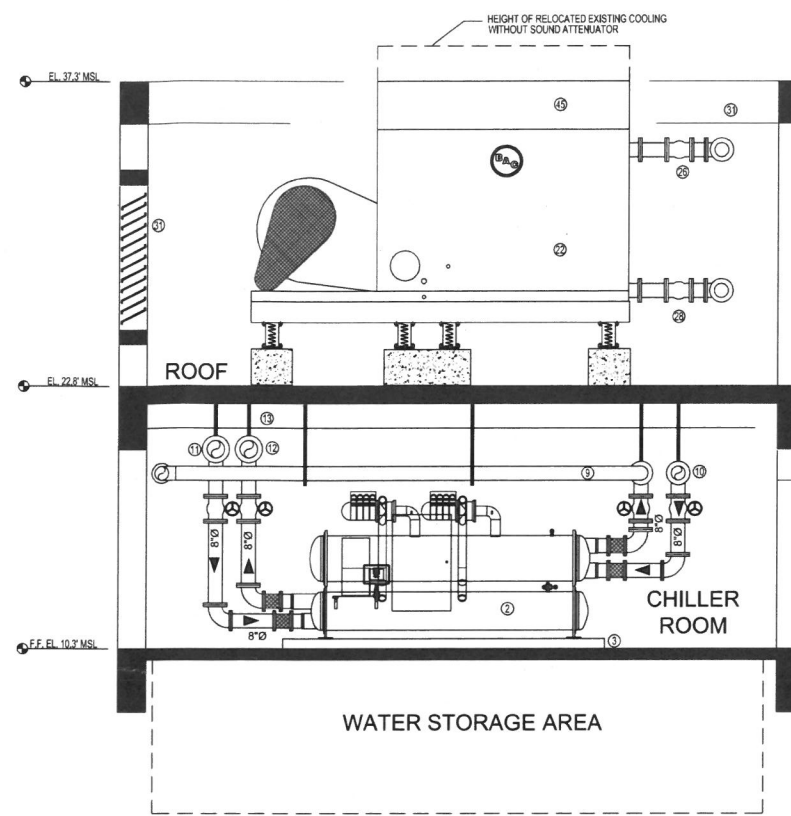
REVISIONS			EOR	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION 1100 Simonton Street, Suite 2-231 Key West, Florida 33040 (305) 292-4560 FAX (305) 292-4558	MONROE COUNTY PUBLIC WORKS/ENGINEERING DIVISION PROJECT NAME JEFFERSON BROWN THOMAS STREET KEY WEST, FL.33040	SHEET NO. C1.0
DATE	BY	DESCRIPTION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

VARIANCE SUBMITTAL



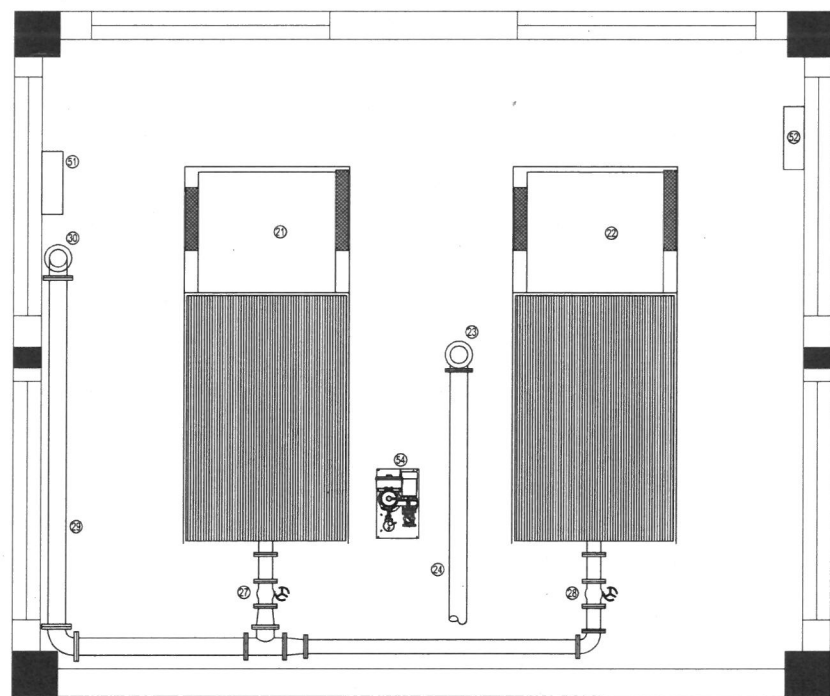
PROPOSED CHILLER ROOM PLAN

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



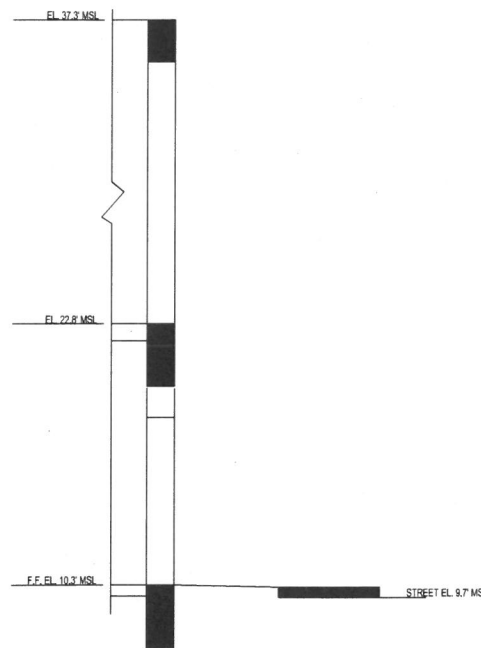
CHILLER ROOM / COOLING TOWER SECTION

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



PROPOSED COOLING TOWER CWR LAYOUT

2
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 290-TON DAIKIN/MCQUAY WATER CHILLER CH-2.
 - 3 NEW CONCRETE PAD.
 - 4 NEW ARMSTRONG SENSORLESS DUAL ARM CHILLED WATER PUMP ASSEMBLY CWP-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 (CHWS) PIPING TO SUPPLY THE BUILDING CHILLED WATER SYSTEM.
 - 10 NEW 8" CHILLED WATER SUPPLY (CHWS) 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 COOLING TOWERS ON THE ROOF ABOVE.
 - 13 NEW 10" CONDENSER WATER SUPPLY (CWS) RISER TO COOLING TOWERS ON THE ROOF ABOVE.
 - 14 NEW 10" CONDENSER WATER RETURN (CWR) RISER FROM COOLING TOWERS ON THE ROOF ABOVE.
 - 15 NEW 10" CONDENSER WATER RETURN (CWR) PIPING TO CONDENSER WATER PUMPS.
 - 16 NEW PUMPS INERTIA PAD.
 - 17 NEW ELECTRICAL DISTRIBUTION PANEL.
 - 18 NEW ELECTRICAL BUILDING PANEL.
 - 19 NEW TRANSFORMER.
 - 20 NEW CHILLED WATER SYSTEM CHEMICAL FEEDER.
 - 21 NEW LOW PROFILE COOLING TOWER CT-1.
 - 22 NEW LOW PROFILE COOLING TOWER CT-2.
 - 23 NEW 10" CONDENSER WATER SUPPLY (CWS) RISER FROM WATER CHILLERS BELOW.
 - 24 NEW 10" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWERS CT-1 AND CT-2.
 - 25 NEW 8" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-1.
 - 26 NEW 8" CONDENSER WATER SUPPLY (CWS) PIPING TO RELOCATED COOLING TOWER CT-2.
 - 27 NEW 8" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-1.
 - 28 NEW 8" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWER CT-2.
 - 29 NEW 10" CONDENSER WATER RETURN (CWR) PIPING FROM RELOCATED COOLING TOWERS CT-1 AND CT-2.
 - 30 NEW 10" CONDENSER WATER RETURN (CWR) RISER TO WATER CHILLERS BELOW.
 - 31 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.
 - 32 ELECTRICAL EQUIPMENT CLEARANCE AREA AS PER NFPA 70.
 - 33 NEW AUTOMATIC TRANSFER SWITCH.
 - 34 NEW BUILDING MAIN DISCONNECT.
 - 35 NEW BUILDING IT CLOSET.
 - 36 NEW CHILLED WATER PUMP CWP-1 VFD.
 - 37 NEW CHILLED WATER PUMP CWP-2 VFD.
 - 38 NEW CONDENSER WATER PUMP CWP-1 VFD.
 - 39 NEW CONDENSER WATER PUMP CWP-2 VFD.
 - 40 CHILLER MAINTENANCE AREA.
 - 41 CHILLER COIL PULL AREA.
 - 42 AIR HANDLING UNIT- CHILLED WATER.
 - 43 CHEMICAL TANK- CONDENSER WATER.
 - 44 CHEMICAL TREATMENT CONTROL PANEL.
 - 45 COOLING TOWER SOUND ATTENUATOR.
 - 46 BMS PANEL.
 - 47 BYPASS LINE.
 - 48 OUTSIDE AIR LOUVER.
 - 49 EMERGENCY EXHAUST FAN.
 - 50 REFRIGERANT MONITOR.
 - 51 COOLING TOWER CT-1 VFD.
 - 52 COOLING TOWER CT-2 VFD.
 - 53 DOMESTIC WATER BOOSTER PUMP PACKAGE.
 - 54 TOWER SOLIDS SEPARATION SYSTEM.

REVISIONS		
DATE	BY	DESCRIPTION

EOR

T·Y·LIN INTERNATIONAL

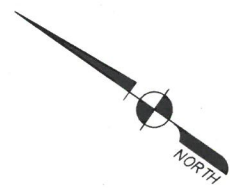
MONROE COUNTY
PUBLIC WORKS/ENGINEERING DIVISION
1100 Simonton Street, Suite 2-231
Key West, Florida 33040
(305) 292-4560 FAX (305)
292-4558

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.

M1.2A

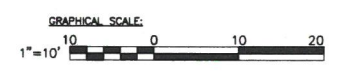
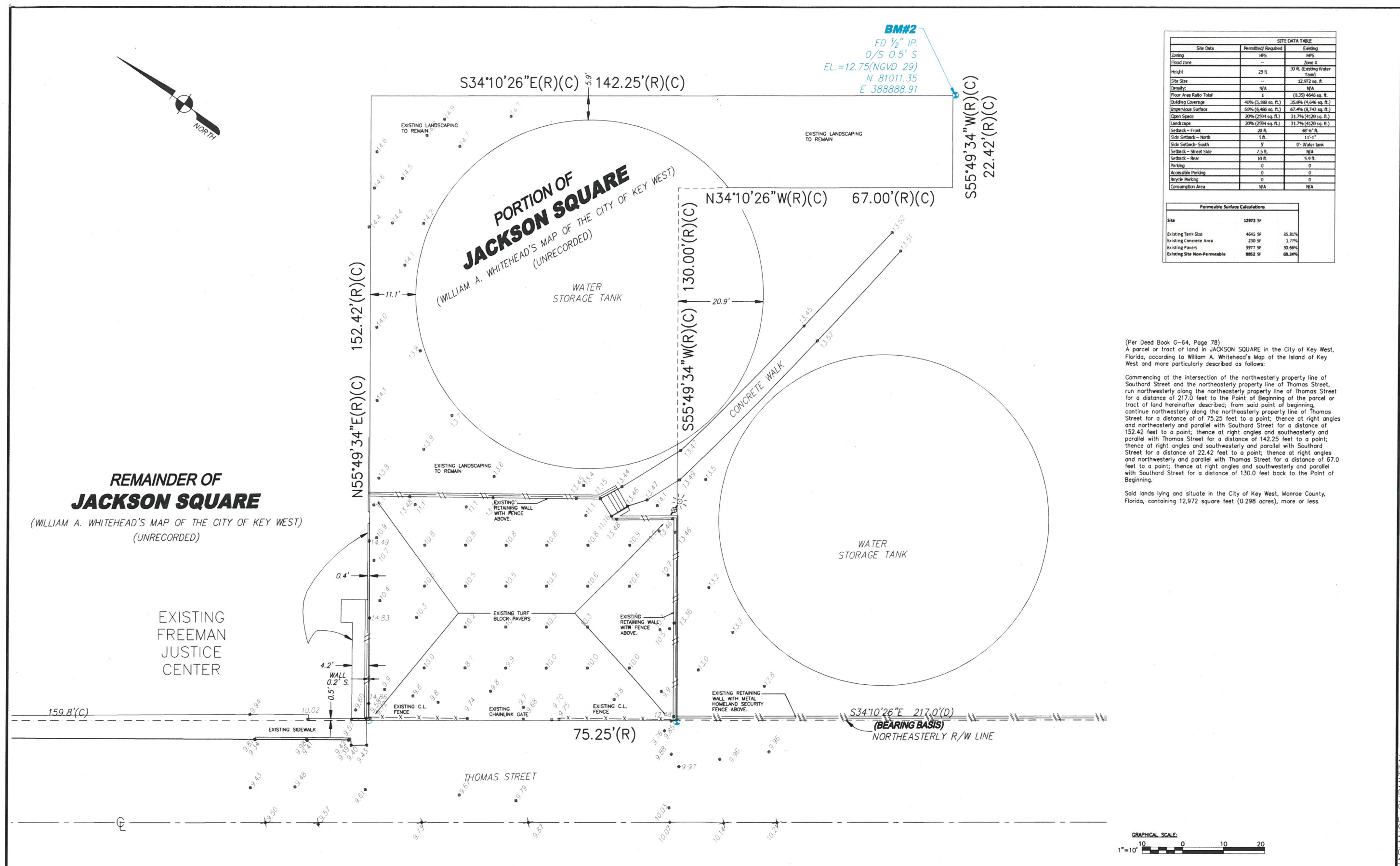


BM#2
 FD 1/2" IP.
 O/S 0.5' S
 EL.=12.75(NGVD 29)
 N 81011.35
 E 388888.91

SITE DATA TABLE		
Site Data	Permitted/Required	Existing
Zoning	HPS	HPS
Flood zone	--	Zone X
Height	25 ft	30 ft. (Existing Water Tower)
Site Size	--	22,972 sq. ft.
Density	N/A	N/A
Floor Area Ratio Total	1	(0.33) 4646 sq. ft.
Building Coverage	40% (5,188 sq. ft.)	25.8% (4,946 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.	46'-5" ft.
Side Setback - North	5 ft.	11'-1" ft.
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

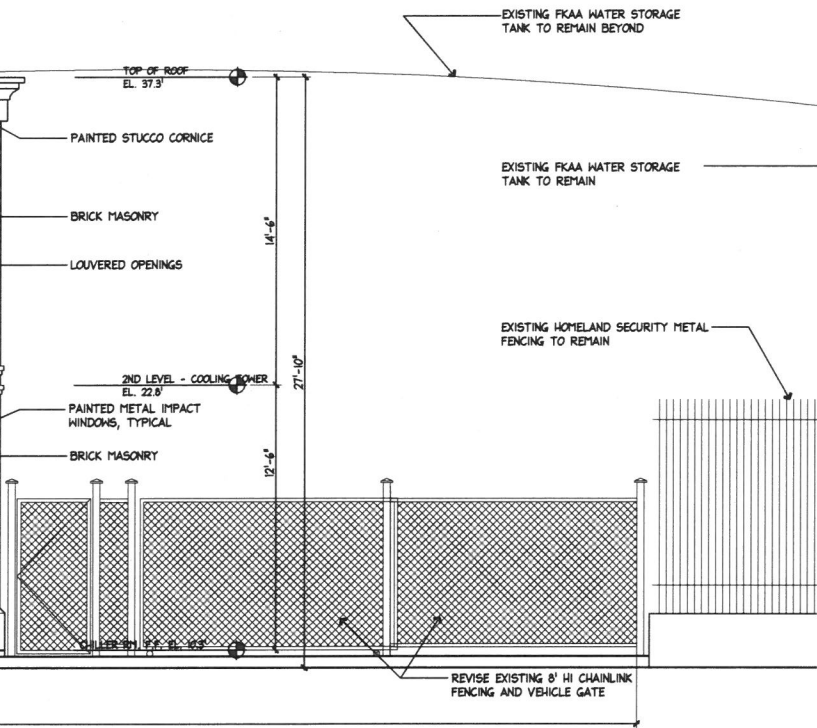
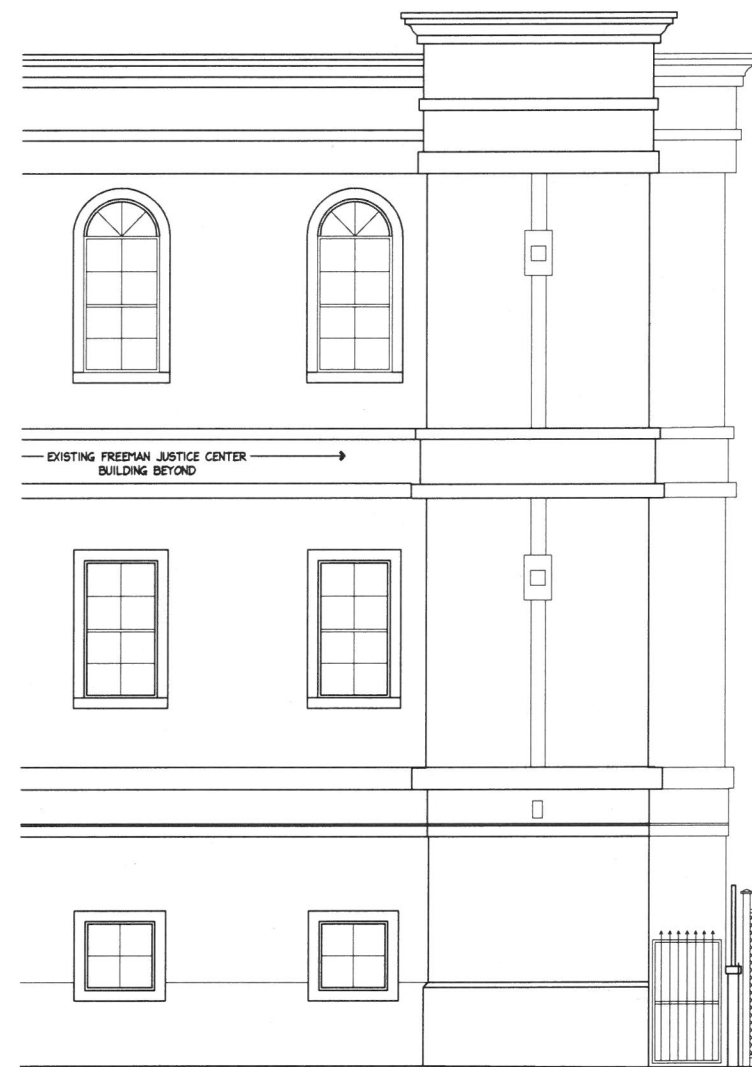
Permeable Surface Calculations	
Site	12972 SF
Existing Tank Size	4645 SF 35.81%
Existing Concrete Area	230 SF 1.77%
Existing Pavers	3977 SF 30.66%
Existing Site Non-Permeable	8852 SF 68.24%

(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 67.00 feet to a point; thence at right angles and southwesterly and parallel with Southard Street for a distance of 130.00 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.



<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REVISIONS			DATE	BY	DESCRIPTION				EOR T·Y·LIN INTERNATIONAL	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 EXISTING SITE PLAN	SHEET NO. EX1.0
REVISIONS																
DATE	BY	DESCRIPTION														

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 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.
M2.1

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 Angelo Street
 100 West Central Street
 Fort Lauderdale, FL 33301
 Phone: (954) 366-2887
 Florida License #12000022

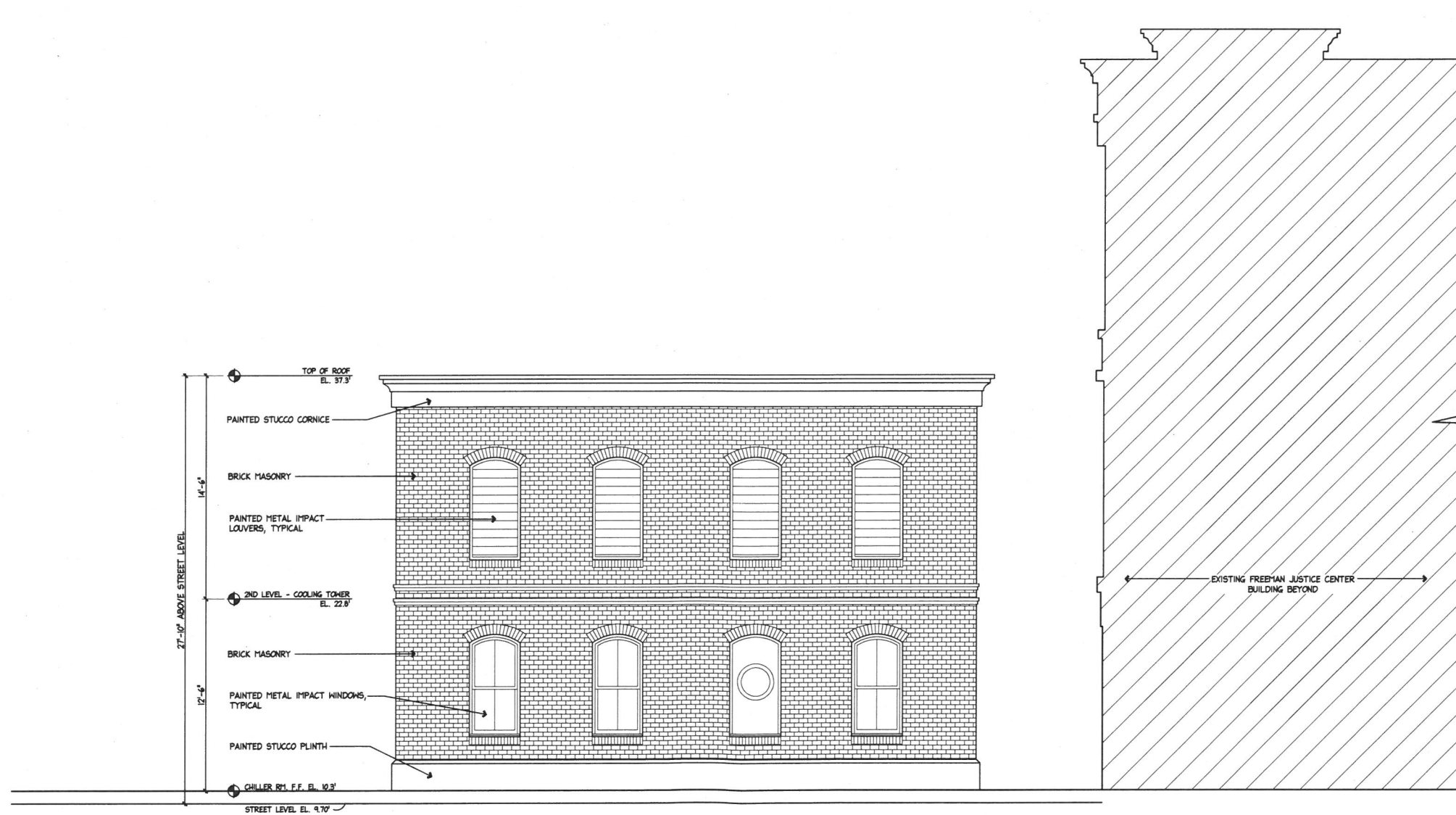
MONROE COUNTY
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 THOMAS STREET
 KEY WEST, FL.33040

JEFFERSON BROWN
 PROPOSED
 EXTERIOR
 ELEVATIONS

SHEET
 NO.
M2.2
 4

VARIANCE SUBMITTAL



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

REVISIONS		
DATE	BY	DESCRIPTION

EOR
T-Y-LIN INTERNATIONAL
 Bender & Associates ARCHITECTS
110 Apollo Street, Suite 200, Key West, FL 33040

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

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 THOMAS STREET
 KEY WEST, FL. 33040

JEFFERSON BROWN
 PROPOSED EXTERIOR ELEVATIONS

SHEET NO.
M2.3
 4

VARIANCE SUBMITTAL



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

REVISIONS		
DATE	BY	DESCRIPTION

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 1100 Simonton Street, Suite 2-231
 Key West, Florida 33040
 (305) 292-4560 FAX (305)
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 KEY WEST, FL. 33040

JEFFERSON BROWN
 PROPOSED
 EXTERIOR
 ELEVATIONS

SHEET
 NO.
M2.4
 4

VARIANCE SUBMITTAL

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS

MONROE COUNTY CHILLER PLANT

EXISTING PHOTOS



Street view of lot where proposed Chiller Plant is being constructed. Building to be constructed here.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS

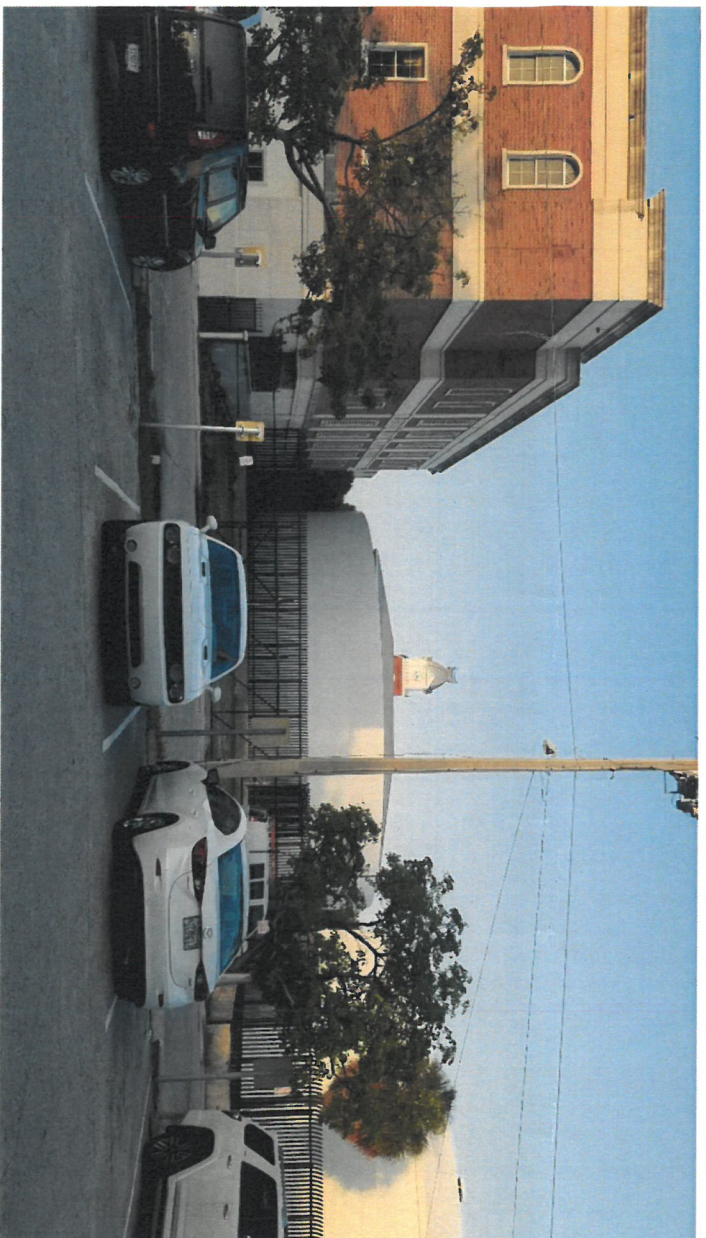


Aerial view of project site from Freeman Justice Center Roof. Building to be constructed here.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



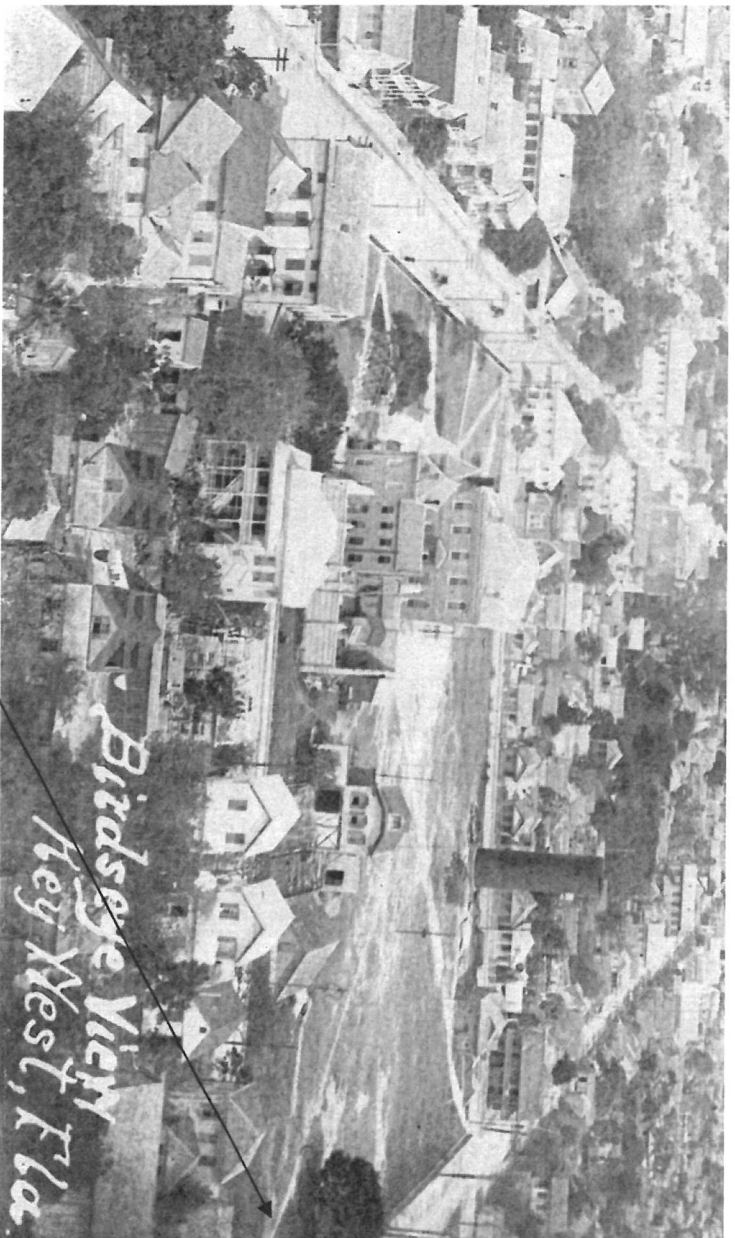
Adjacent Building: The rear of the Freeman Justice Center. Site is here:



Adjacent building: A large FKA water tank is located to the right of the site, as well as behind the site.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS

HISTORIC PHOTOS



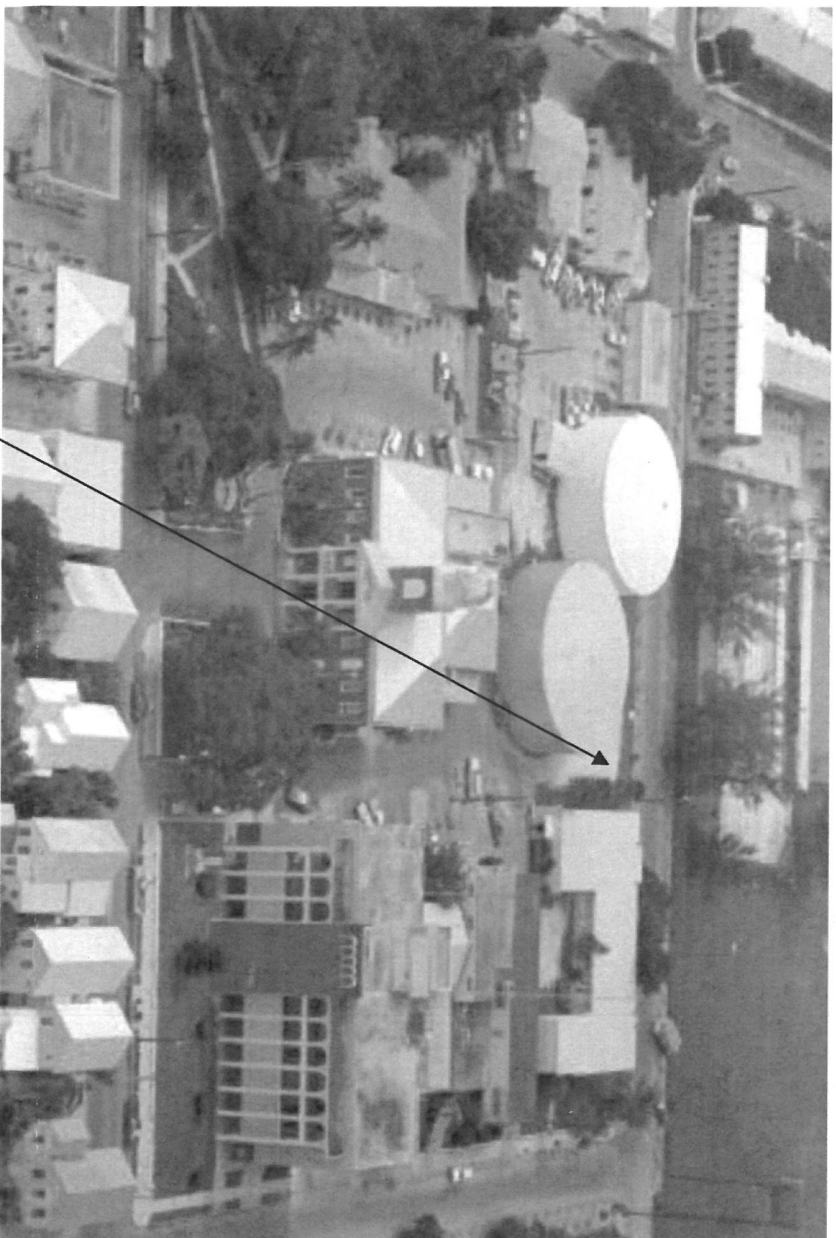
1908 photo of Jackson Square. Site is to the right.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



Site photo taken 18 Feb 1942. No buildings on site. Site is here:

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



1970s photo of site. Site is here.

MONROE COUNTY CHILLER PLANT 513 THOMAS STREET EXISTING CONDITIONS



2006 Photo of Site. Site is here:
Freeman Justice Center is under construction.