



City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Full Board Review**

Application Date: 07.25.2022

Project Address: 150 S Baylen Street, Pensacola Florida 32502

Applicant: Caldwell Associates Architects

Applicant's Address: 116 N Tarragona Street, Pensacola Florida 32502

Email: michelle@caldwell-assoc.com **Phone:** 850.439.6578

Property Owner: Red Feather LLC

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

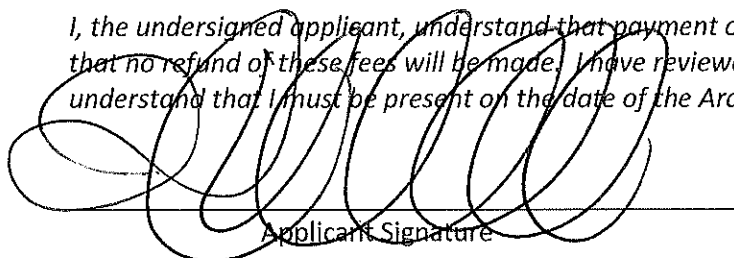
We are requesting a conceptual review for this project.

This development will create 11-three-story, single-family townhouses on a previously underutilized .42-acre parking lot, located on the corner of Baylen Street & Intendencia Street. This infill style development helps restore the urban fabric, enhances the streetscape, creates additional neighborhood security, and adds living options and density to our popular downtown core.

At just one block off Palafox, it is walking distance to all of Pensacola's downtown amenities while not being at the center of the activity.

Property owners will utilize a shared private access drive from Intendencia Street for rear access to their garage which will enable the public streets and sidewalks to maintain, and even enhance, their current function and pedestrian traffic patterns.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

7/25/22
Date

1/28/2021

150 S. Baylen Street Existing Conditions:



Surrounding Buildings:



CALDWELL

ASSOCIATES | BROKERS



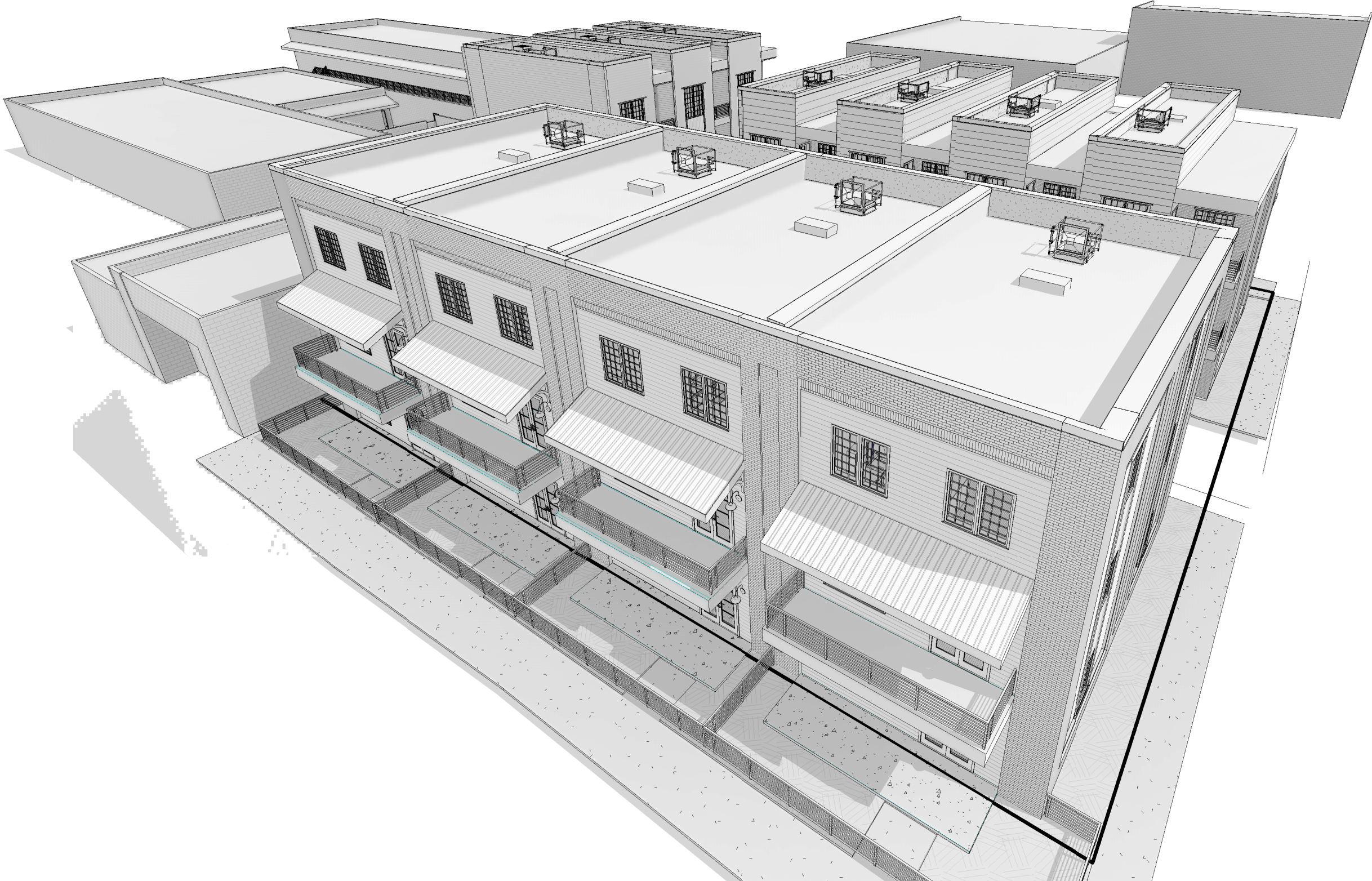
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PRINT DATE: 7/27/2022 2:12:28 PM

RED FEATHER TOWNHOUSES

BAYLEN ST. & INTENDENCIA ST.

PENSACOLA, FL.



SCOPE OF WORK

THIS DEVELOPMENT WILL CREATE 11-THREE STORY, SINGLE FAMILY TOWNHOUSES ON A PREVIOUSLY UNDERUTILIZED .42-ACRE PARKING LOT, LOCATED ON THE CORNER OF BAYLEN STREET & INTENDENCIA STREET. THIS INFILL STYLE DEVELOPMENT HELPS RESTORE THE URBAN FABRIC, ENHANCES THE STREETScape, CREATES ADDITIONAL NEIGHBORHOOD SECURITY, AND ADDS LIVING OPTIONS AND DENSITY TO OUR POPULAR DOWNTOWN CORE. AT JUST ONE BLOCK OFF PALAFOX, IT IS WALKING DISTANCE TO ALL OF PENSACOLA'S DOWNTOWN AMENITIES WHILE NOT BEING AT THE CENTER OF THE ACTIVITY. THREE DIFFERENT UNIT TYPES ARE OFFERED WITH PRIVATE GARAGES IN WHICH THE PROPERTY OWNERS WILL UTILIZE A SHARED PRIVATE ACCESS DRIVE FROM INTENDENCIA STREET FOR REAR ACCESS TO THEIR GARAGE. THIS WILL ENABLE THE PUBLIC STREETS AND SIDEWALKS TO MAINTAIN, AND EVEN ENHANCE, THEIR CURRENT FUNCTION AND PEDESTRIAN TRAFFIC PATTERNS.

APPLICABLE CODES

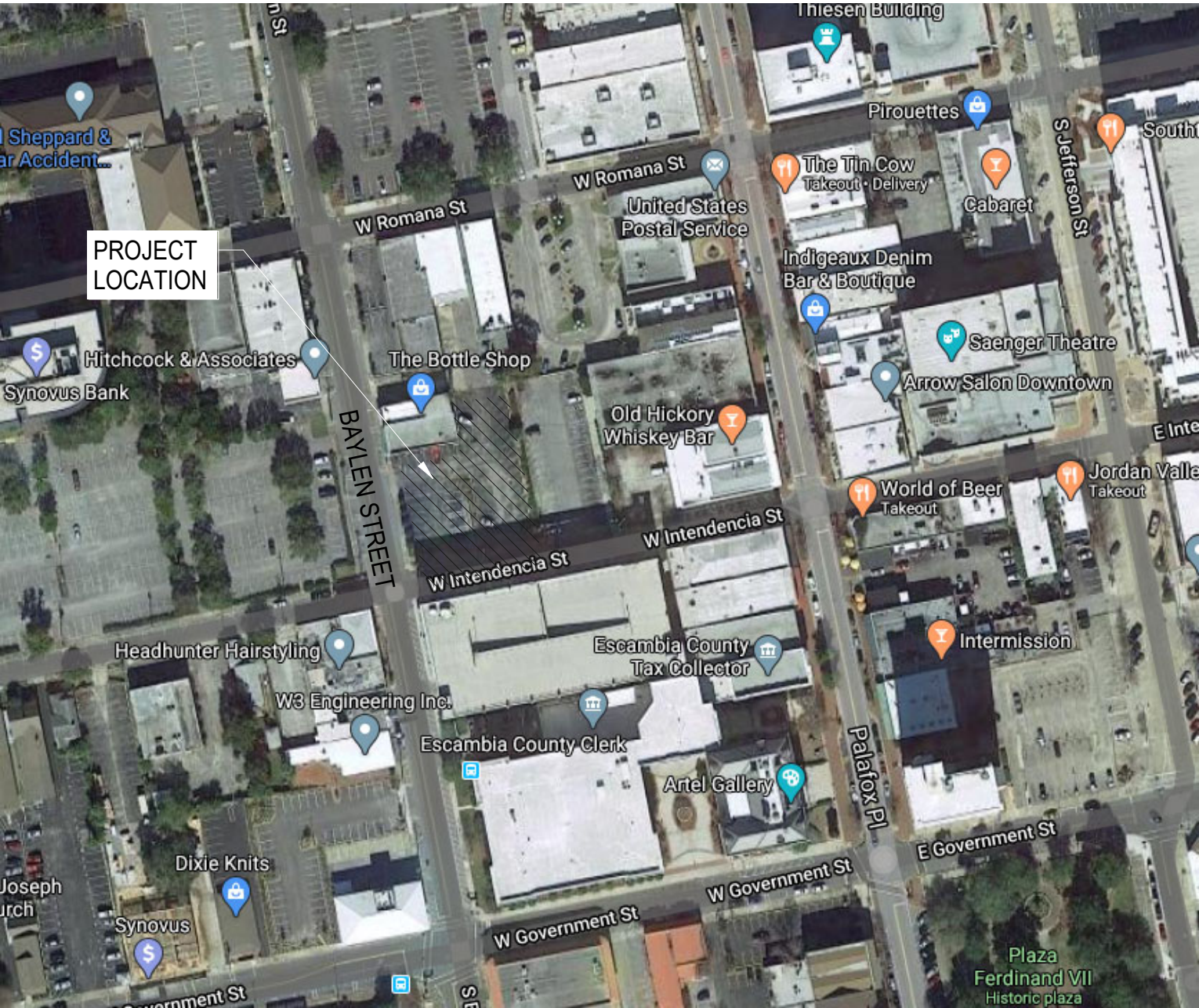
THE FOLLOWING CODES AND REVISIONS ARE APPLICABLE TO THIS PROJECT:

FLORIDA BUILDING CODE, RESIDENTIAL; 2020 (RESIDENTIAL)
FLORIDA BUILDING CODE, 2020
FLORIDA PLUMBING CODE, 2020
FLORIDA ENERGY CODE, 2020
FLORIDA MECHANICAL CODE, 2020
FLORIDA FIRE PREVENTATION CODE, 2020

PROJECT TEAM

ARCHITECT CALDWELL ASSOCIATES ARCHITECTS, INC MICHELLE BURCH 116 NORTH TARRAGONA STREET PENSACOLA, FLORIDA 32501 (850) 439.6576 phone	STRUCTURAL ENGINEER LBYD ENGINEERING INC ADAM CARROLL, P.E. 1100 SOUTH COLLEGE ST, SUITE 201 AUBURN, ALABAMA 36832 PHONE: 417-830-0671	LANDSCAPE ARCHITECT TBD	OWNER STUDER PROPERTIES, LLP ANDREW ROTHFEDER 321 N DEVILLIERS STREET PENSACOLA, FLORIDA 32501 (850) 696.2414 phone
CIVIL ENGINEER REBOL-BATTLE & ASSOCIATES JASON REBOL 2301 N 9TH AVE PENSACOLA, FLORIDA 32503 PHONE: 850-438-0400	MEP/FP ENGINEER W3 ENGINEERING JAY WELLS, PE ANTHONY DAVIS, PE 213 S BAYLEN STREET PENSACOLA, FLORIDA 32502 (850) 629.8270 phone (M/P/FP) (850) 995.2548 phone (E)	CONTRACTOR BEAR GENERAL CONTRACTORS, LLC CHRIS JAUBERT/JOSH SITTON 1216 N PALAFOX STREET, SUITE A PENSACOLA, FLORIDA 32501 (850) 435.4411 phone	GEOTECHNICAL ENGINEER LMJ GEOTECHNICAL ENGINEERS KEITH JACOBS, PE. 328 E. GADSDEN ST. PENSACOLA, FL 32501 PHONE:850-434-0846
		MOISTURE CONSULTANT TBD	
		ACOUSTICAL CONSULTANT TBD	

PROJECT INFOMATION



PARCEL ID NUMBER: 00-0S-00-9001-001-178
ESCAMBIA COUNTY, FLORIDA

DO NOT SCALE DRAWINGS

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBYD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

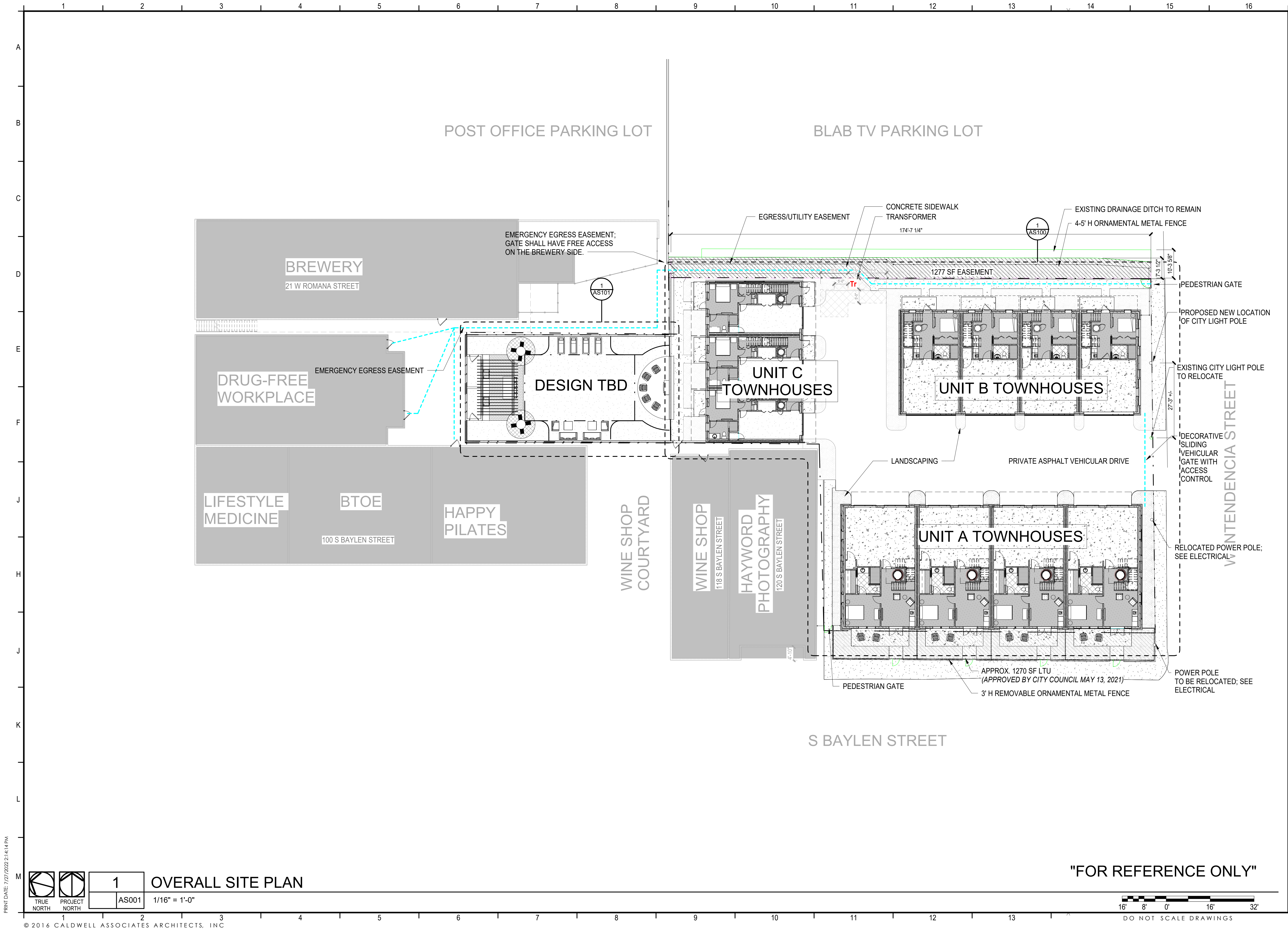
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G001

DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
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ELECTRICAL	W3 ENGINEERING
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ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
OVERALL SITE

SHEET NUMBER:

AS001

DESIGN DEVELOPMENT

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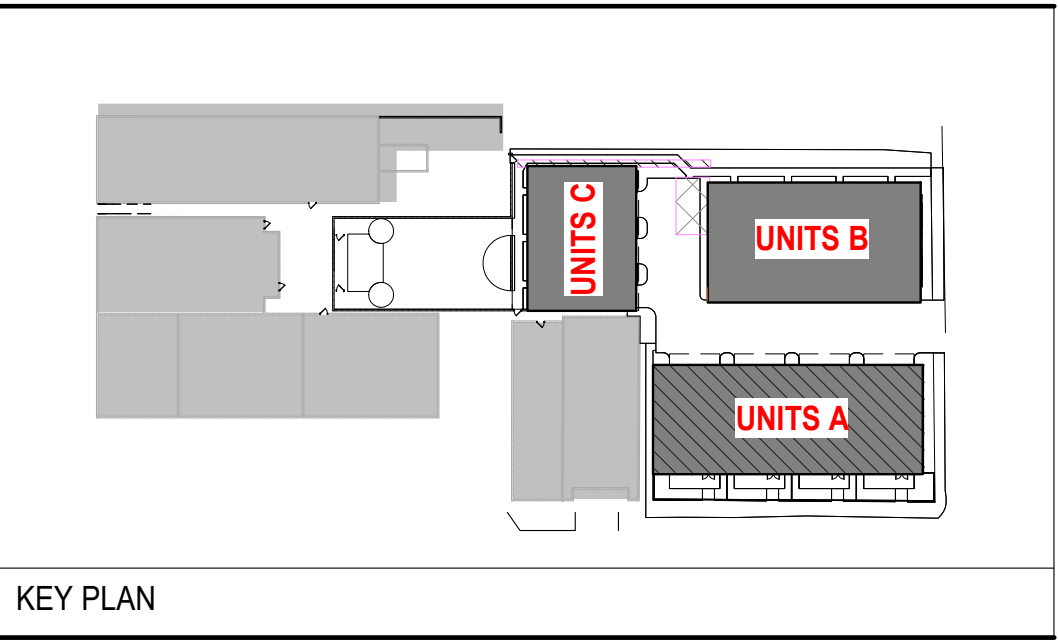
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BAYLEN STREET TOWNHOUSES

UNIT TYPE A

4 BEDROOM / 3 1/2 BATH



KEY PLAN

DO NOT SCALE DRAWINGS

CALDWELL
ASSOCIATES | ARCHITECTS

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ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
RED FEATHER
TOWNHOUSES

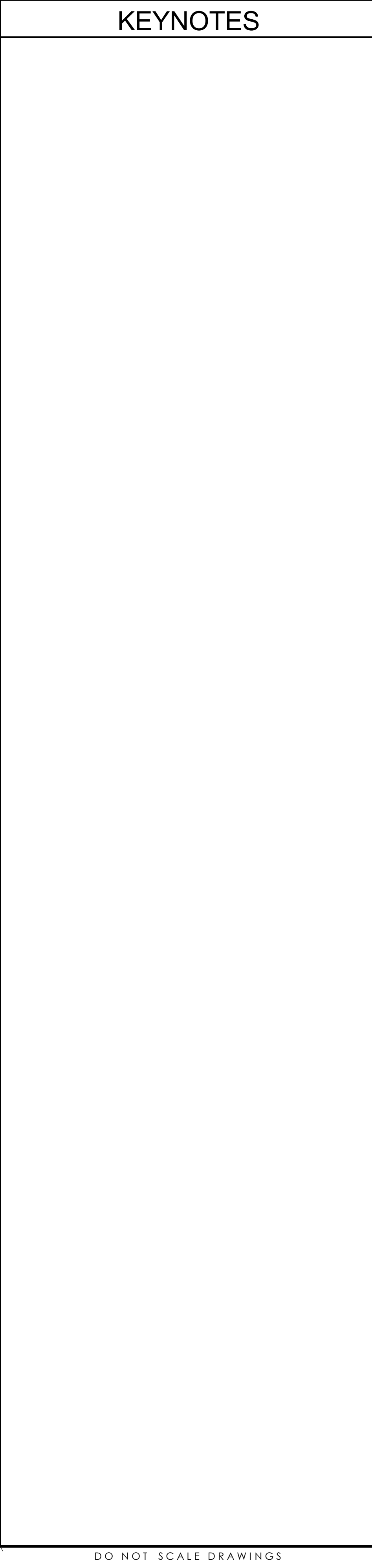
150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT A COVER SHEET

SHEET NUMBER:
GA001

DESIGN DEVELOPMENT



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CONCEPT PLANS	06.19.2020
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PROJECT TEAM:

- CIVIL
REBEL BATTLE & ASSOCIATES
STRUCTURAL
LBUD ENGINEERING, INC.
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING, MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING
LANDSCAPE
TBD
MOISTURE CONSULTANT
BY OWNER
ACOUSTICAL CONSULTANT
BY OWNER

PROJECT

RED FEATHER TOWNHOUSES

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021

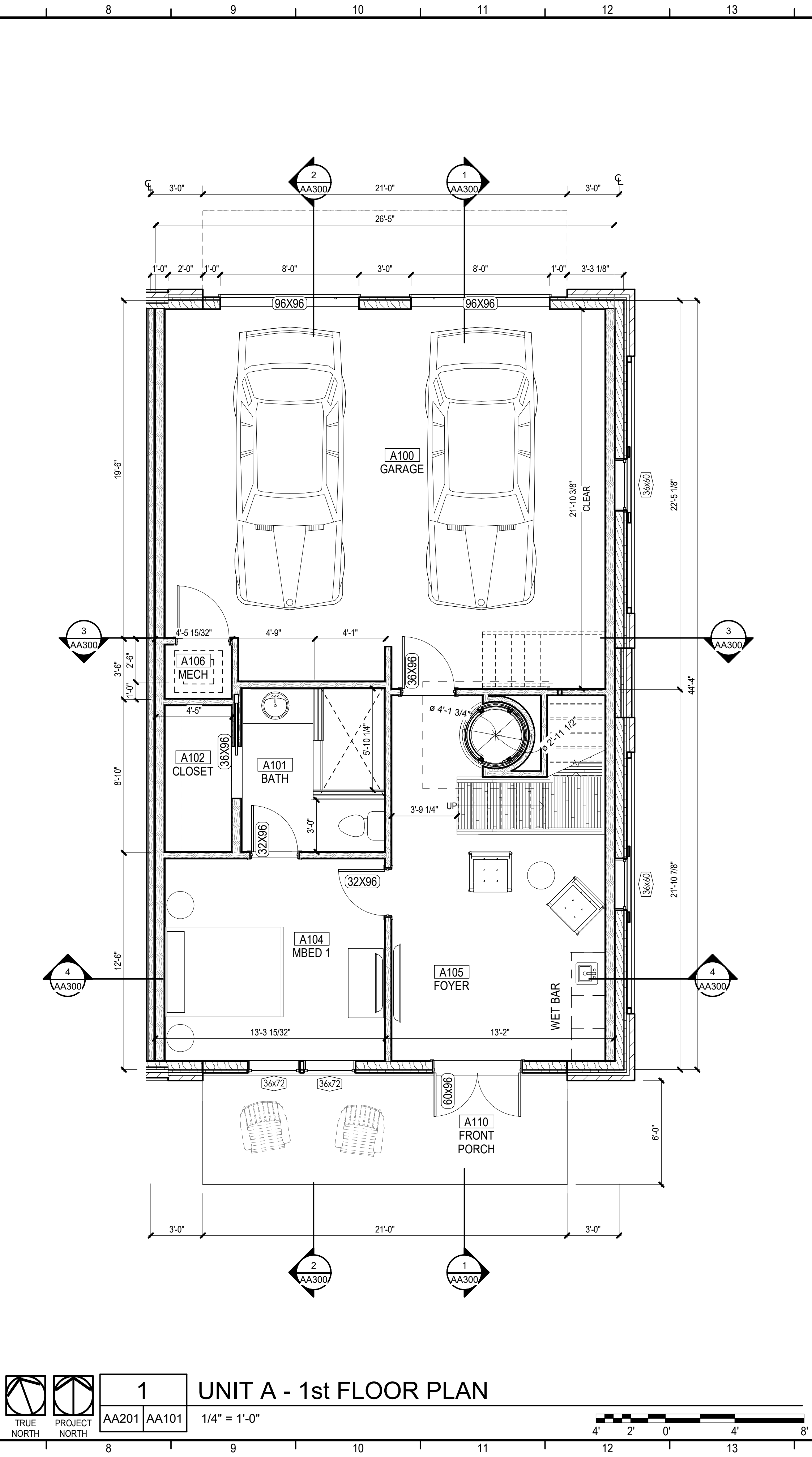
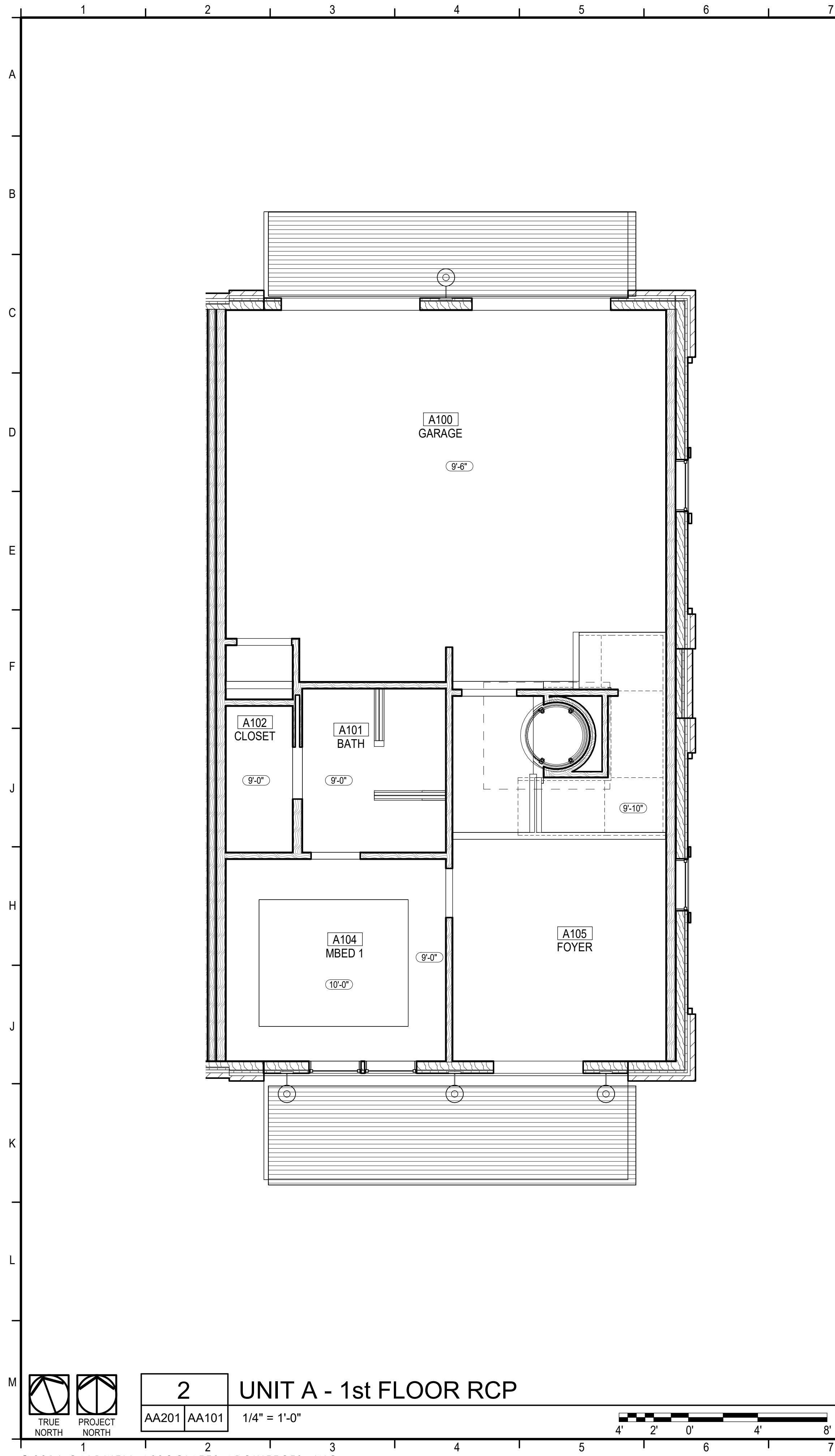
SHEET TITLE:
UNIT A - OVERALL PLAN

SHEET NUMBER

AA100

DESIGN DEVELOPMENT

PRINT DATE: 7/27/2022 2:40:19 PM



AREA CALCULATIONS

CONDITIONED SPACE:	536 SF
UNCONDITIONED SPACE:	553 SF
BALCONY/PATIO:	136 SF
TOTAL:	1225 SF

KEYNOTES

LEGEND

	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	WOOD STUD WALL; SEE WALL TYPE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	LIGHT FIXTURES; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL

GENERAL NOTES

- COORDINATE WITH ALL OTHER DRAWINGS PRIOR TO COMMENCING ANY WORK.
- REFER TO WALL TYPE SHEET FOR MORE INFORMATION
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED OR WALL MOUNTED DEVICE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTING INFORMATION.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN WET AREAS.
- COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES.
- PROVIDE PRESSURE TREATED WOOD BLOCKING IN STUD WALL CAVITIES WHERE REQUIRED TO SUPPORT WALL MOUNTED COMPONENTS, INCLUDING, BUT NOT LIMITED TO, UPPER CABINET AND COUNTER SUPPORT BRACKETS.

CALDWELL ASSOCIATES | ARCHITECTS

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CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBYD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:

RED FEATHER TOWNHOUSES

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

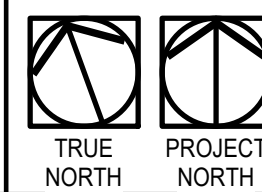
PROJECT NO. : 20021

SHEET TITLE:
UNIT A - 1st FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:

AA101

DESIGN DEVELOPMENT

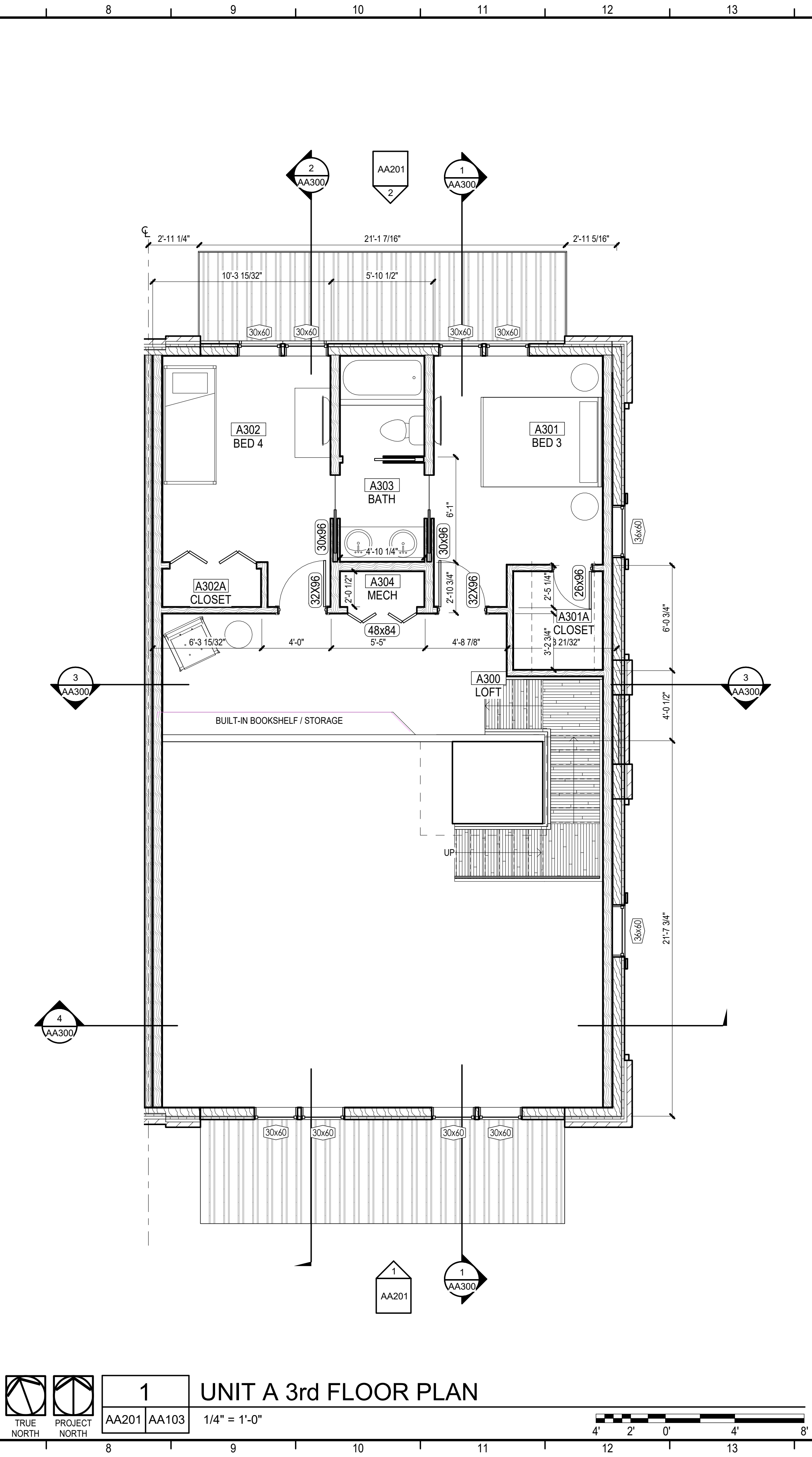
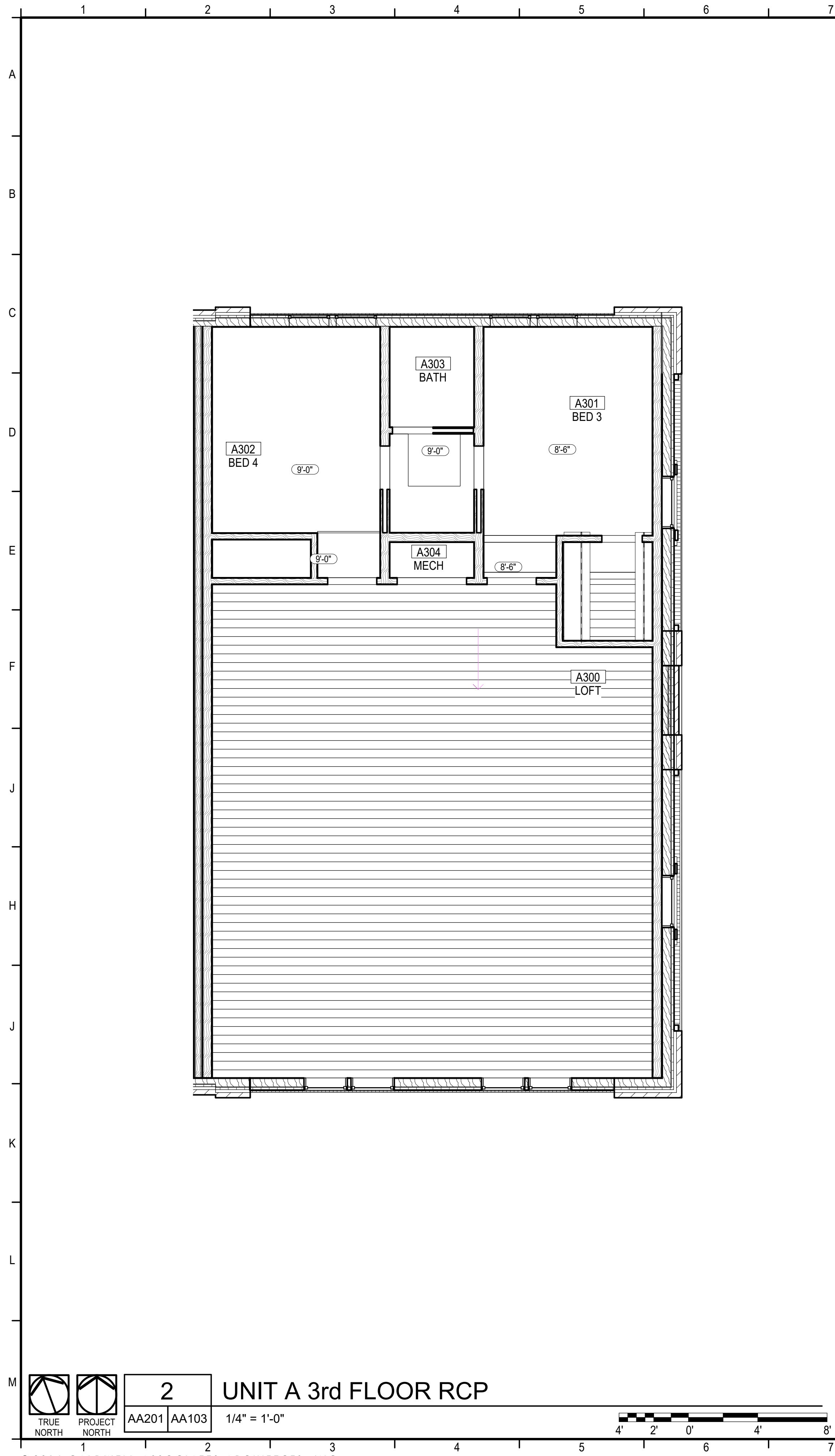


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5. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTING INFORMATION.
6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN WET AREAS.
7. COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES.
8. PROVIDE PRESSURE TREATED WOOD BLOCKING IN STUD WALL CAVITIES WHERE REQUIRED TO SUPPORT WALL MOUNTED COMPONENTS, INCLUDING, BUT NOT LIMITED TO, UPPER CABINET AND COUNTER SUPPORT BRACKETS.

DESIGN DEVELOPMENT

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AREA CALCULATIONS	
CONDITIONED SPACE:	532 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	0 SF
TOTAL:	532 SF
KEYNOTES	
LEGEND	
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	WOOD STUD WALL; SEE WALL TYPE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	LIGHT FIXTURES; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
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CALDWELLASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
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License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

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FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
RED FEATHER
TOWNHOUSES

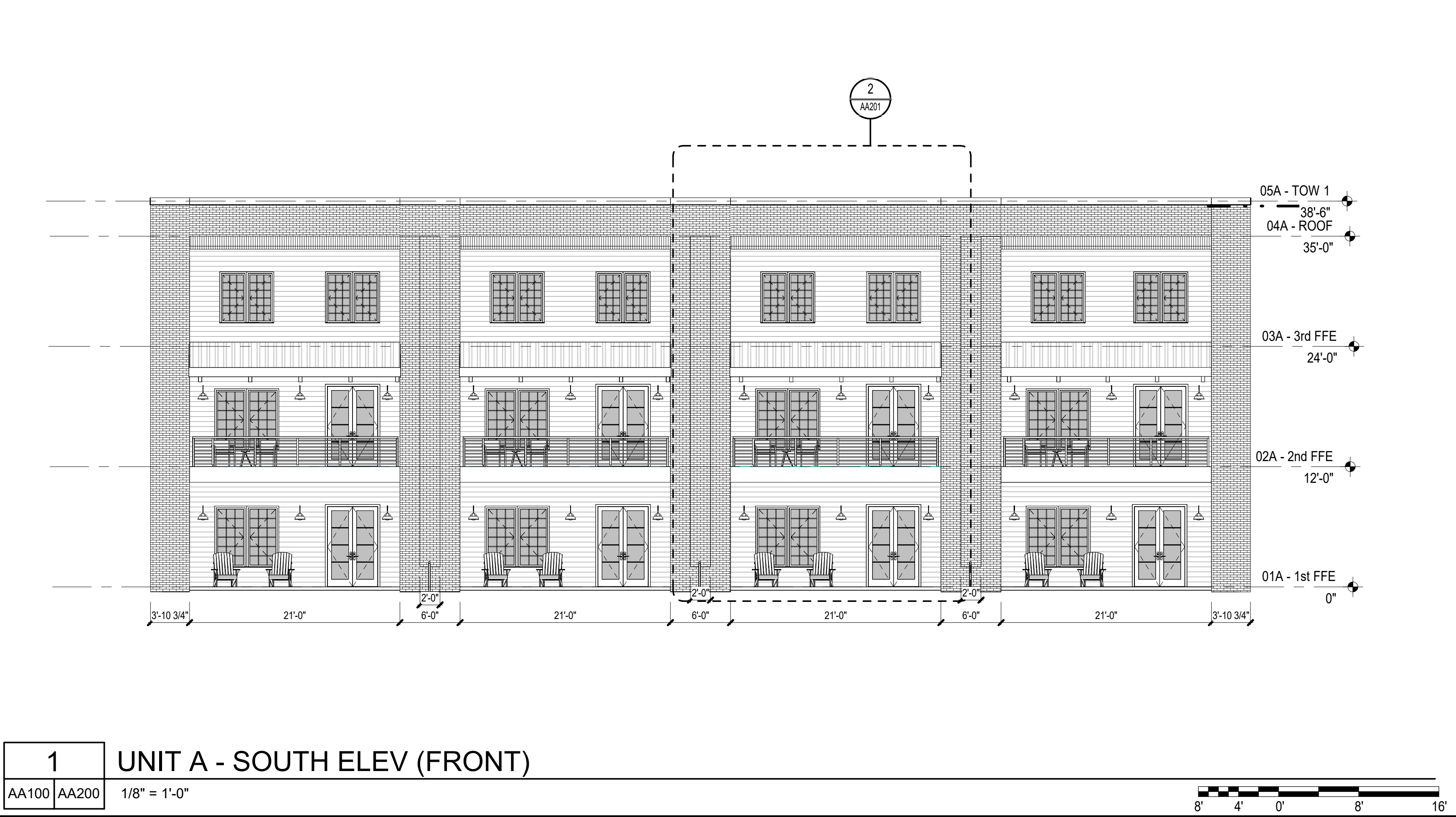
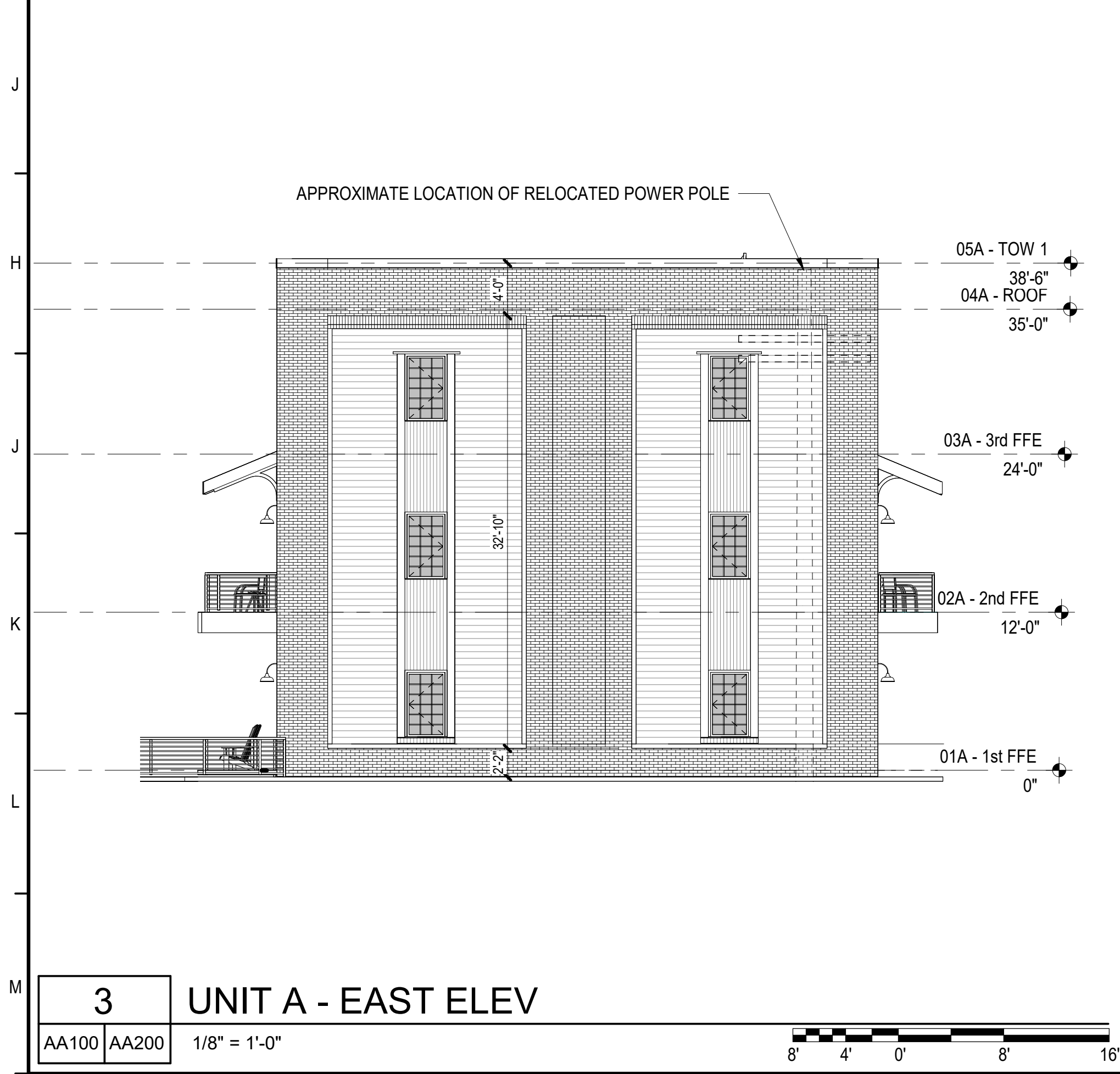
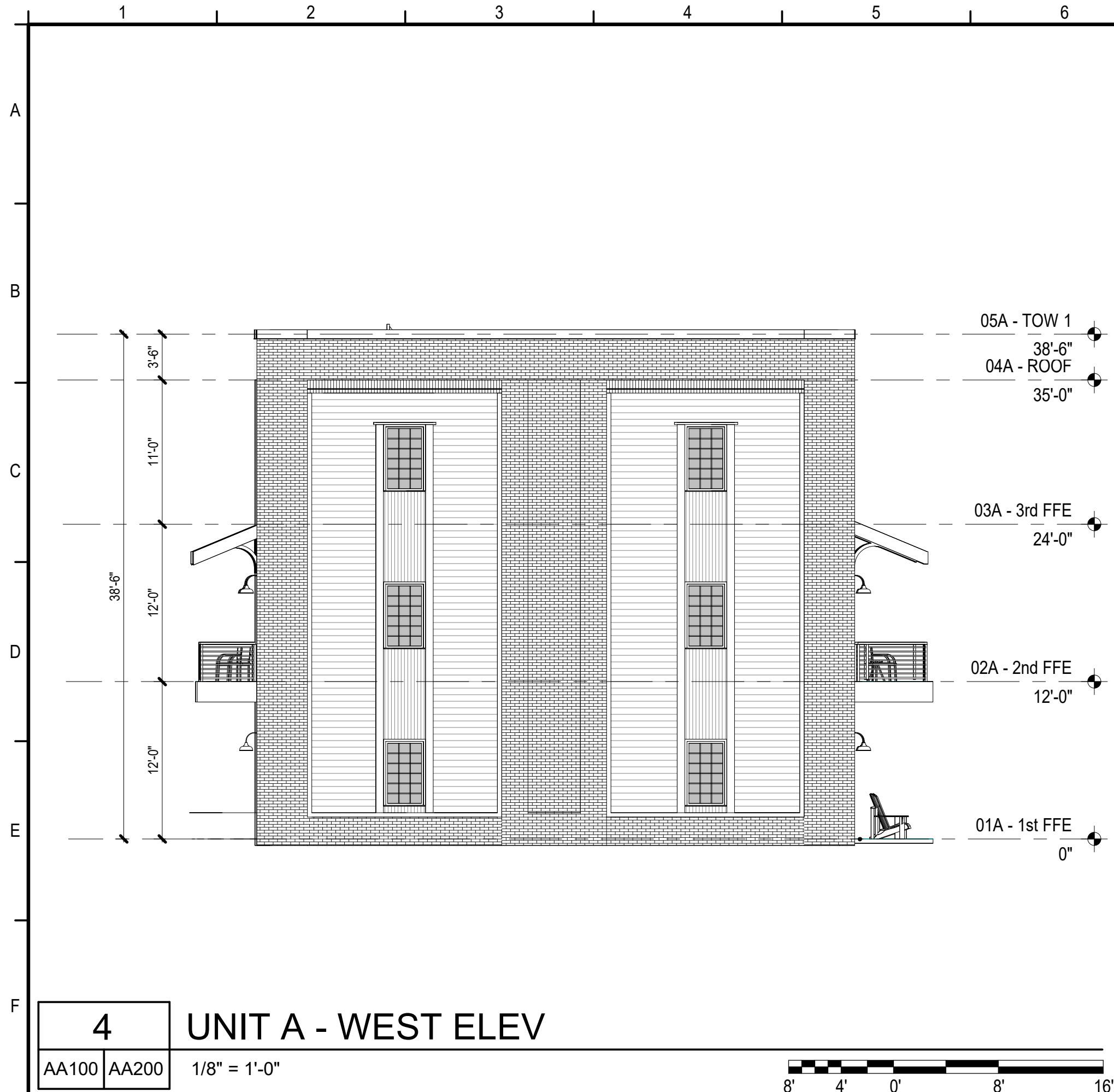
150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT A - 3rd FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AA103

DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
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FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

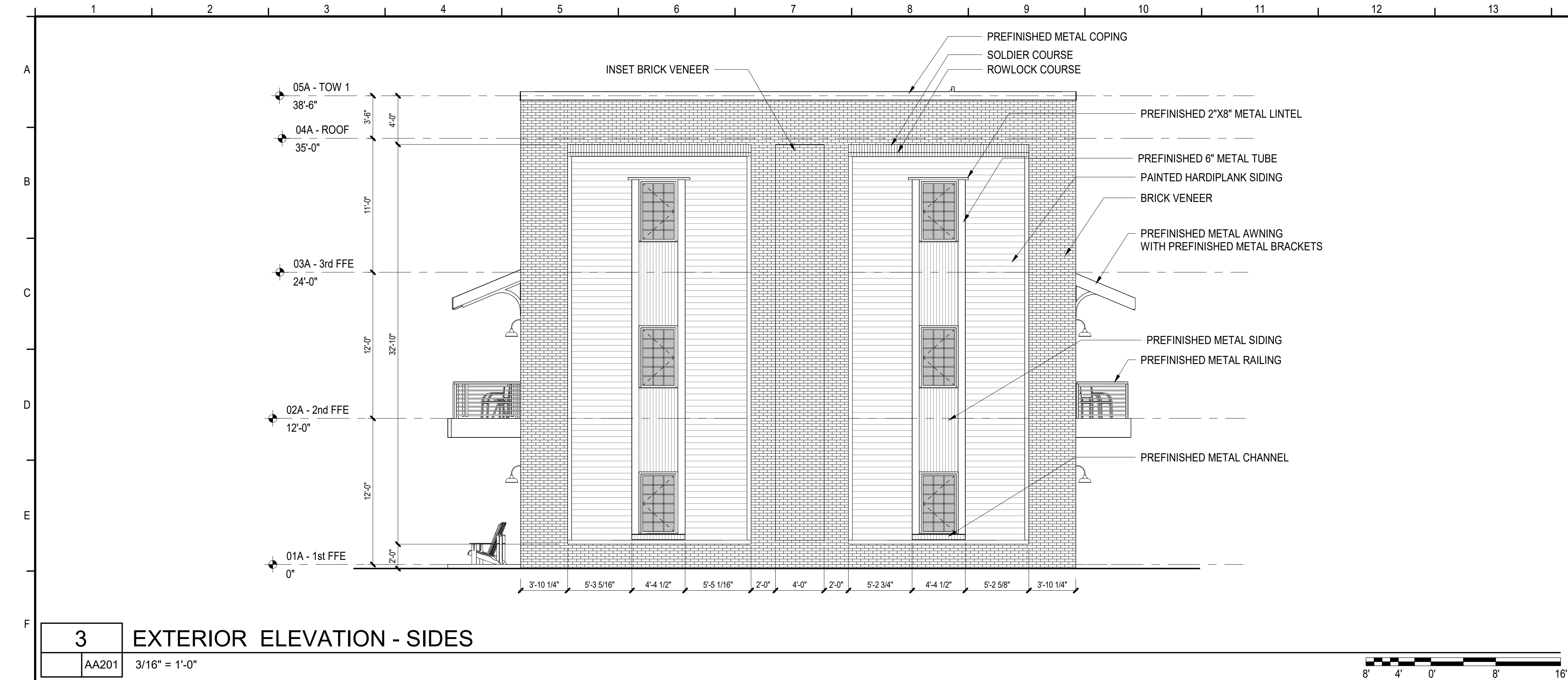
**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT A - OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER:

AA200

DESIGN DEVELOPMENT



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

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PLUMBING, MECHANICAL
W3 ENGINEERING

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LANDSCAPE
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TOWNHOUSES**

**150S BAYLEN STREET
PENSACOLA, FLORIDA
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**-PRELIMINARY -
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GENERAL NOTES

- COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES NOT OUTLINED ON THESE DRAWINGS.
- ALL BRICK VENEER TO HAVE: CLEAR BLOCK SEALER @ ALL EXPOSED MASONRY SURFACES
- SEE DETAILS FOR TYPICAL CONTROL JOINT DETAIL
- SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.

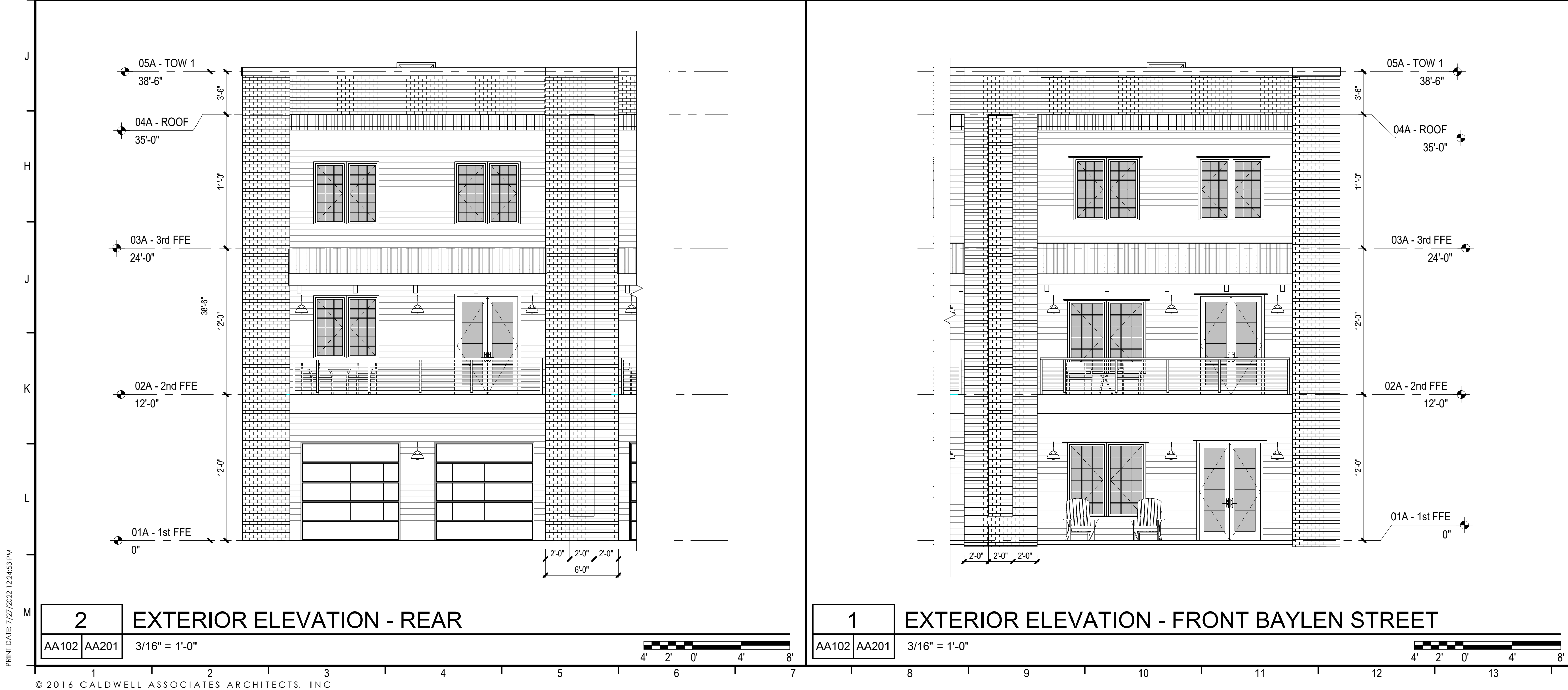
PROJECT NO. : 20021
SHEET TITLE:

UNIT A - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER:

AA201

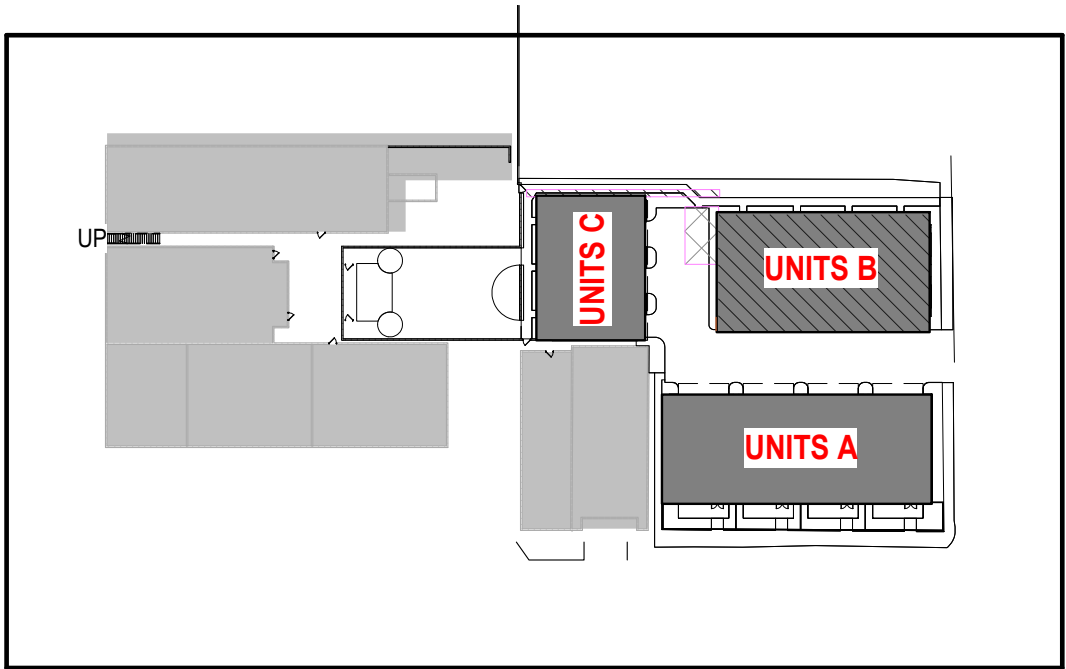
DESIGN DEVELOPMENT



BAYLEN STREET TOWNHOUSES

UNIT TYPE B

3 BEDROOM / 3 1/2 BATH



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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
<u>CIVIL</u>	REBOL BATTLE & ASSOCIATES
<u>STRUCTURAL</u>	LBVD ENGINEERING, INC.
<u>ARCHITECTURAL</u>	CALDWELL ASSOC. ARCHITECTS
<u>FIRE PROTECTION</u>	W3 ENGINEERING
<u>PLUMBING, MECHANICAL</u>	W3 ENGINEERING
<u>ELECTRICAL</u>	W3 ENGINEERING
<u>LANDSCAPE</u>	TBD
<u>MOISTURE CONSULTANT</u>	BY OWNER
<u>ACOUSTICAL CONSULTANT</u>	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

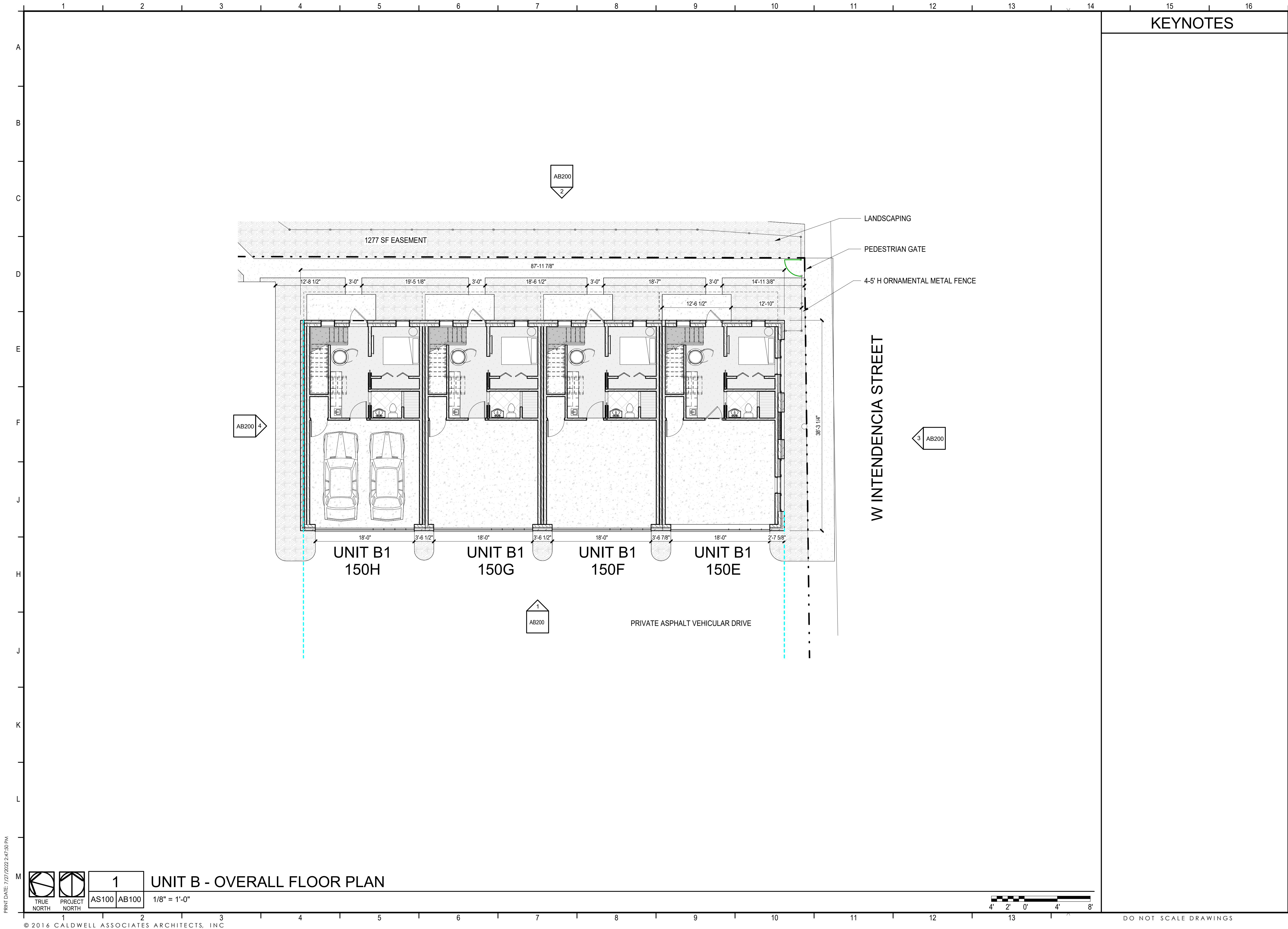
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - COVER SHEET

SHEET NUMBER:

GB001
DESIGN DEVELOPMENT



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

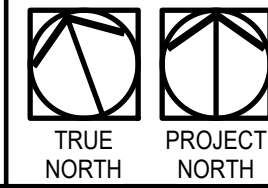
PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

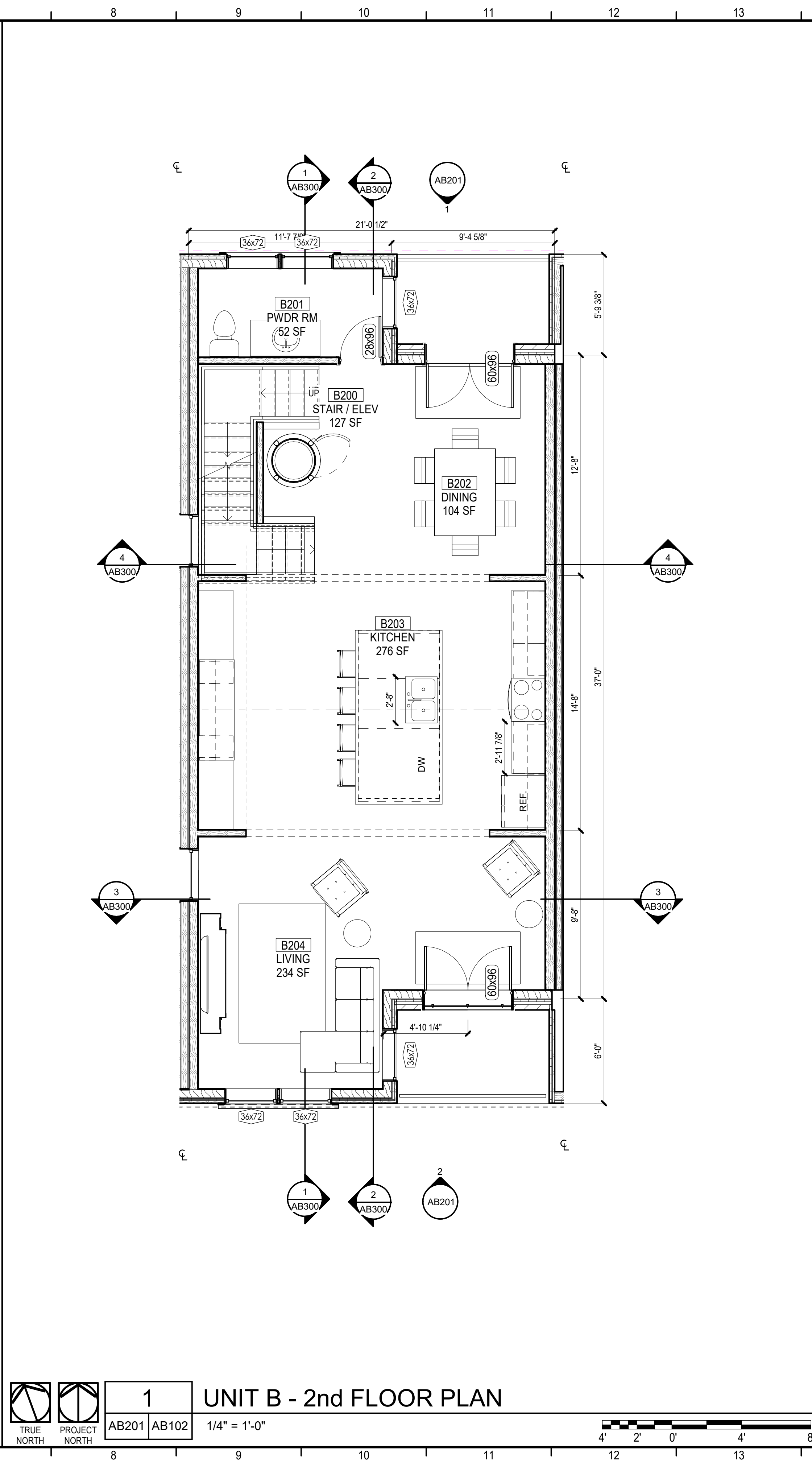
**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - OVERALL PLAN

SHEET NUMBER:
AB100
DESIGN DEVELOPMENT

DO NOT SCALE DRAWINGS

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:

CONCEPT PLANS06.19.2020

SCHEMATIC DESIGN07.14.2020

SCHEMATIC DESIGN 208.19.2020

SCHEMATIC DESIGN 308.28.2020

SCHEMATIC DESIGN 409.11.2020

SCHEMATIC DESIGN 502.03.2021

DESIGN DEVELOPMENT02.17.2021

DD REV 103.31.2021

DD REV 205.06.2021

DD REV 307.27.2022

PROJECT TEAM:

CIVILREBOL BATTLE & ASSOCIATES

STRUCTURALLBVD ENGINEERING, INC.

ARCHITECTURALLCALDWELL ASSOC. ARCHITECTS

FIRE PROTECTIONW3 ENGINEERING

PLUMBING, MECHANICALELECTRICAL

ELECTRICALLW3 ENGINEERING

LANDSCAPETBD

MOISTURE CONSULTANTBY OWNER

ACOUSTICAL CONSULTANTBY OWNER

PROJECT:

RED FEATHER
TOWNHOUSES

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. :20021

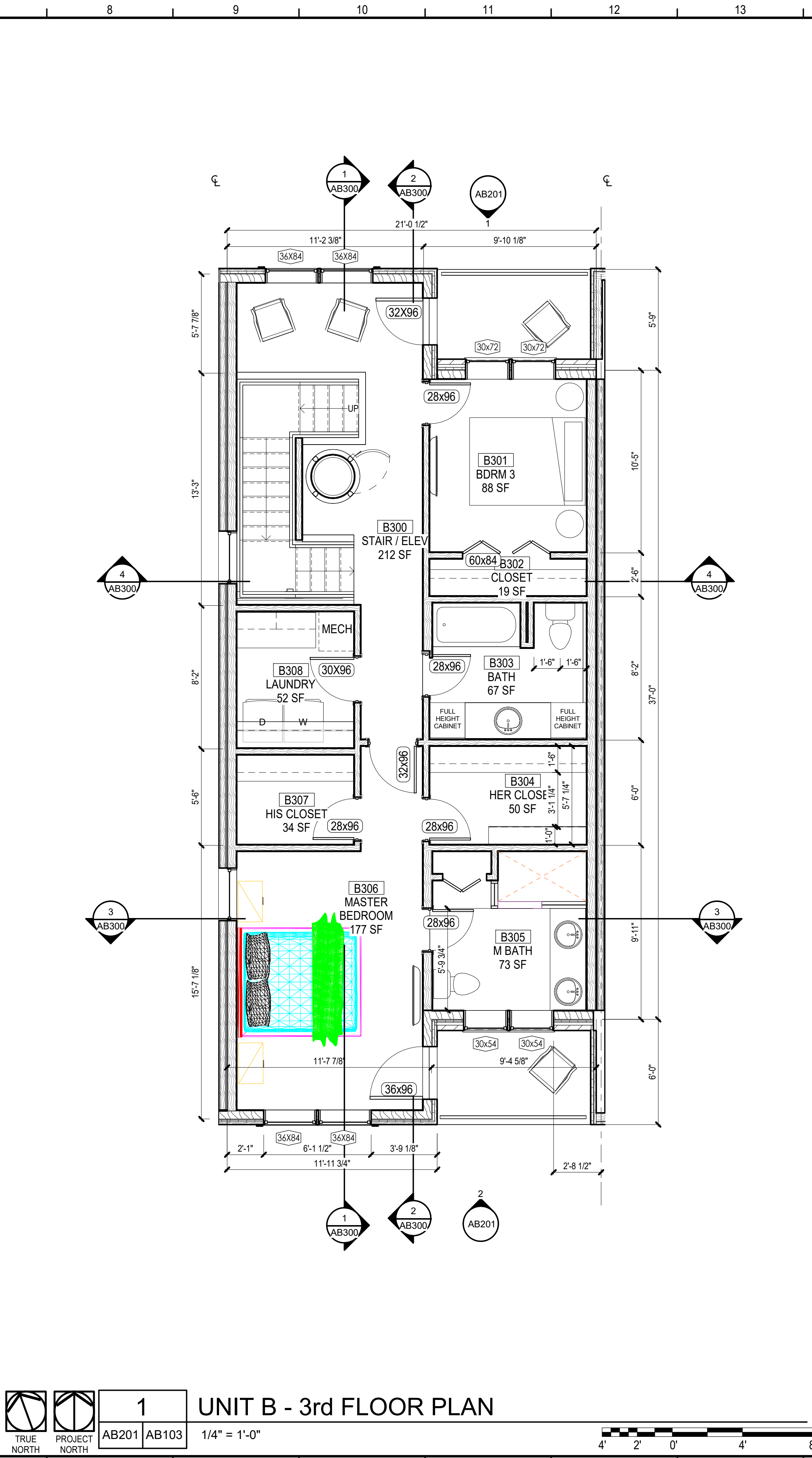
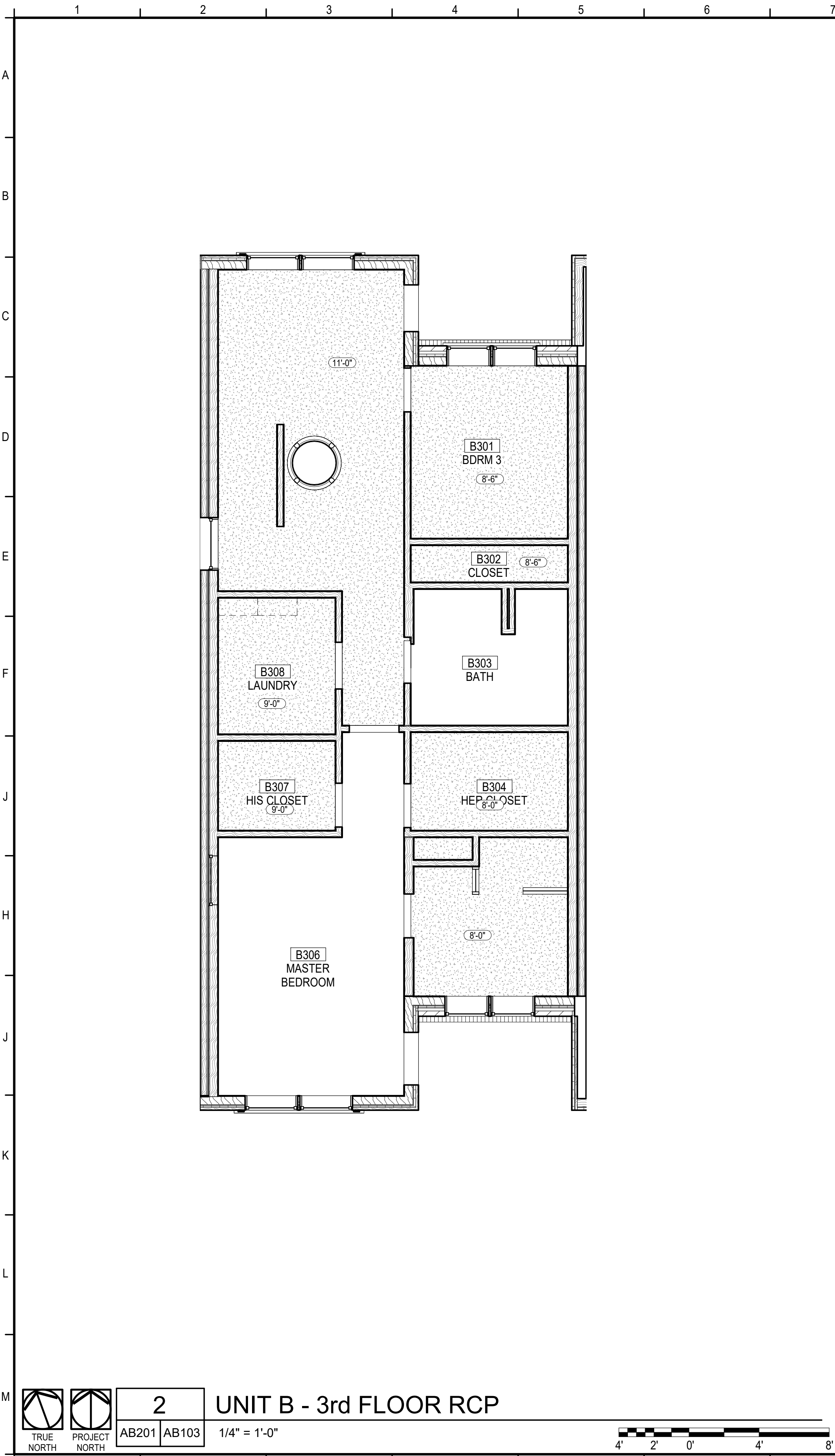
SHEET TITLE:
UNIT B - 2nd FLOOR &
REFLECTED CEILING PLAN

SHEET NUMBER:

AB102

DESIGN DEVELOPMENT

PRINT DATE: 7/27/2022 2:50:37 PM



AREA CALCULATIONS	
CONDITIONED SPACE:	836 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	92 SF
TOTAL:	928 SF

KEYNOTES

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:	
RED FEATHER	TOWNHOUSES

150S BAYLEN STREET	
PENSACOLA, FLORIDA	
(BAYLEN & INTENDENCIA)	

PROJECT NO. :	
20021	
SHEET TITLE:	
UNIT B - 3rd FLOOR & REFLECTED CEILING PLANS	

SHEET NUMBER:	
AB103	

DESIGN DEVELOPMENT	
--------------------	--

DO NOT SCALE DRAWINGS	
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CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

CONCEPT PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020
SCHEMATIC DESIGN 3 08.28.2020
SCHEMATIC DESIGN 4 09.11.2020
SCHEMATIC DESIGN 5 02.03.2021
DESIGN DEVELOPMENT 02.17.2021
DD REV 1 03.31.2021
DD REV 2 05.06.2021
DD REV 3 07.27.2022

PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES
STRUCTURAL
LYBD ENGINEERING, INC.
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING, MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING
LANDSCAPE
TBD
MOISTURE CONSULTANT
BY OWNER
ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:

RED FEATHER
TOWNHOUSES

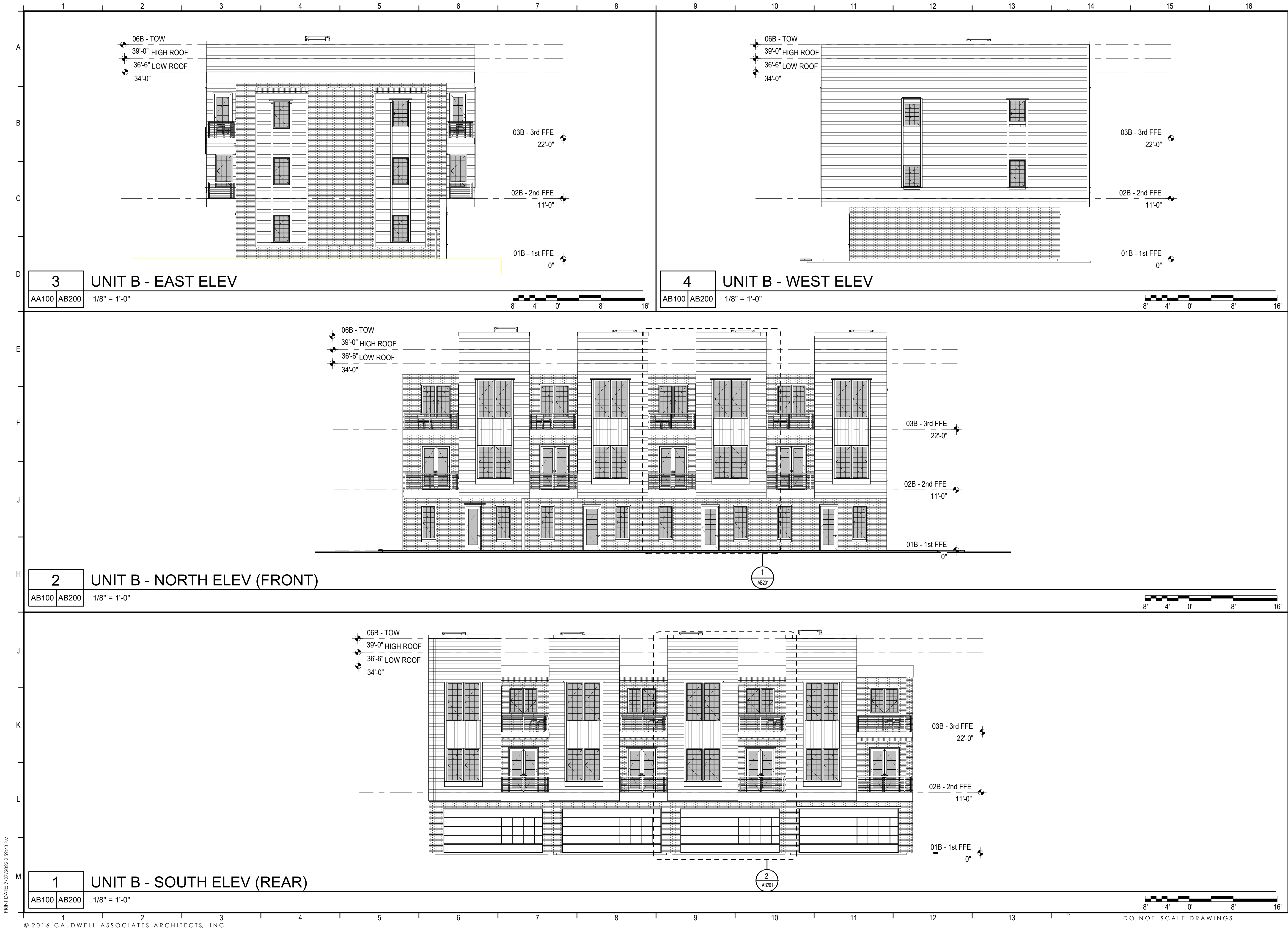
150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - 3rd FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AB103

DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

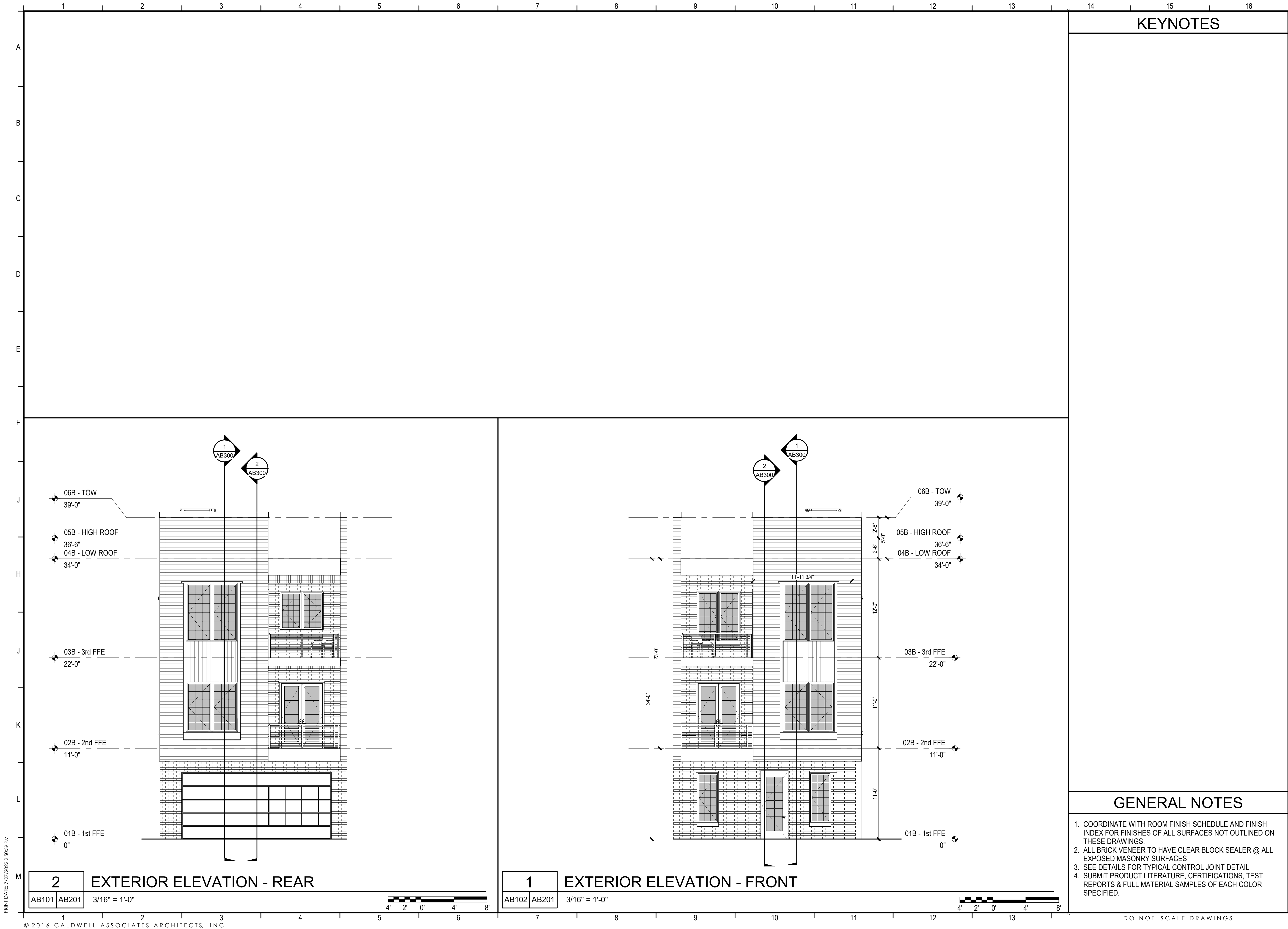
PROJECT:
RED FEATHER TOWNHOUSES

**150 S BAYLEN STREET
(CORNER OF BAYLEN & INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:
AB200
DESIGN DEVELOPMENT



KEYNOTES

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
RED FEATHER TOWNHOUSES

**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

GENERAL NOTES

- COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES NOT OUTLINED ON THESE DRAWINGS.
- ALL BRICK VENEER TO HAVE CLEAR BLOCK SEALER @ ALL EXPOSED MASONRY SURFACES
- SEE DETAILS FOR TYPICAL CONTROL JOINT DETAIL
- SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.

PROJECT NO. : 20021
SHEET TITLE:

UNIT B - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER:

AB201

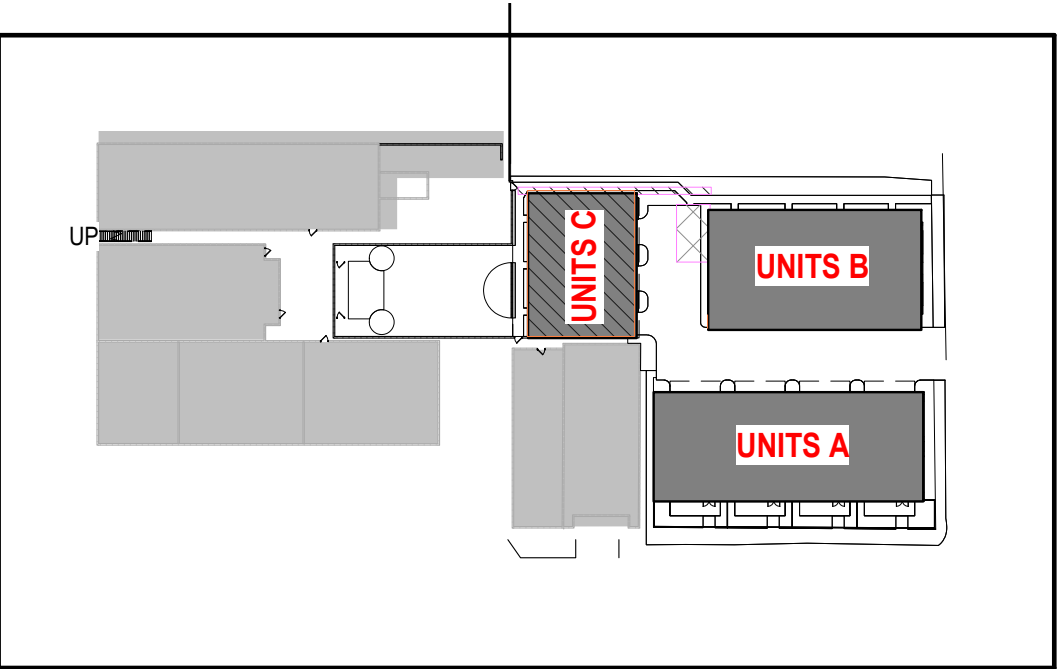
DESIGN DEVELOPMENT

PRINT DATE: 7/27/2022 2:50:39 PM

BAYLEN STREET TOWNHOUSES

UNIT TYPE C

3 BEDROOM / 3 1/2 BATH



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
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SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
<u>CIVIL</u>	REBOL BATTLE & ASSOCIATES
<u>STRUCTURAL</u>	LBVD ENGINEERING, INC.
<u>ARCHITECTURAL</u>	CALDWELL ASSOC. ARCHITECTS
<u>FIRE PROTECTION</u>	W3 ENGINEERING
<u>PLUMBING, MECHANICAL</u>	W3 ENGINEERING
<u>ELECTRICAL</u>	W3 ENGINEERING
<u>LANDSCAPE</u>	TBD
<u>MOISTURE CONSULTANT</u>	BY OWNER
<u>ACOUSTICAL CONSULTANT</u>	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

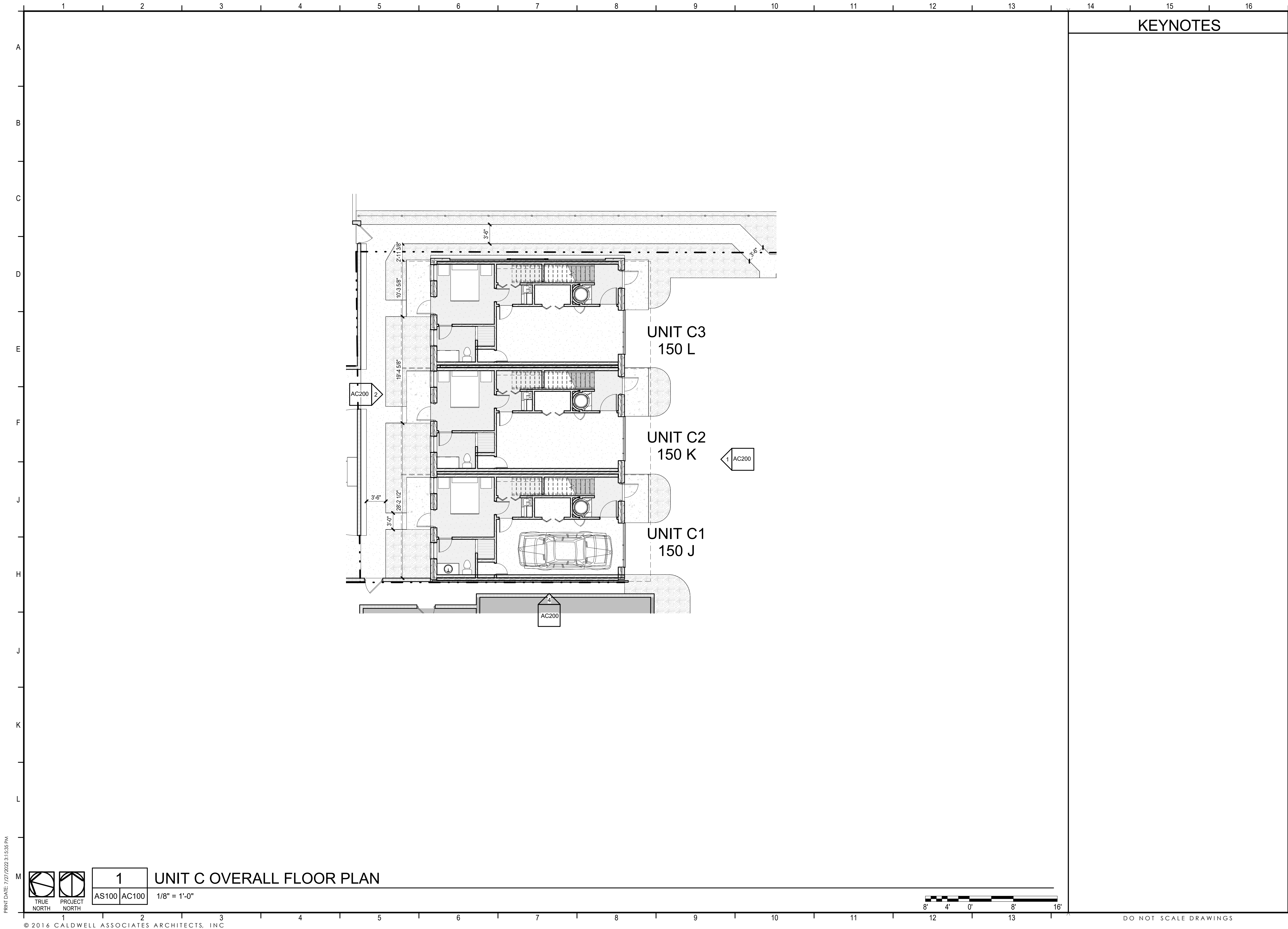
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - COVER SHEET

SHEET NUMBER:
GC001

DESIGN DEVELOPMENT



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
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SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

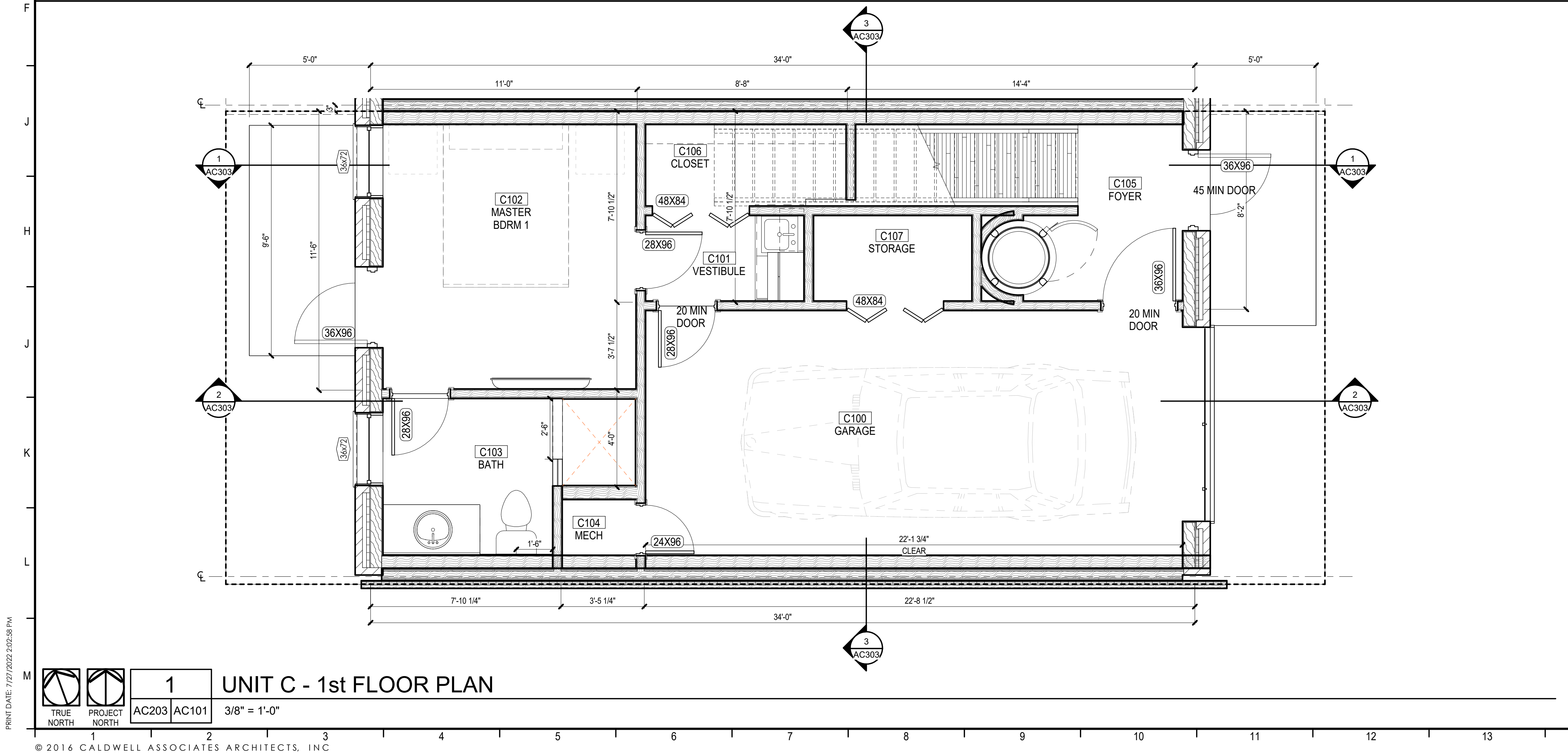
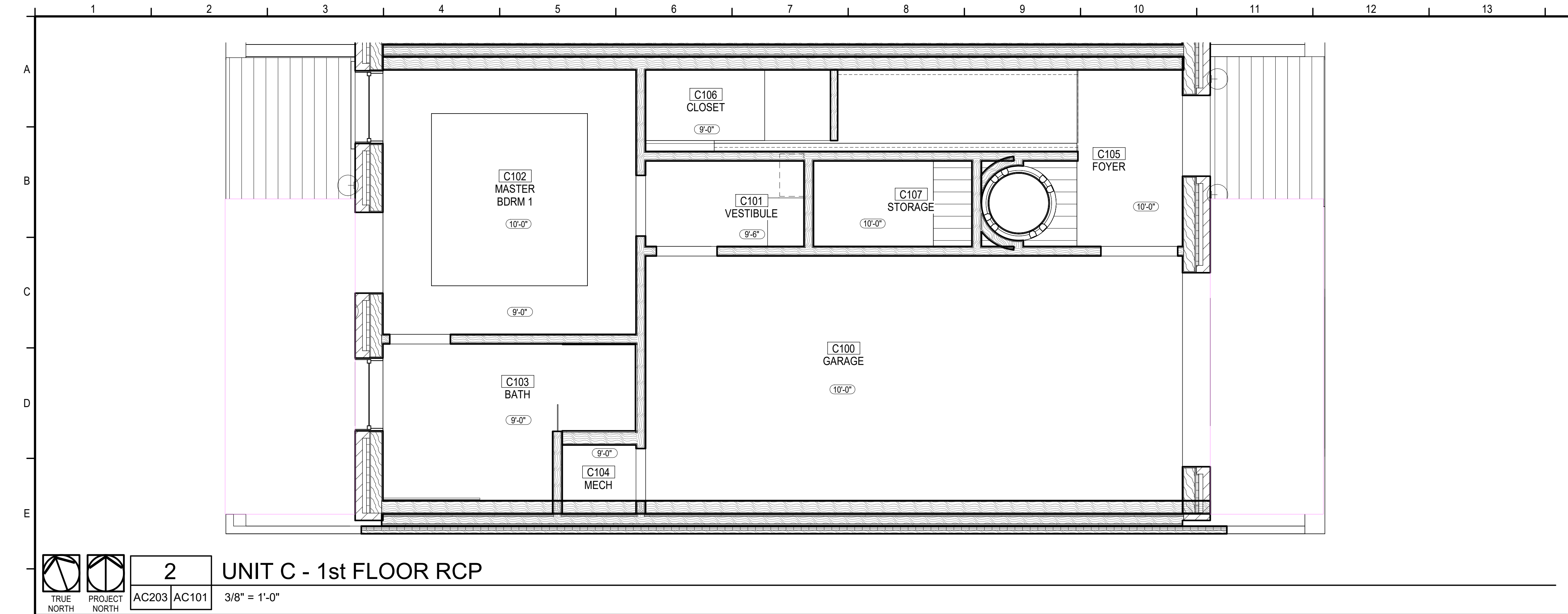
PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - OVERALL PLAN

SHEET NUMBER:
AC100
DESIGN DEVELOPMENT



AREA CALCULATIONS	
CONDITIONED SPACE:	320 SF
UNCONDITIONED SPACE:	257 SF
BALCONY/PATIO:	69 SF
TOTAL:	646 SF

KEYNOTES

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
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DESIGN DEVELOPMENT	02.17.2021
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DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

LEGEND

	CAST-IN-PLACE CONCRETE WALL
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	METAL STUD WALL; SEE WALL TYPE
DF	DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
H2O	WATER COOLER (NIC) SEE ENGINEERING DRAWING FOR UTILITY CONNECTIONS
	EXISTING CONSTRUCTION
	NEW METAL STUD FRAMING; SEE WALL TYPES OR DETAILS FOR MORE INFORMATION

GENERAL NOTES

- REFER TO WALL TYPE SHEET FOR MORE INFORMATION
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
- COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL, TELECOM AND SECURITY PRIOR TO COMMENCING ANY WORK.
- SEE LIFE SAFETY PLAN FOR LOCATION OF FIRE EXTINGUISHERS
- ALL FURNITURE N.I.C. UNLESS NOTED OTHERWISE.

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

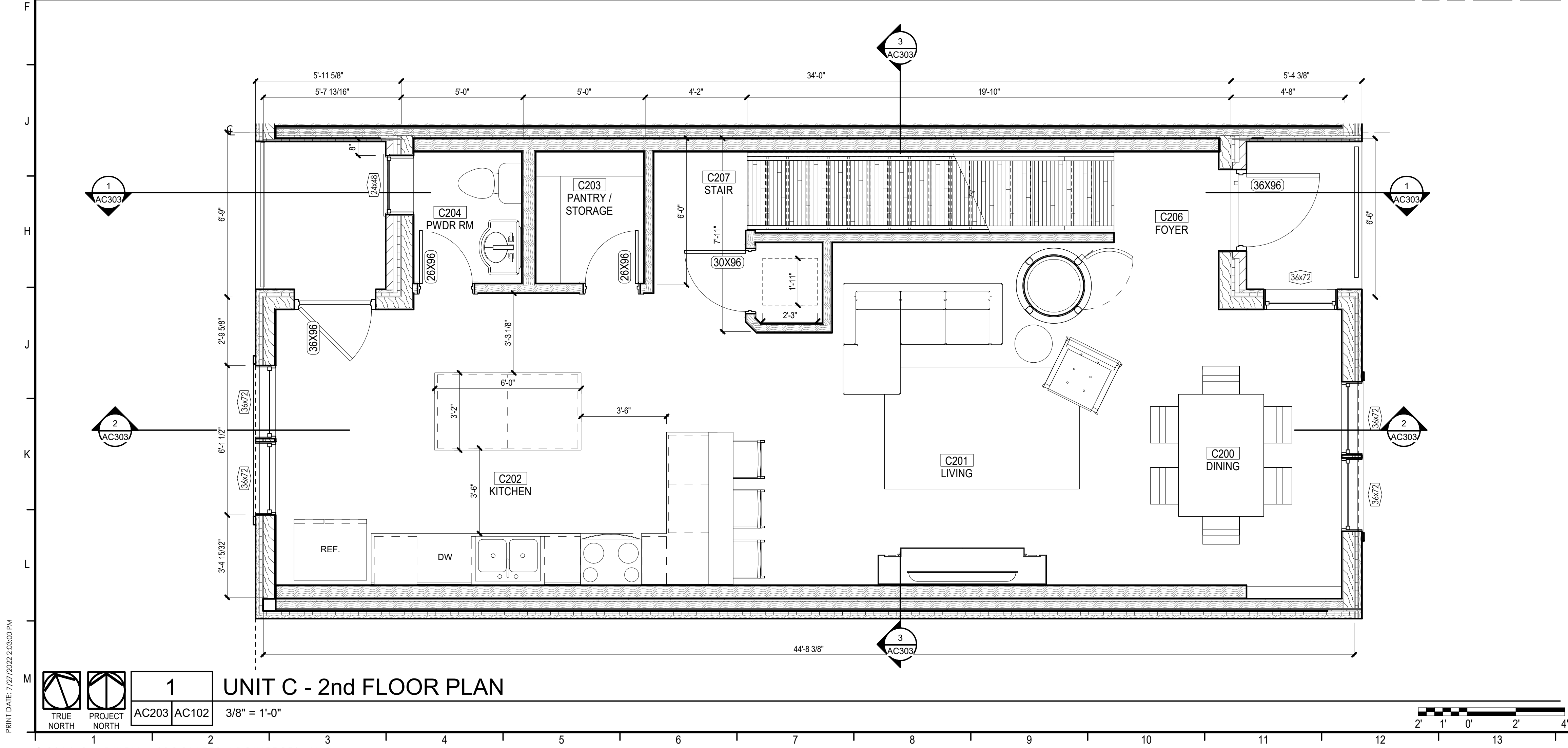
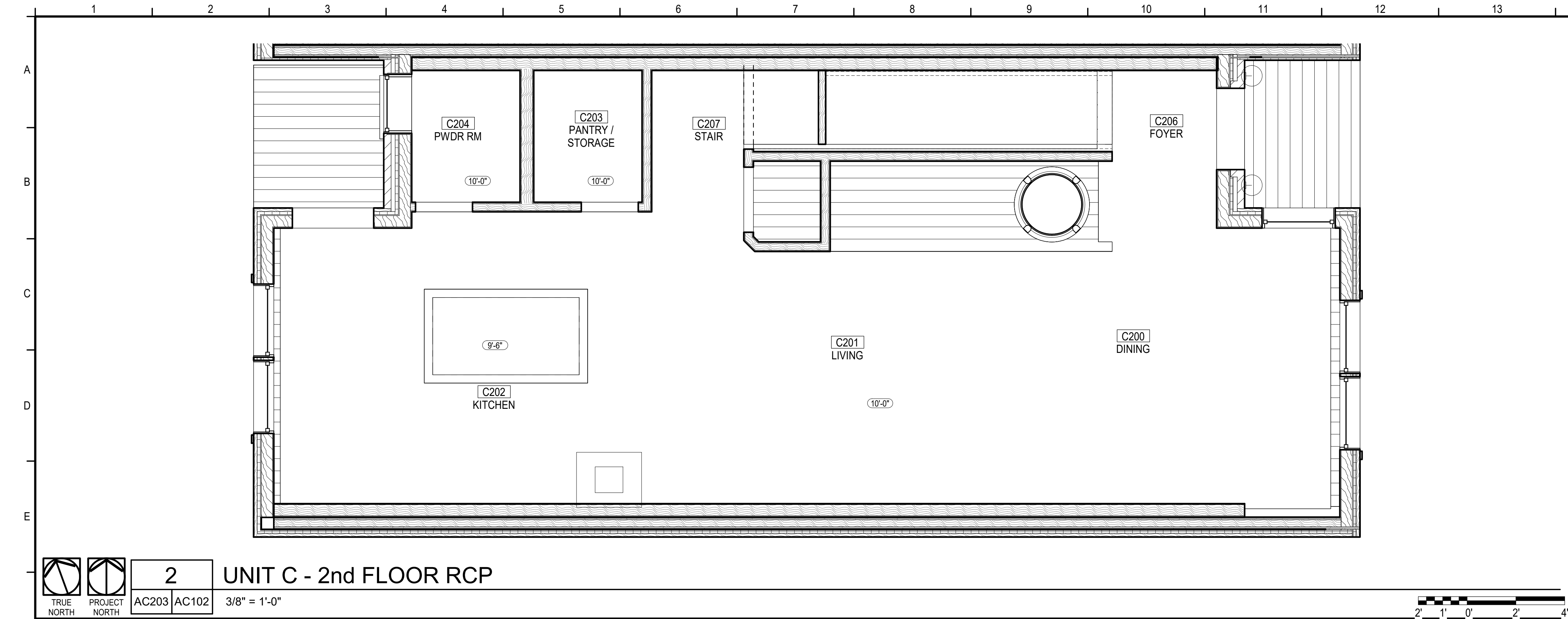
PROJECT NO. : 20021
SHEET TITLE:

UNIT C - 1st FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:

AC101

DESIGN DEVELOPMENT



AREA CALCULATIONS	
CONDITIONED SPACE:	707 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	62 SF
TOTAL:	769 SF

KEYNOTES

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
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DD REV 3	07.27.2022

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

LEGEND

	2'x2' SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
	BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
	EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
	VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
	EMERGENCY EXIT SIGN; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
	LOUD SPEAKER; SEE AUDIO-VISUAL
	WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.
- COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.
- PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O., REFER TO FINISH SCHEDULE

Caldwell Associates Architects	
116 N TARRAGONA STREET, PENSACOLA, FL 32502	(850) 432 9500 CALDWELL-ASSOC.COM
License No: AA26000721 License No: 180000995	

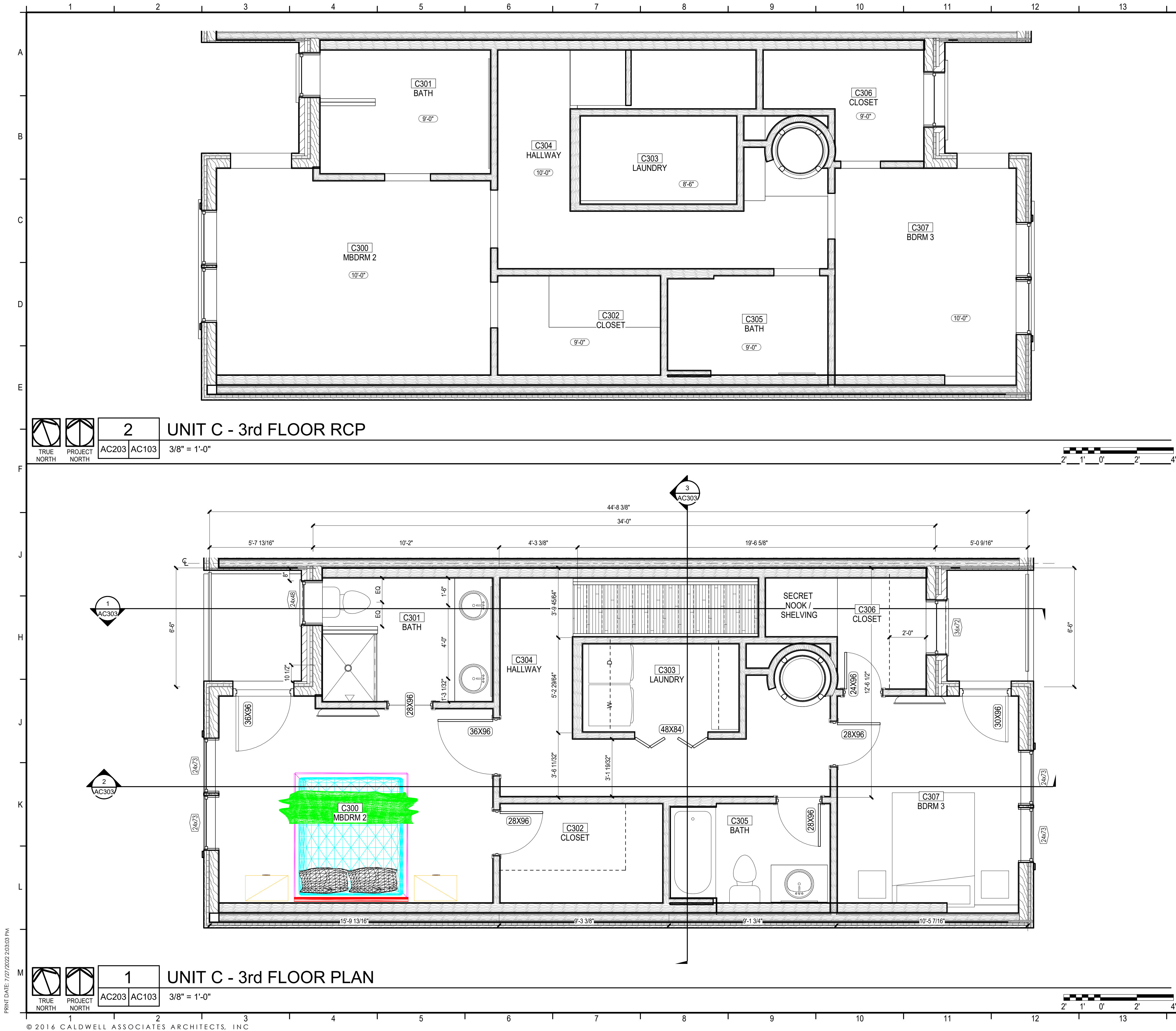
PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:	
RED FEATHER TOWNHOUSES	
150S BAYLEN STREET PENSACOLA, FLORIDA (BAYLEN & INTENDENCIA)	

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. :	20021
SHEET TITLE:	UNIT C - 2nd FLOOR & REFLECTED CEILING PLANS

SHEET NUMBER:	AC102
DESIGN DEVELOPMENT	



AREA CALCULATIONS	
CONDITIONED SPACE:	706 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	60 SF
TOTAL:	766 SF

KEYNOTES	

LEGEND	
	2'x2' SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
	BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
	EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
	VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
	EMERGENCY EXIT SIGN; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
	LOUD SPEAKER; SEE AUDIO-VISUAL
	WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES	
1. CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.	
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.	
3. COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.	
4. PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O., REFER TO FINISH SCHEDULE	

PROJECT NO. :	20021
SHEET TITLE:	UNIT C - 3rd FLOOR & REFLECTED CEILING PLANS
SHEET NUMBER:	AC103
DESIGN DEVELOPMENT	

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBYD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:
RED FEATHER TOWNHOUSES

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - 3rd FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AC103

DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

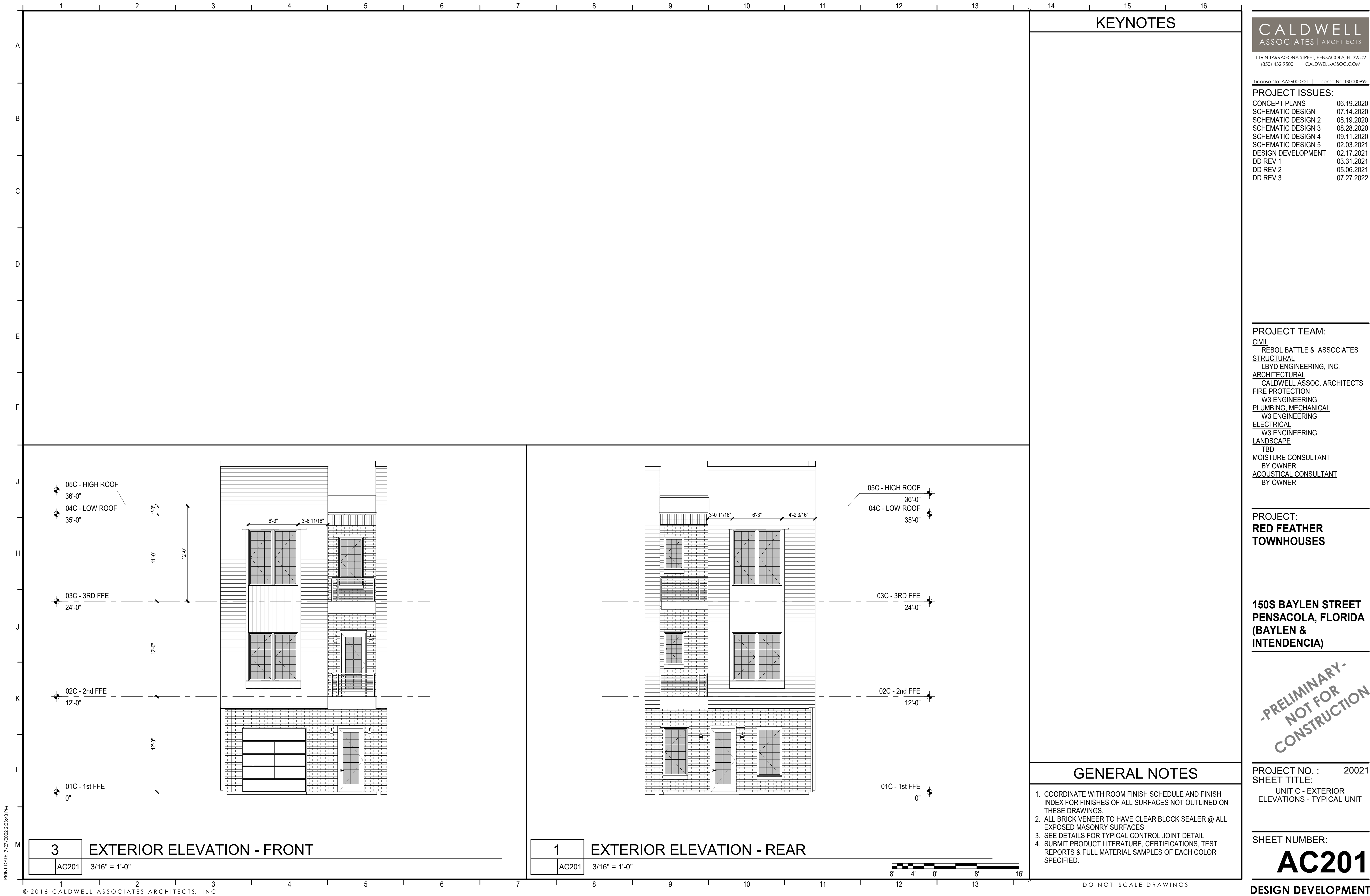
**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER:

AC200

DESIGN DEVELOPMENT



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