



License No: AA26000721 | License No: IB0000995

CONCEPT PLANS	06.19.2020
CHEMATIC DESIGN	07.14.2020
CHEMATIC DESIGN 2	08.19.2020
CHEMATIC DESIGN 3	08.28.2020
CHEMATIC DESIGN 4	09.11.2020
CHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021

VIL
 REBEL BATTLE & ASSOCIATES
 STRUCTURAL
 LBYD ENGINEERING, INC.
 ARCHITECTURAL
 CALDWELL ASSOC. ARCHITECTS
 FIRE PROTECTION
 W3 ENGINEERING
 LUMBING, MECHANICAL
 W3 ENGINEERING
 ELECTRICAL
 W3 ENGINEERING
 LANDSCAPE
 TBD
 MOISTURE CONSULTANT
 TBD
 ACOUSTICAL CONSULTANT
 TBD
 POOL CONSULTANT
 TBD

PROJECT:
RED FEATHER
TOWNHOUSES

**50 S BAYLEN STREET
CORNER OF BAYLEN &
NTENDENCIA)**

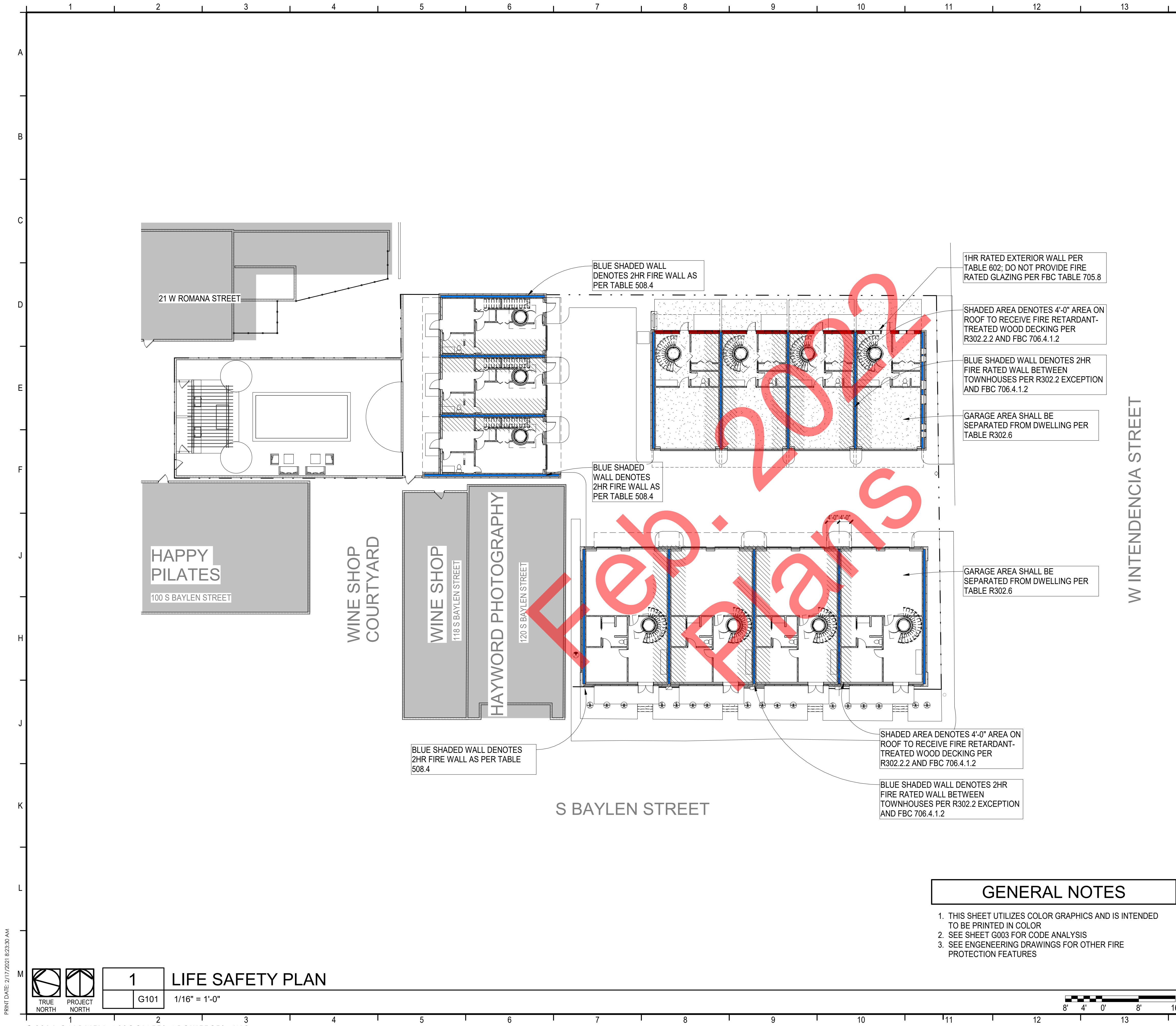
**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G001

DESIGN DEVELOPMENT



LEGEND	
<div></div>	2 HR RATED CONSTRUCTION
<div></div>	1 HR RATED CONSTRUCTION
CODE ANALYSIS	
OCCUPANCY CLASSIFICATION	
FBC 2020:	GROUP R3 (SINGLE FAMILY TOWNHOUSE)
CONSTRUCTION TYPE	
FBC 2020:	TYPE VB (5B), FULLY SPRINKLERED
BUILDING AREA AND HEIGHT	
UNIT A AREA:	3,000 SQFT
UNIT B AREA:	2,500 SQFT
UNIT C AREA:	2,000 SQFT
ALLOWABLE AREA:	UL
ALLOWABLE HEIGHT:	3 STORIES
FIRE RESISTANCE	
TYPE VB CONSTRUCTION:	
PRIMARY STRUCTURAL FRAME:	0 hr
BEARING WALLS:	
EXTERIOR BEARING:	1 hr (SEE BELOW)
INTERIOR BEARING:	0 hr
NONBEARING WALLS:	
EXTERIOR BEARING:	0 hr (SEE BELOW)
INTERIOR BEARING:	0 hr
FLOOR CONSTRUCTION:	0 hr
ROOF CONSTRUCTION:	0 hr
EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE	
X < 5' SEPARATION	1 hr
5' < 10' SEPARATION	1 hr
10' < 30' SEPARATION	0 hr
X > 30' SEPARATION	0 hr
ADDITIONAL REQUIREMENTS	
R302.2 EXCEPTION FIRE SEPARATION BETWEEN TOWNHOUSES	2HR
706.4.1.2 FIRE SEPARATION BETWEEN TOWNHOUSES	2HR
R302.2.4 STRUCTURAL INDEPENDENCE EACH INDIVIDUAL TOWNHOUSES SHALL BE STRUCTURAL INDEPENDENT.	
903.2.11.3.1 - NFPA 101 REQUIREMENT FOR FULLY SPRINKLERED 3-STORY, 3-UNITS TOGETHER AS PER FLORIDA STATUTE 553.895(2).	
R302.6 DWELLING-GARAGE FIRE SEPARATION THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6 - PROVIDE 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT	
R393.1 HABITABLE ROOMS - HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOM.	
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.	
R310.2.1 MINIMUM OPENING AREA - SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. NET CLEAR HEIGHT NOT LESS THAN 23 INCHES AND CLEAR WIDTH OF NOT LESS THAN 20 INCHES.	
R310.2.2 WINDOW SILL HEIGHT - SILL HEIGHT OF NOT LESS THAN 44 INCHES ABOVE FLOOR	
R311.6 HALLWAYS - SHALL NOT BE LESS THAN 3 FEET	
R311.7.1 STAIRWAY WIDTHS - NOT LESS THAN 3 FEET	
R311.7.2 HEADROOM - NOT LESS THAN 6 FEET 8 INCHES	
R314.1 SMOKE ALARM - SHALL COMPLY WITH NFPA 72 AND SECTION R314	
R314.3 LOCATIONS - 1. AT EACH SLEEPING ROOM, 2. OUTSIDE EACH SEPARATE SLEEPING AREA, 3. AT EACH FLOOR, 4. INSTALLED NOT LESS THAN 3FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM.	
R321.1 ELEVATORS - SHALL COMPLY WITH ASME A17.1/CSA B44	
R807.1 ATTIC ACCESS - PROVIDE 22 X 30 INCH OPENING	

CALDWELL ASSOCIATES | ARCHITECTS

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

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DESIGN DEVELOPMENT	02.17.2021

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
TBD

ACOUSTICAL CONSULTANT
TBD

POOL CONSULTANT
TBD

PROJECT:
RED FEATHER TOWNHOUSES

150 S BAYLEN STREET
(CORNER OF BAYLEN & INTENDENCIA)

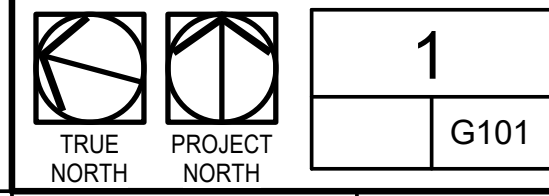
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CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
LIFE SAFETY PLAN

SHEET NUMBER:
G101

DESIGN DEVELOPMENT

PRINT DATE: 2/17/2021 8:23:30 AM



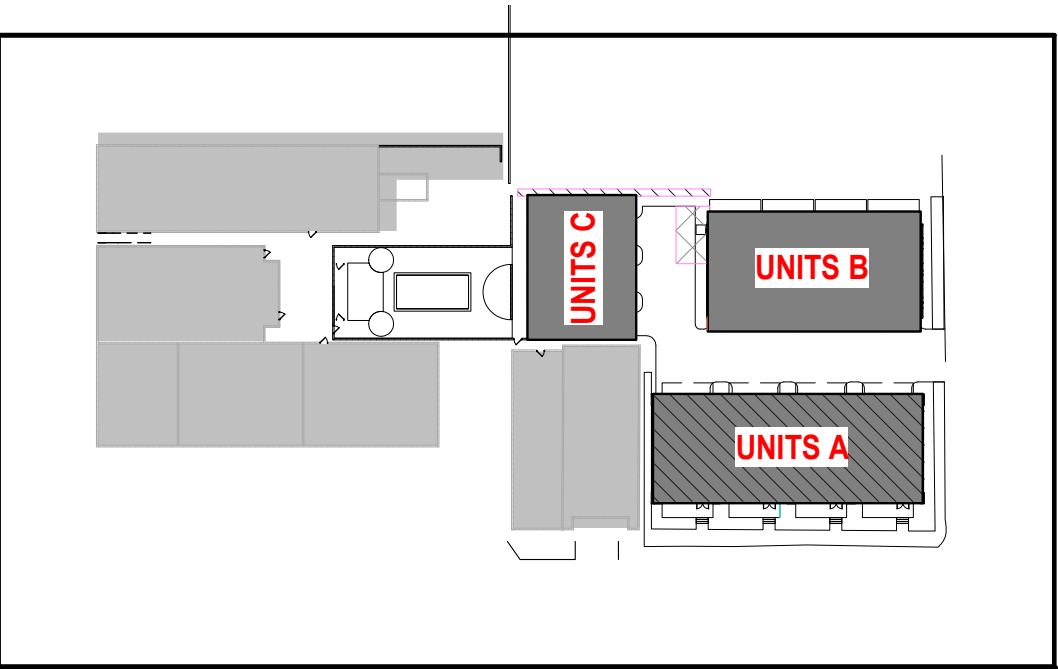
1 LIFE SAFETY PLAN
G101 1/16" = 1'-0"

BAYLEN STREET TOWNHOUSES

UNIT TYPE A



4 BEDROOM / 3 1/2 BATH
2,377 SF - CONDITIONED SPACE
230 SF - BALCONIES
562 SF - 2 CAR GARAGE
3,169 SF TOTAL



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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	TBD
ACOUSTICAL CONSULTANT	TBD
POOL CONSULTANT	TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

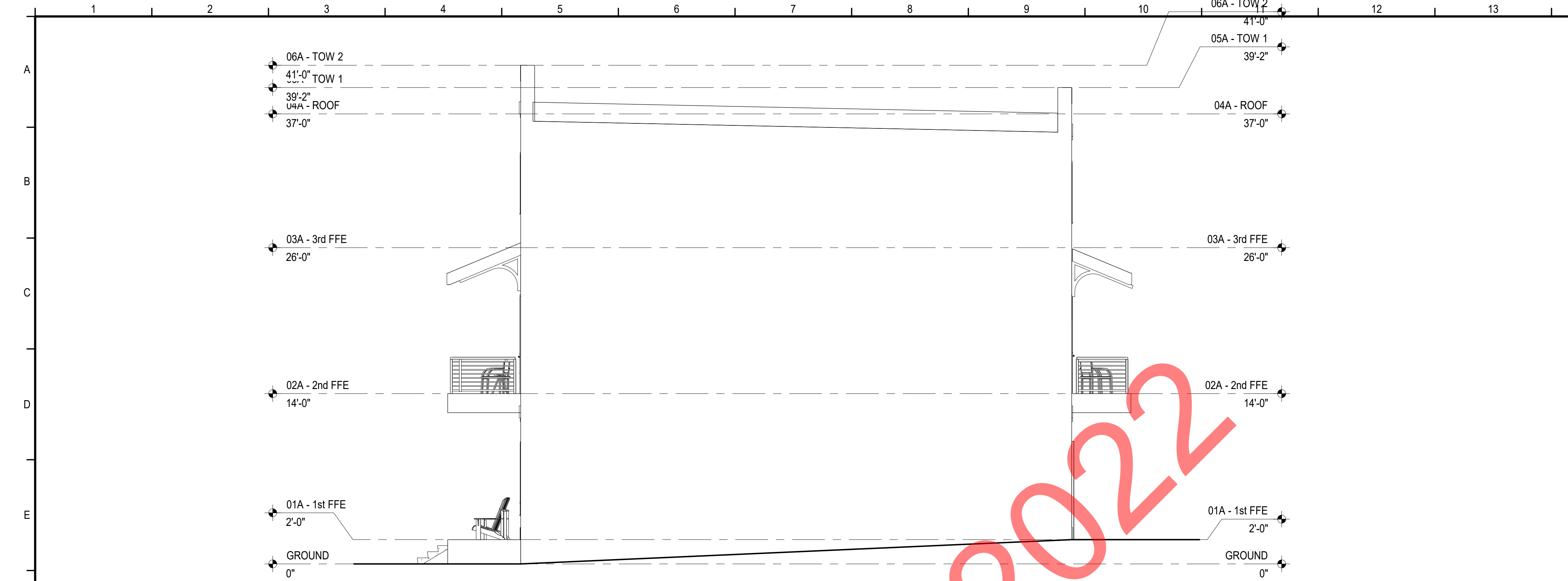
150 S BAYLEN STREET
(CORNER OF BAYLEN &
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-PRELIMINARY -
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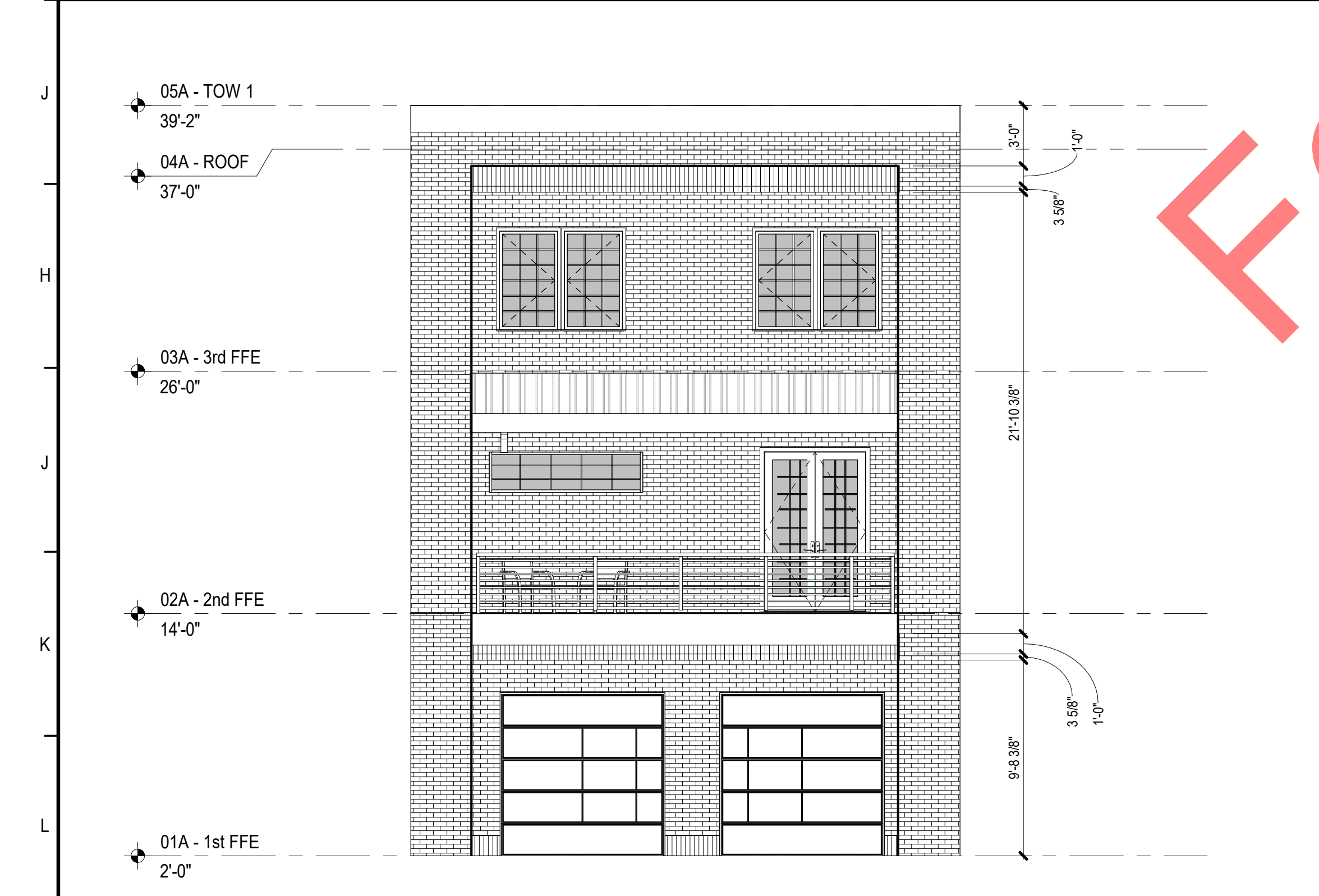
PROJECT NO. : 20021
SHEET TITLE:
UNIT A COVER SHEET

SHEET NUMBER:
GA001

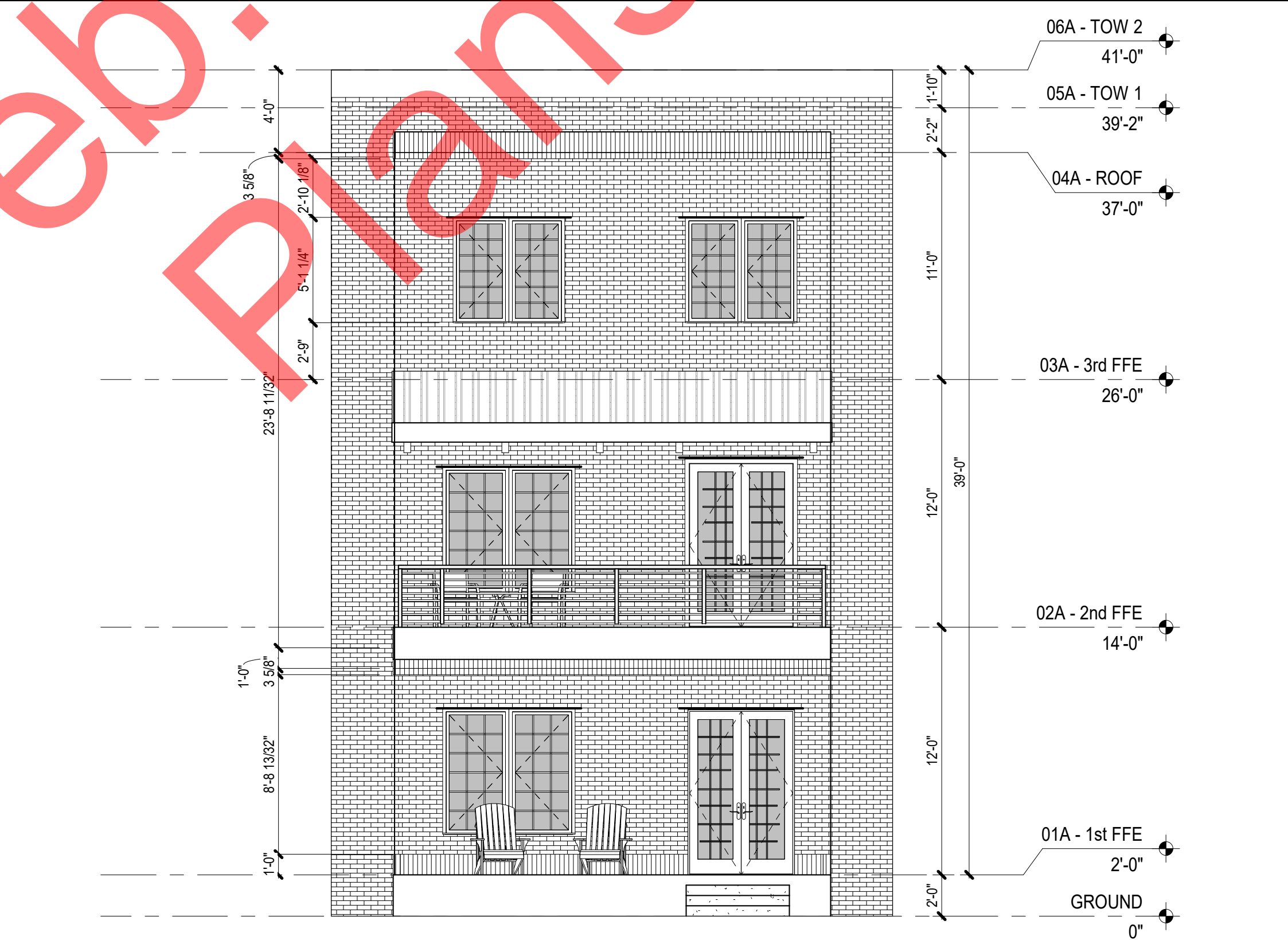
DESIGN DEVELOPMENT



3 EXTERIOR ELEVATION - SIDES
AA201 3/16" = 1'-0"



2 EXTERIOR ELEVATION - REAR
AA101 AA201 3/16" = 1'-0"



1 EXTERIOR ELEVATION - FRONT BAYLEN STREET
AA102 AA201 3/16" = 1'-0"



KEYNOTES

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CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
TBD

ACOUSTICAL CONSULTANT
TBD

POOL CONSULTANT
TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

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

**-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

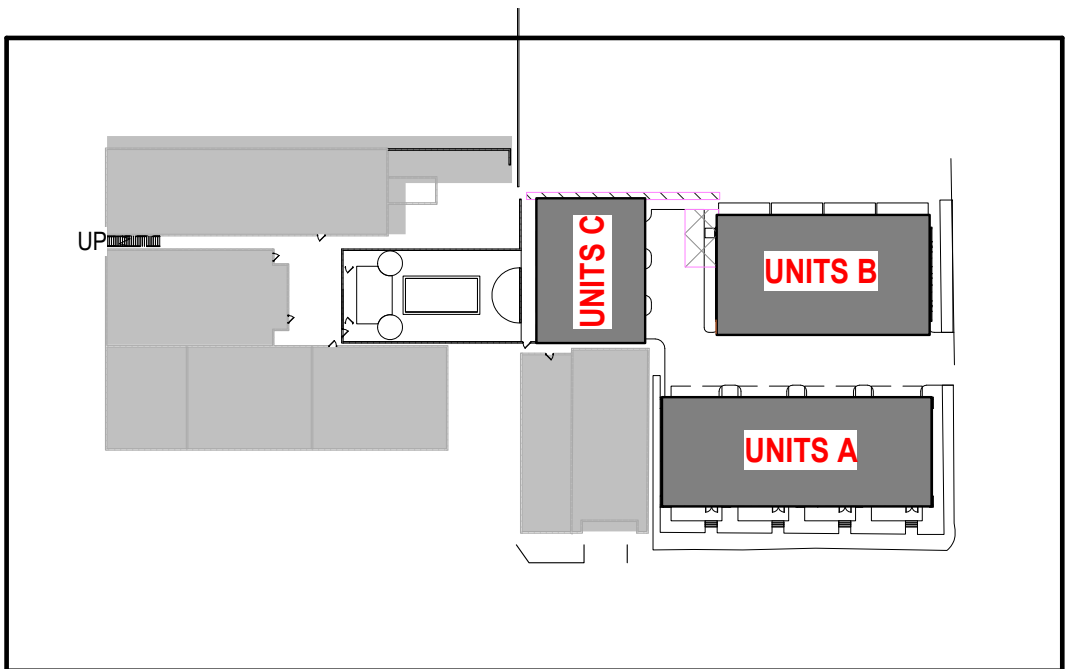
DESIGN DEVELOPMENT

BAYLEN STREET TOWNHOUSES

UNIT TYPE B



4 BEDROOM / 3 1/2 BATH
2,152 SF - CONDITIONED SPACE
177 SF - BALCONIES
377 SF - 2 CAR GARAGE
2,706 SF TOTAL



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STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	TBD
ACOUSTICAL CONSULTANT	TBD
POOL CONSULTANT	TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

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

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

SHEET NUMBER:

GB001

DESIGN DEVELOPMENT

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ELECTRICAL
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LANDSCAPE
 TBD
MOISTURE CONSULTANT
 TBD
ACOUSTICAL CONSULTANT
 TBD
POOL CONSULTANT
 TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

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

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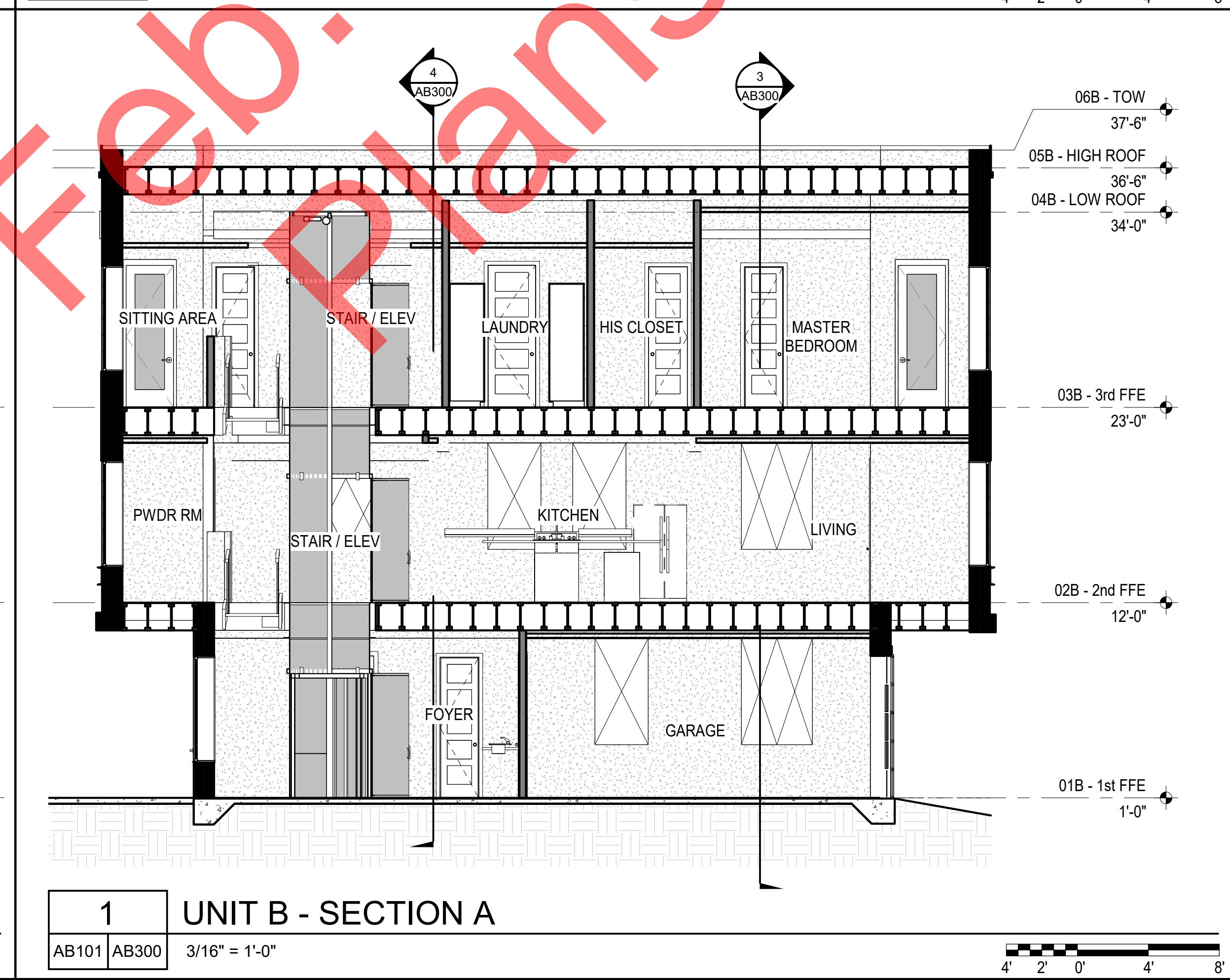
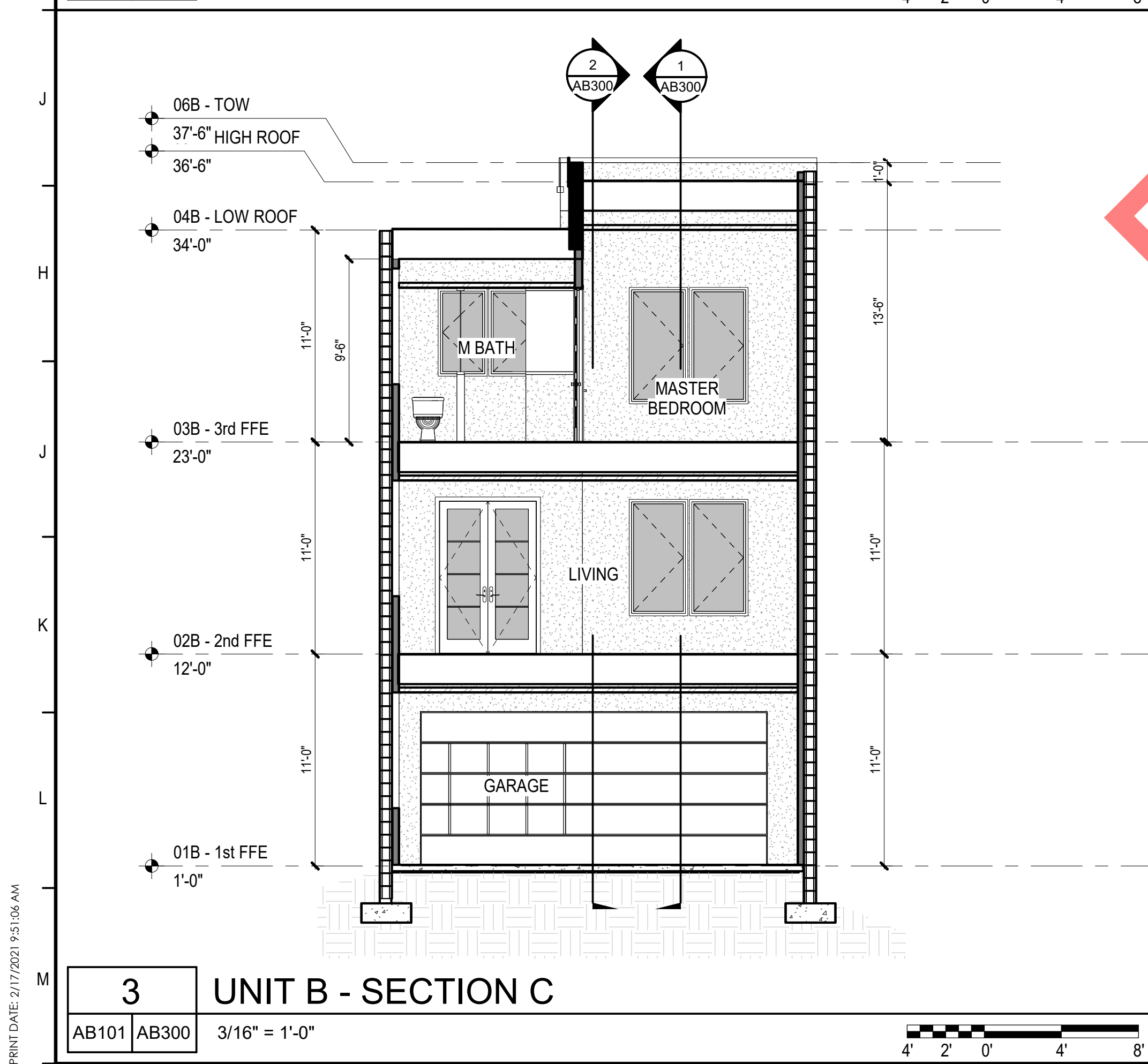
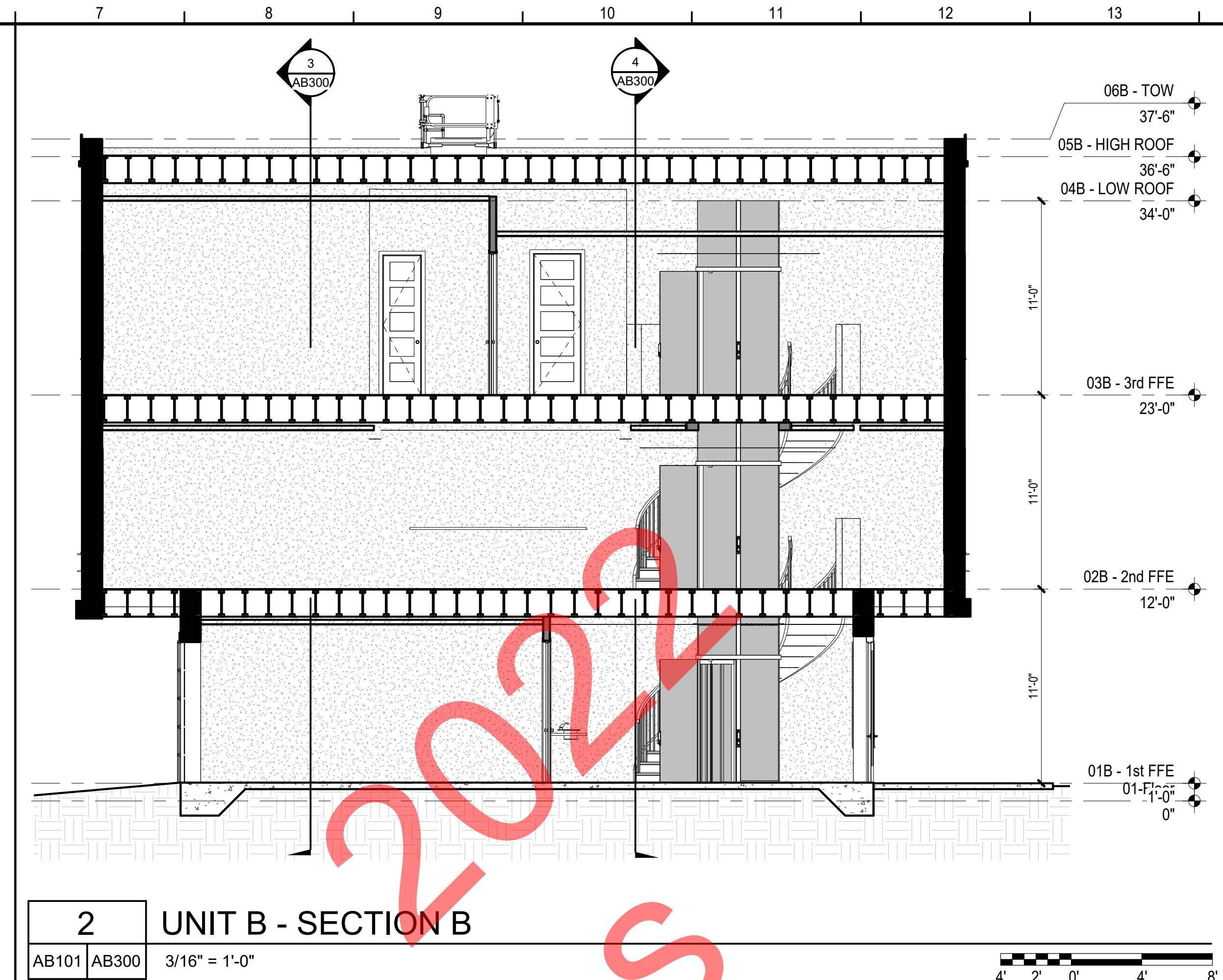
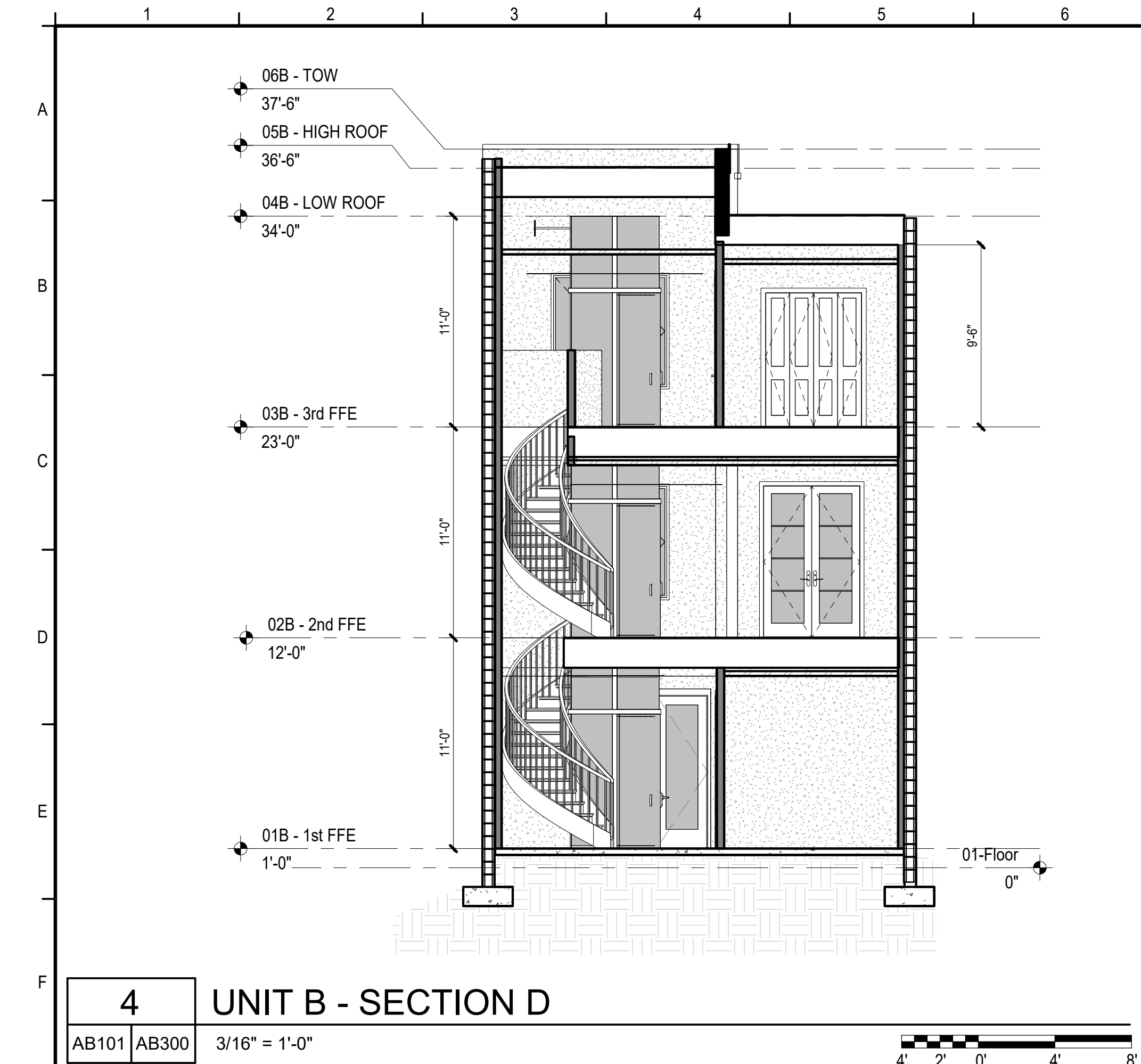
PROJECT NO. : 20021
SHEET TITLE:

UNIT B - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER:

AB201

DESIGN DEVELOPMENT



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

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

PROJECT:
**RED FEATHER
TOWNHOUSES**

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

GENERAL NOTES

1. REFER TO ALL OTHER DISCIPLINE'S DRAWINGS FOR
ADDITIONAL INFORMATION.

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PROJECT NO. : 20021
SHEET TITLE:
UNIT B - BUILDING SECTIONS

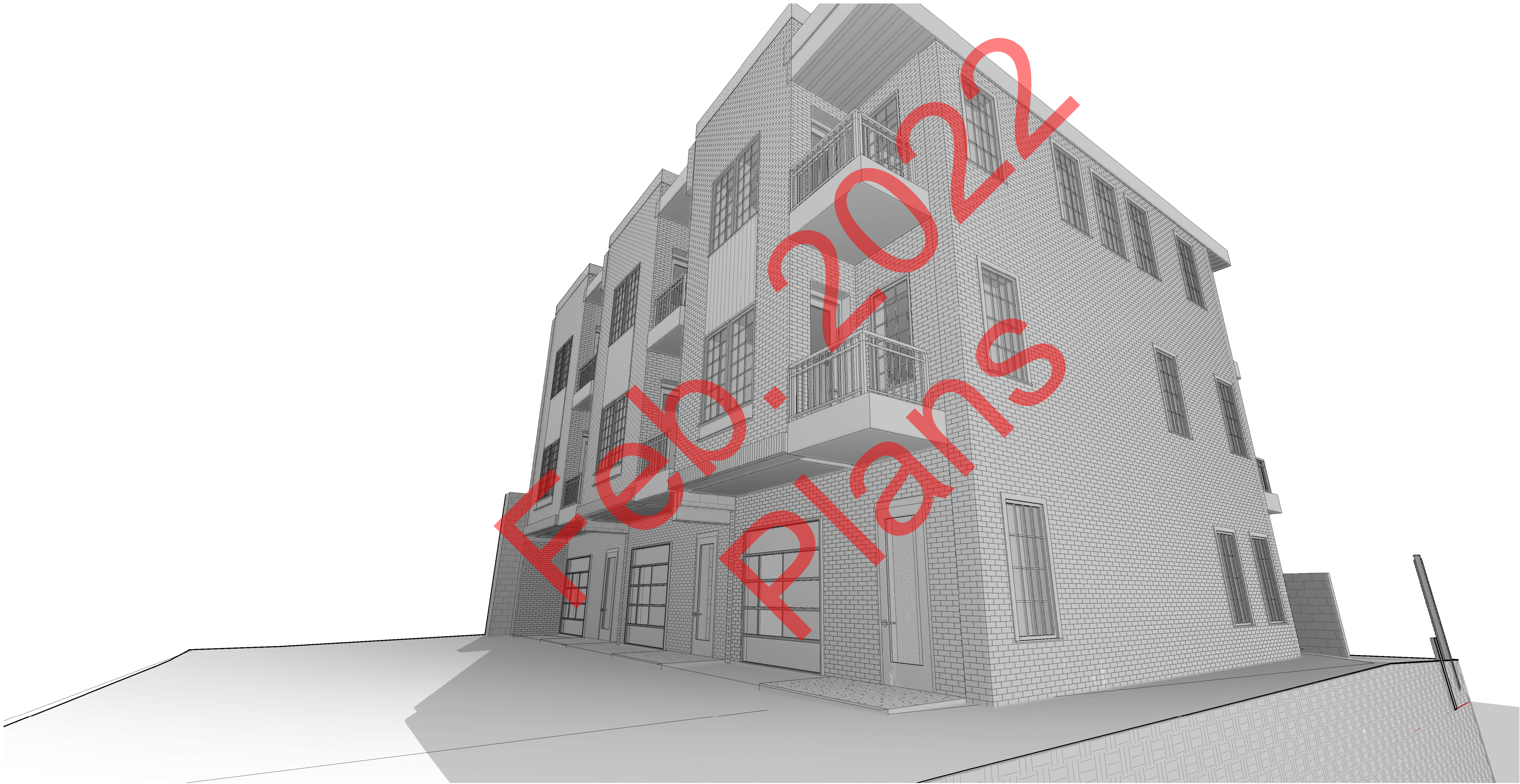
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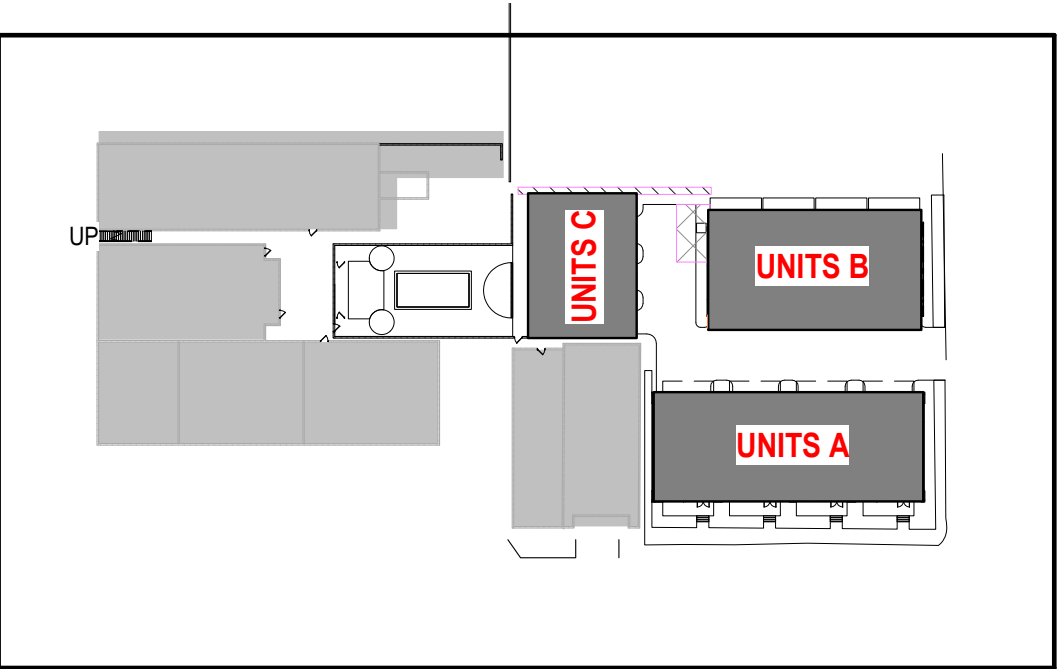
DESIGN DEVELOPMENT

BAYLEN STREET TOWNHOUSES

UNIT TYPE C



3 BEDROOM / 3 1/2 BATH
1,793 SF - CONDITIONED SPACE
105 SF - BALCONIES
236 SF - 1 CAR GARAGE
2,134 SF TOTAL



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<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>	TBD
<u>ACOUSTICAL CONSULTANT</u>	TBD
<u>POOL CONSULTANT</u>	TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

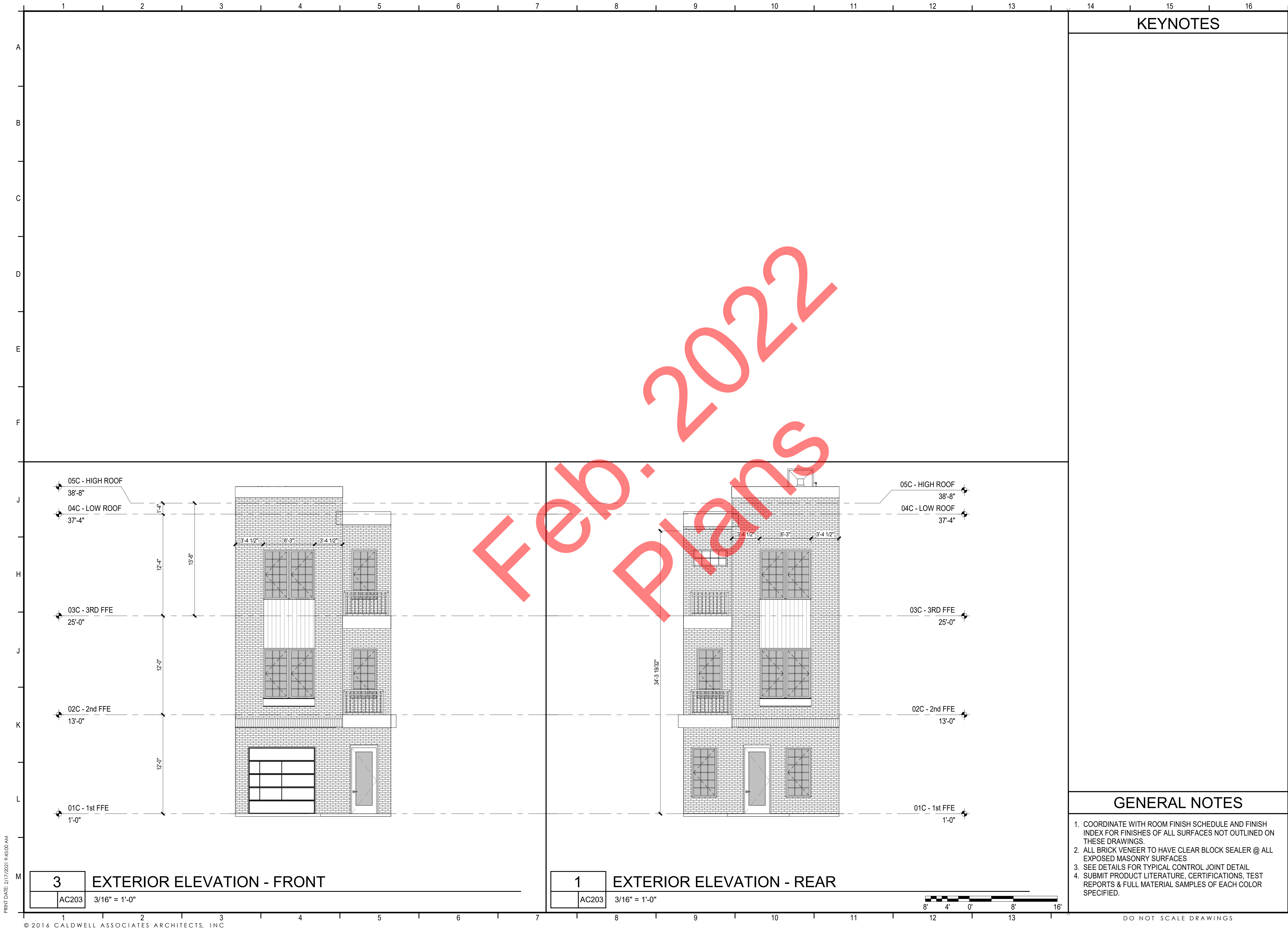
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
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PROJECT NO. : 20021
SHEET TITLE:
UNIT C COVER SHEET

SHEET NUMBER:
GC001

DESIGN DEVELOPMENT



KEYNOTES

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ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	TBD
ACOUSTICAL CONSULTANT	TBD
POOL CONSULTANT	TBD

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150S BAYLEN STREET
PENSACOLA, FLORIDA
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- SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.

PROJECT NO. : 20021
SHEET TITLE:

UNIT C - EXTERIOR
ELEVATIONS - TYPICAL UNIT

SHEET NUMBER:

AC203

DESIGN DEVELOPMENT