

To: Helen Gibson, CRA Administrator
222 W Main Street
Pensacola, Florida 32502
hgibson@cityofpensacola.com

RE: 150 S Baylen Street Special Warranty Deed
Parcel ID Number: 00-0S-00-9001-001-178
Escambia County, Florida

DESIGN NARRATIVE:

This development will create 9-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. Two different unit types are offered ranging from a 1,926 SF 4 bd/3.5 ba to a 2,417 SF 3 bd/3.5 ba and each unit has its own two-car garage.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A

B

C

D

E

F

J

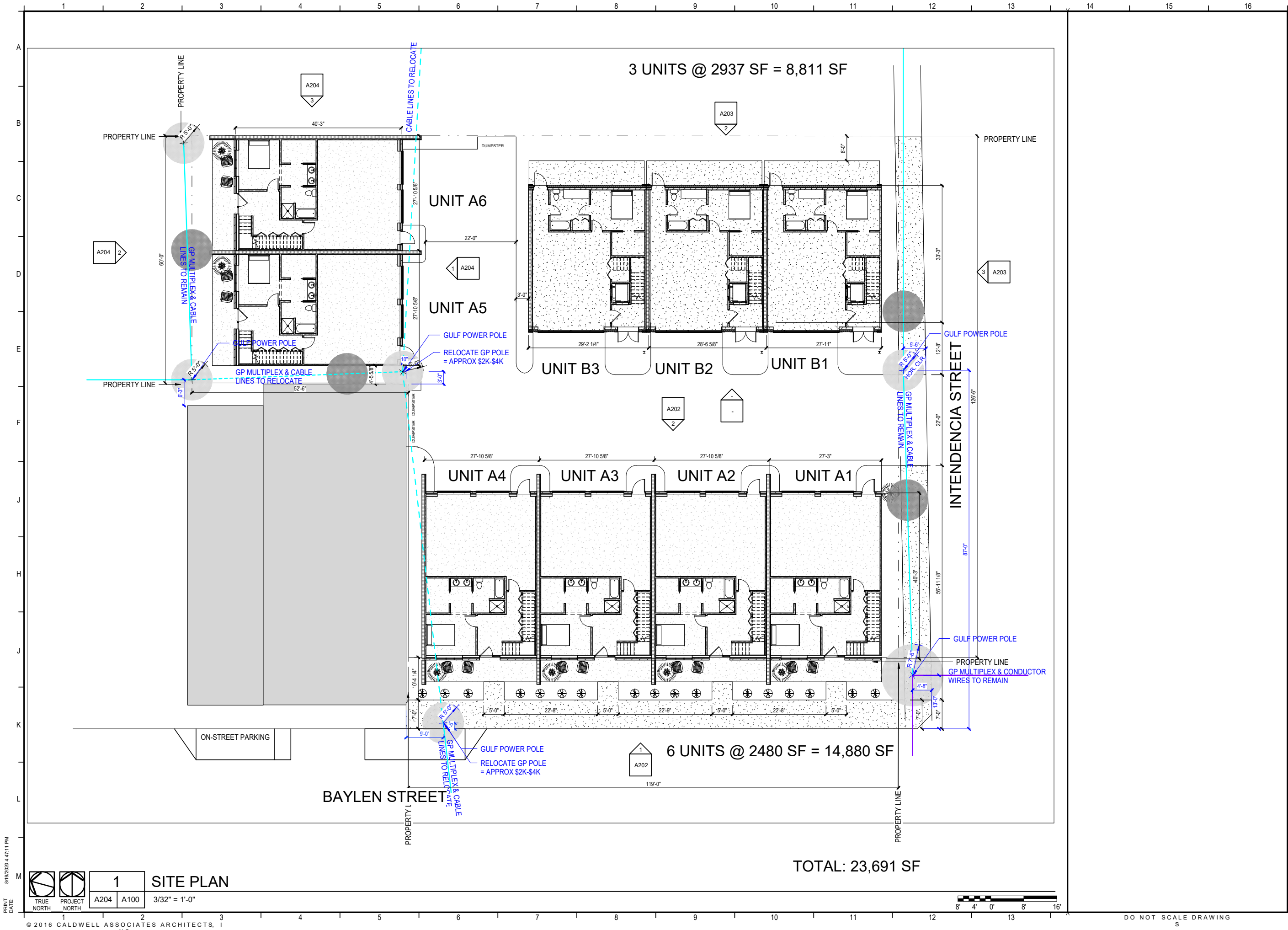
BAYLEN STREET MULTI-FAMILY

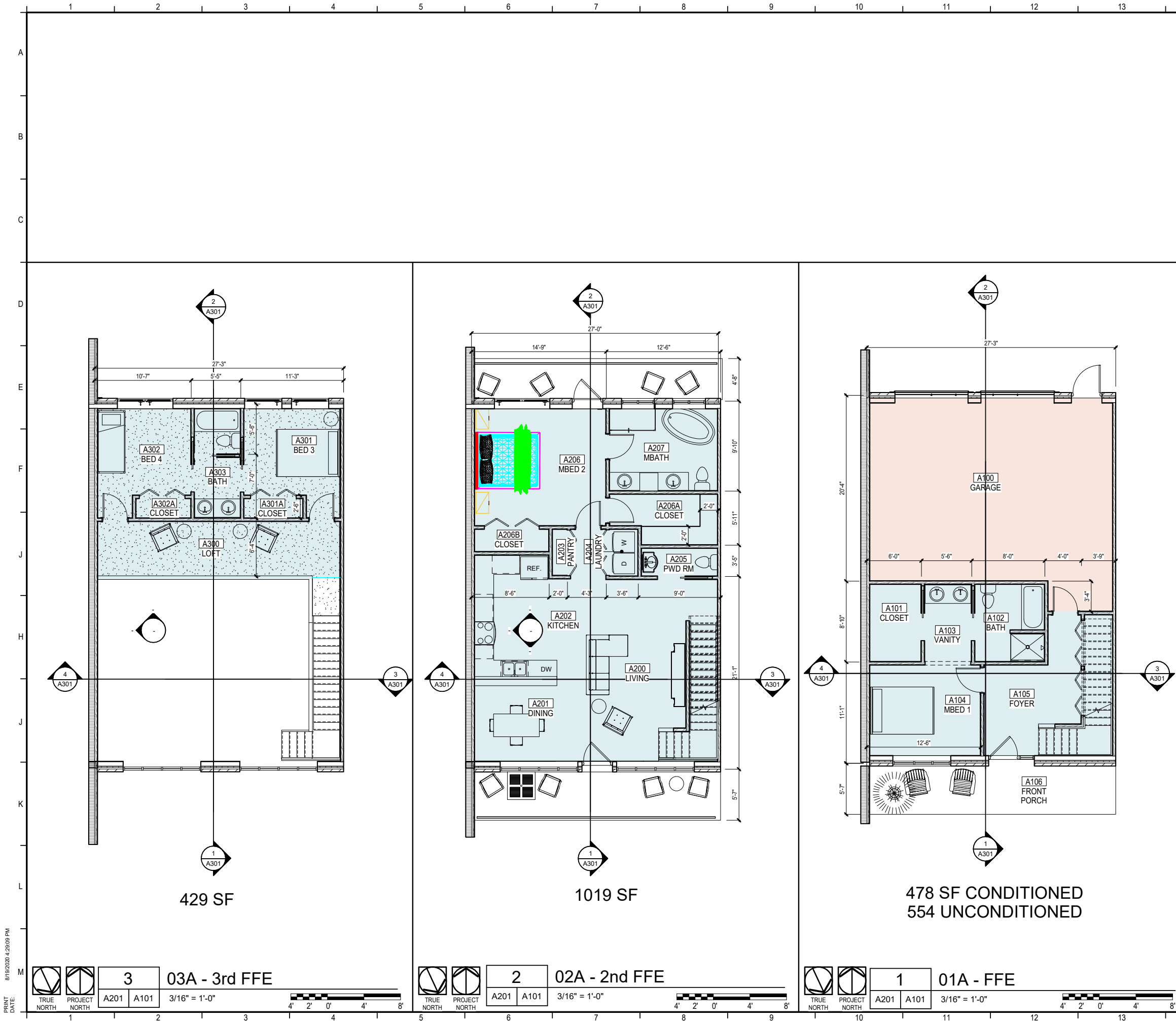
BAYLEN ST. & INTENDENCIA ST.
PENSACOLA, FL.

This architectural rendering depicts a modern multi-family residential building. The structure is a four-story brick building with a flat roof and several chimneys. The facade is composed of brick and vertical siding. Each floor features large, multi-paned windows and a balcony with a dark metal railing. The ground floor has a recessed entrance area with a glass door and a large window. In front of the building is a landscaped area with a low wall, small shrubs, and a utility pole. The drawing is presented in a technical style with clear lines and shading.

SHEET NUMBER:
G001
SCHEMATIC DESIGN

DO NOT SCALE DRAWING
S





KEYNOTES

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 PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020

LEGEND

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

PROJECT TEAM:
CIVIL KEN HORNE & ASSOCIATES
STRUCTURAL JOE DEREUIL & ASSOCIATES
ARCHITECTURAL CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION W3 ENGINEERING
PLUMBING W3 ENGINEERING
MECHANICAL W3 ENGINEERING
ELECTRICAL W3 ENGINEERING

PROJECT:
BAYLEN STREET TOWNHOMES

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

PRELIMINARY-
NOT FOR
CONSTRUCTION

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.

PROJECT NO. : 20021
SHEET TITLE:
UNIT A FLOOR PLANS

SHEET NUMBER:
A101
SCHEMATIC DESIGN

PRINT DATE: 8/19/2020 4:25:09 PM

TRUE NORTH

PROJECT NORTH

3

A201 A101

03A - 3rd FFE

3/16" = 1'-0"

4'

2'

0'

4'

8'

TRUE NORTH

PROJECT NORTH

2

A201 A101

02A - 2nd FFE

3/16" = 1'-0"

4'

2'

0'

4'

8'

TRUE NORTH

PROJECT NORTH

1

A201 A101

01A - FFE

3/16" = 1'-0"

4'

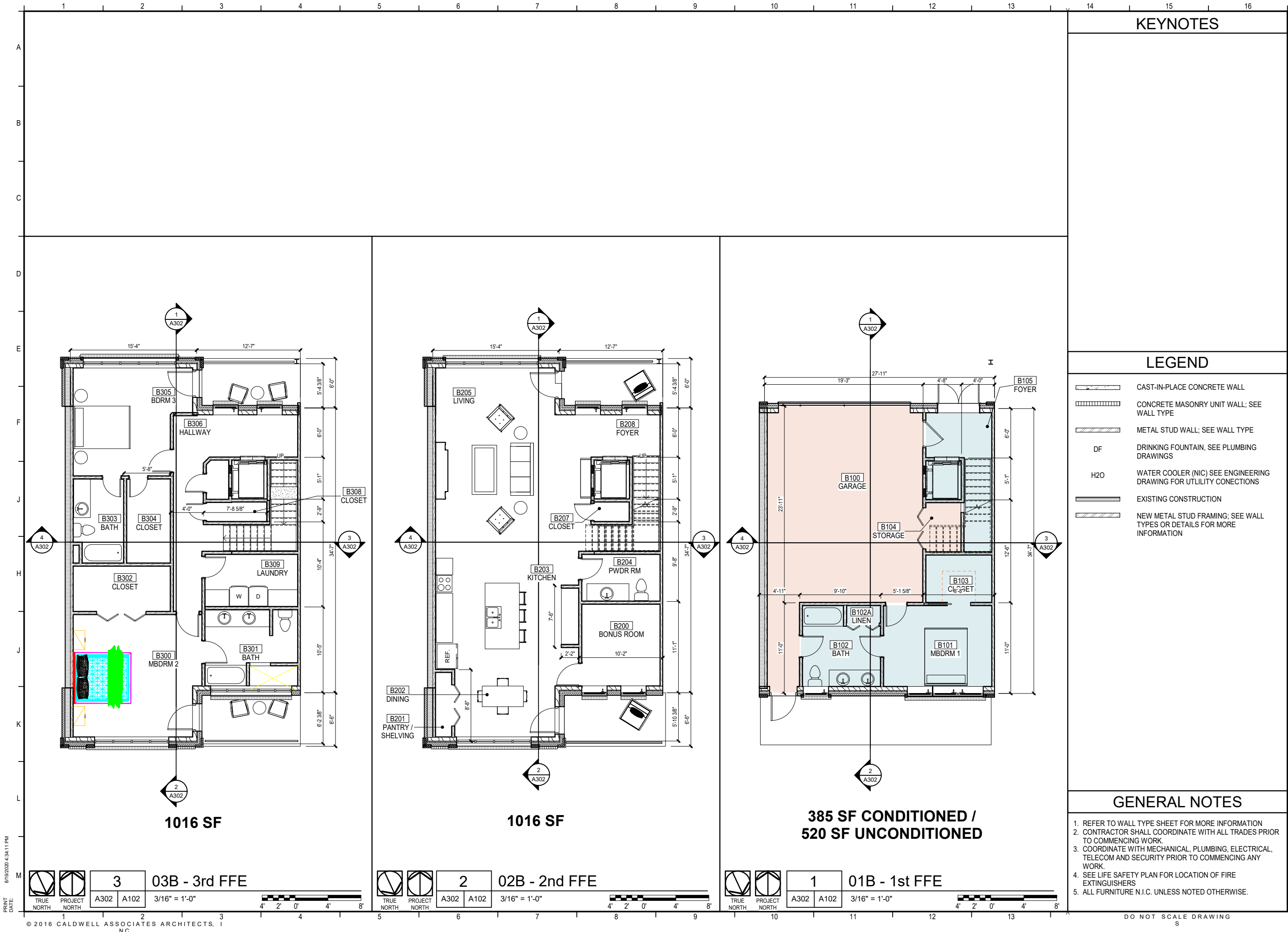
2'

0'

4'

8'

DO NOT SCALE DRAWINGS



KEYNOTES

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- METAL STUD WALL; SEE WALL TYPE
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PROJECT:
BAYLEN STREET TOWNHOMES

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

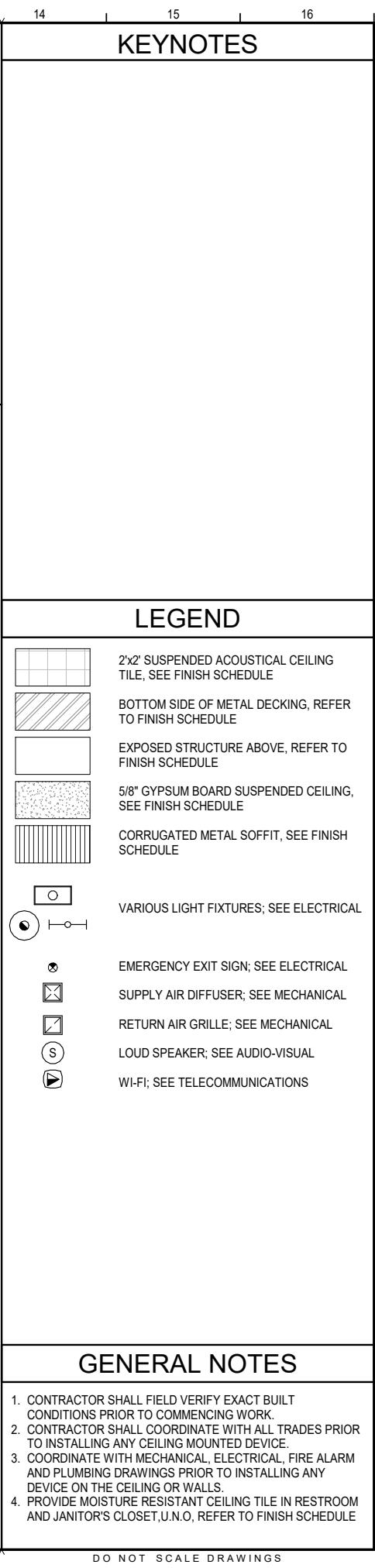
PRELIMINARY-
NOT FOR
CONSTRUCTION

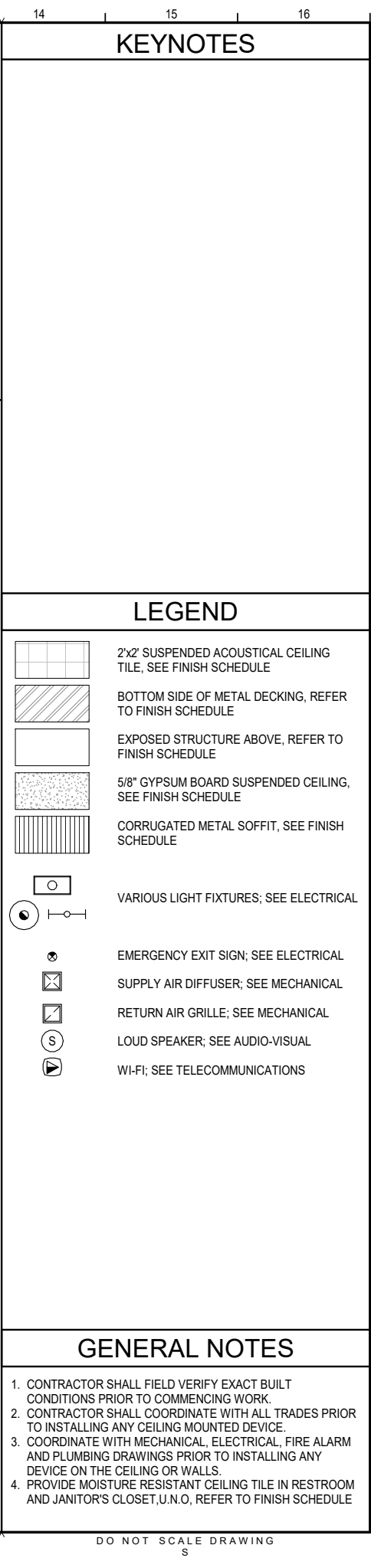
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- SEE LIFE SAFETY PLAN FOR LOCATION OF FIRE EXTINGUISHERS
- ALL FURNITURE N.I.C. UNLESS NOTED OTHERWISE.

PROJECT NO. : 20021
SHEET TITLE: UNIT B FLOOR PLANS

SHEET NUMBER:
A102
SCHEMATIC DESIGN





PROJECT ISSUES:

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020

PROJECT TEAM:

CIVIL
KEN HORNE & ASSOCIATES
STRUCTURAL
JOE DEREUIL & ASSOCIATES
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING
W3 ENGINEERING
MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING

PROJECT:

BAYLEN STREET TOWNHOMES

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

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

GENERAL NOTES

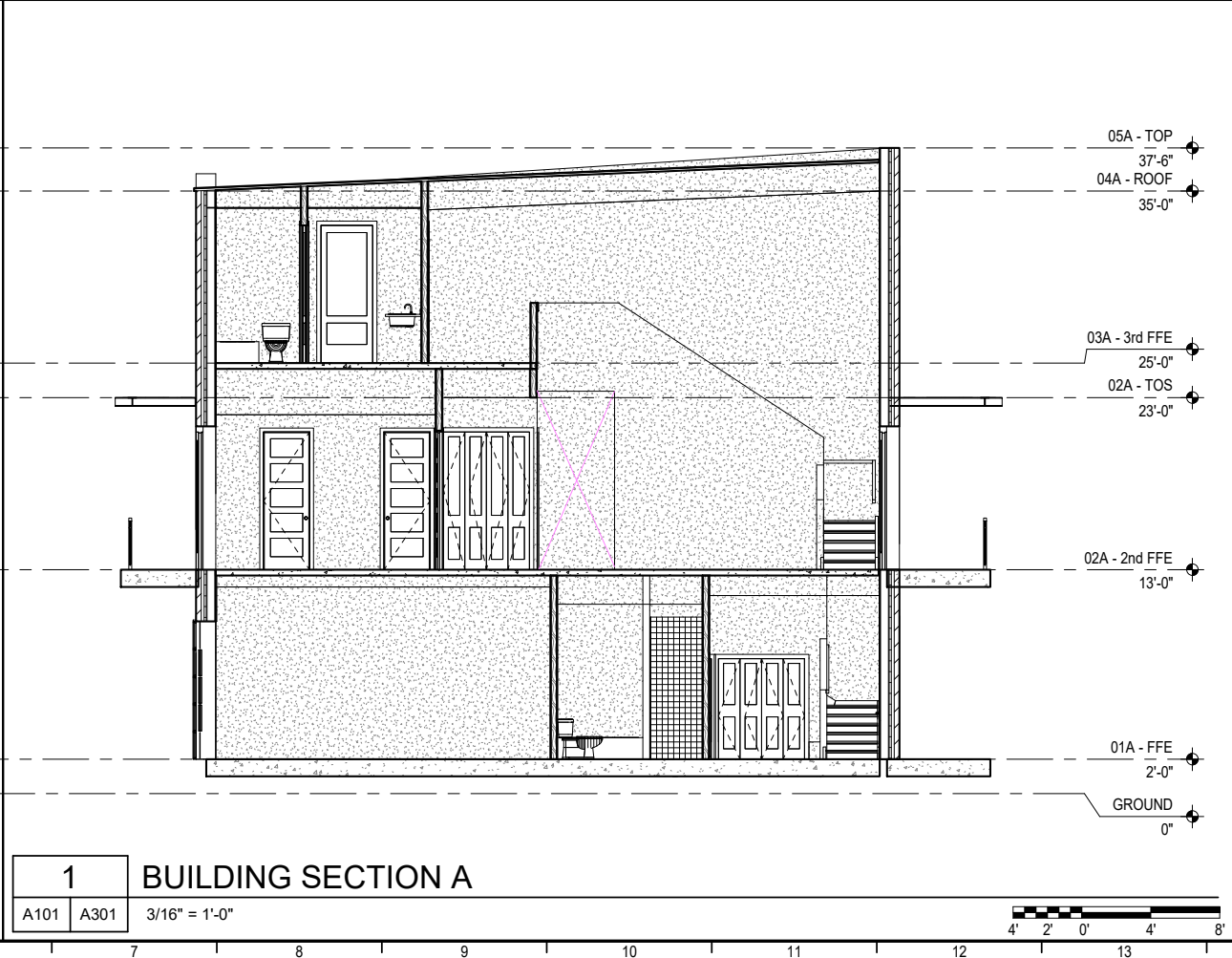
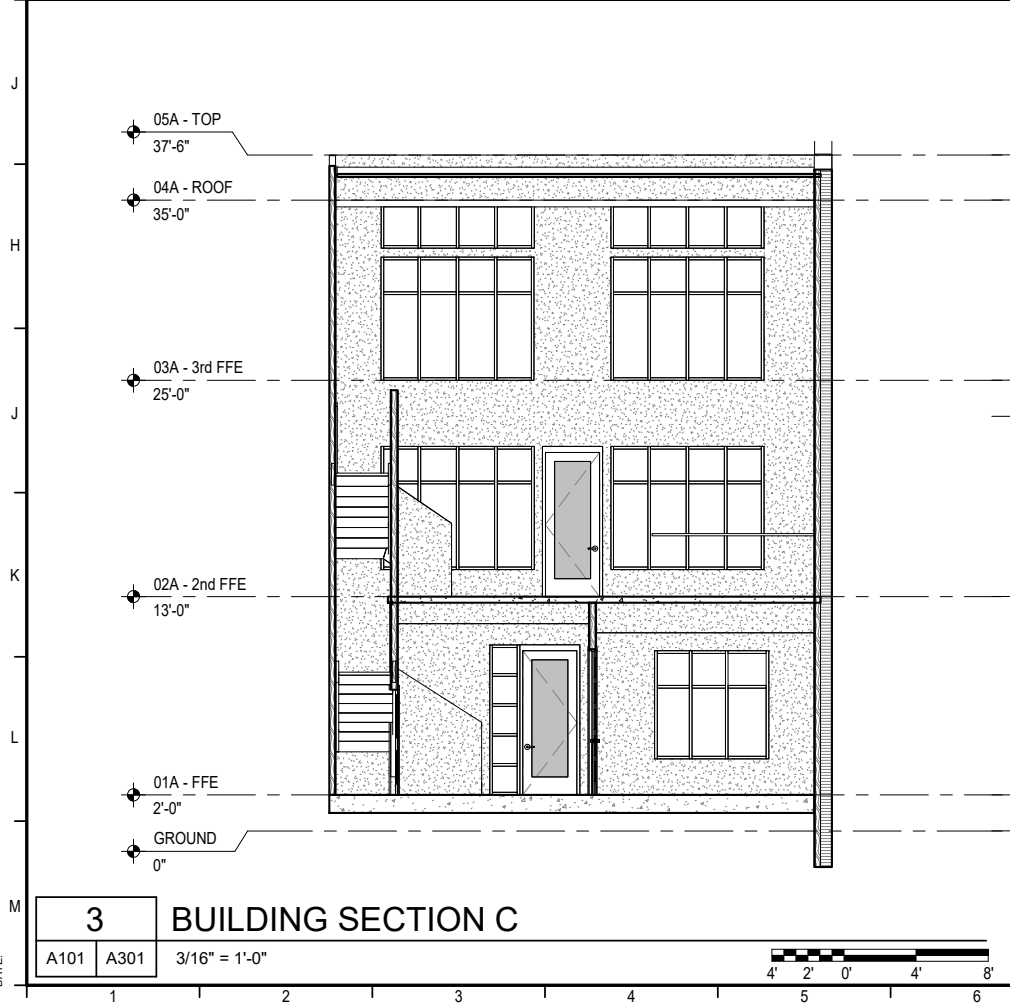
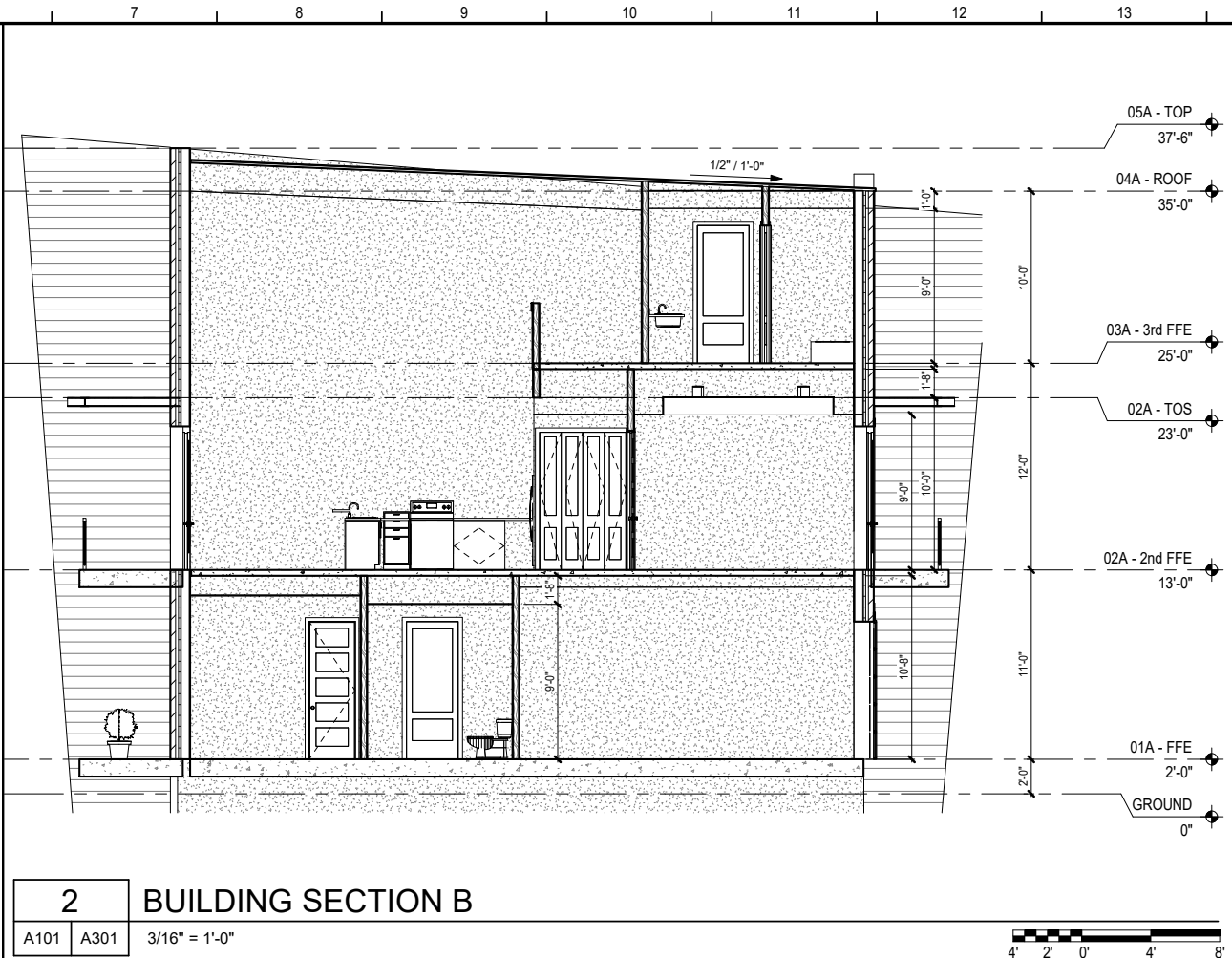
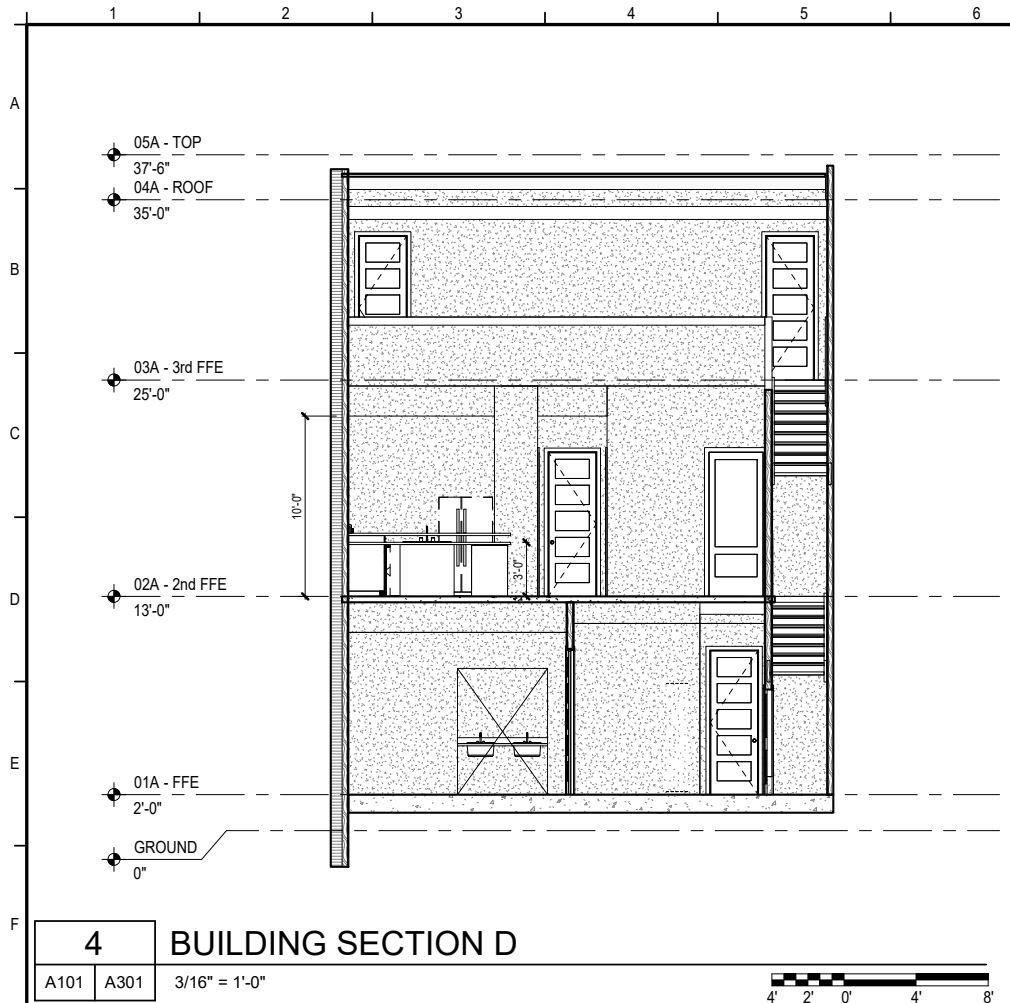
1. CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.
3. COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR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

SHEET NUMBER:

A112

SCHEMATIC DESIGN

8/19/2020 4:31:59 PM
PRINT DATE



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

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FIRE PROTECTION
W3 ENGINEERING
PLUMBING
W3 ENGINEERING
MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING

PROJECT:
**BAYLEN STREET
TOWNHOMES**

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

GENERAL NOTES

1. STEEL STRUCTURE, INCLUDING BEAMS, TRUSSES, BAR JOISTS, BRACING, COLUMNS AND METAL DECKING SHALL BE PAINTED WHERE EXPOSED WITH EXCEPTIONS TO AREAS WHERE TENANT BUILDOUTS HAVE NOT YET BEEN CONSTRUCTED.
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO FINAL ROOFING INSTALLATION
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND TELECOM DRAWINGS FOR ADDITIONAL INFORMATION.
4. ROOFING SURFACES SHALL MEET FLORIDA BUILDING ENERGY CODE FOR REFLECTANCE REQUIREMENTS
5. CONTRACTOR SHALL FOLLOW SMACNA STANDARDS FOR ALL ROOF TOP PENETRATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON WIND FACTORS AND PRESSURES TO DESIGN THE ROOF SYSTEM AND COMPONENTS.
7. SUBMIT PRODUCTS THAT MEET OR EXCEED WIND PRESSURES AS STATED ON STRUCTURAL DRAWINGS.
8. ALL FASTENERS AND FLASHING COMPONENTS SHALL MATCH ADJACENT ROOF PANEL COLORS.

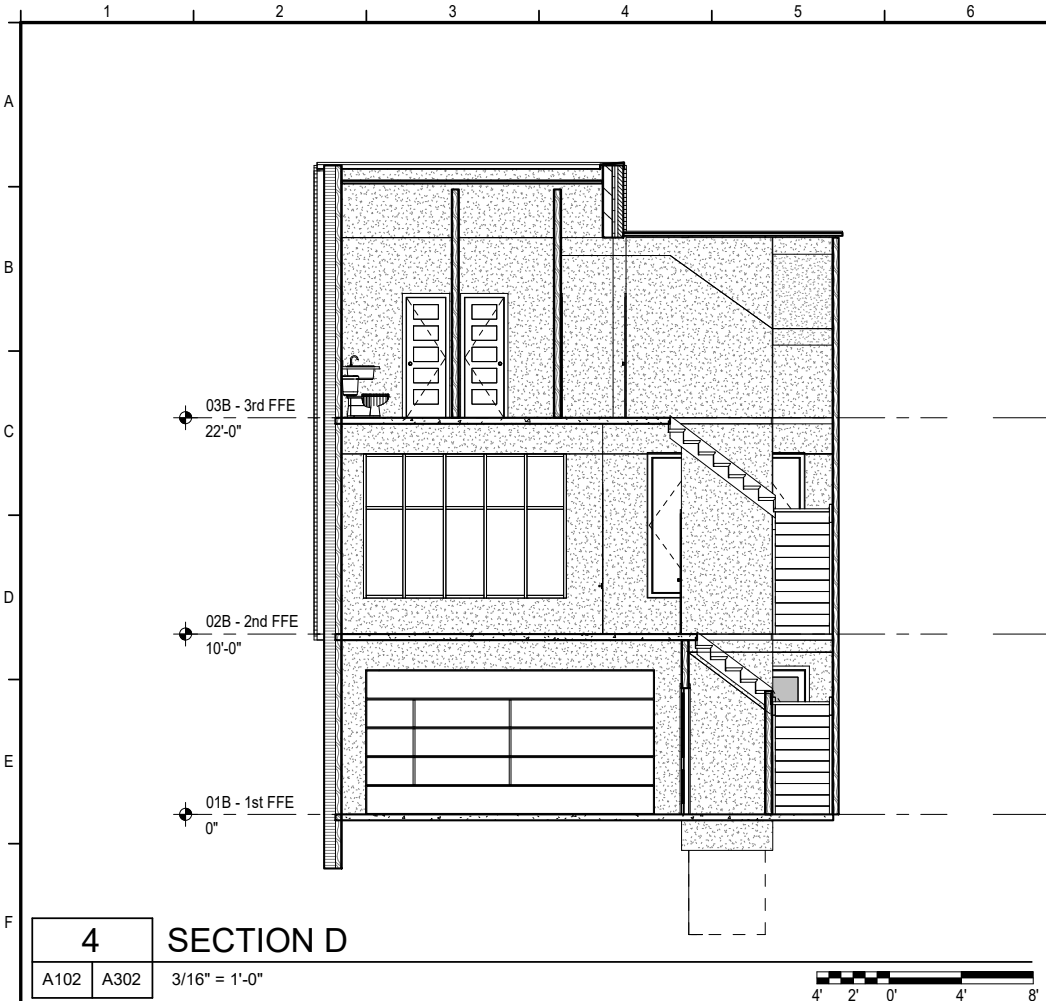
PROJECT NO. : 20021
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301
SCHEMATIC DESIGN

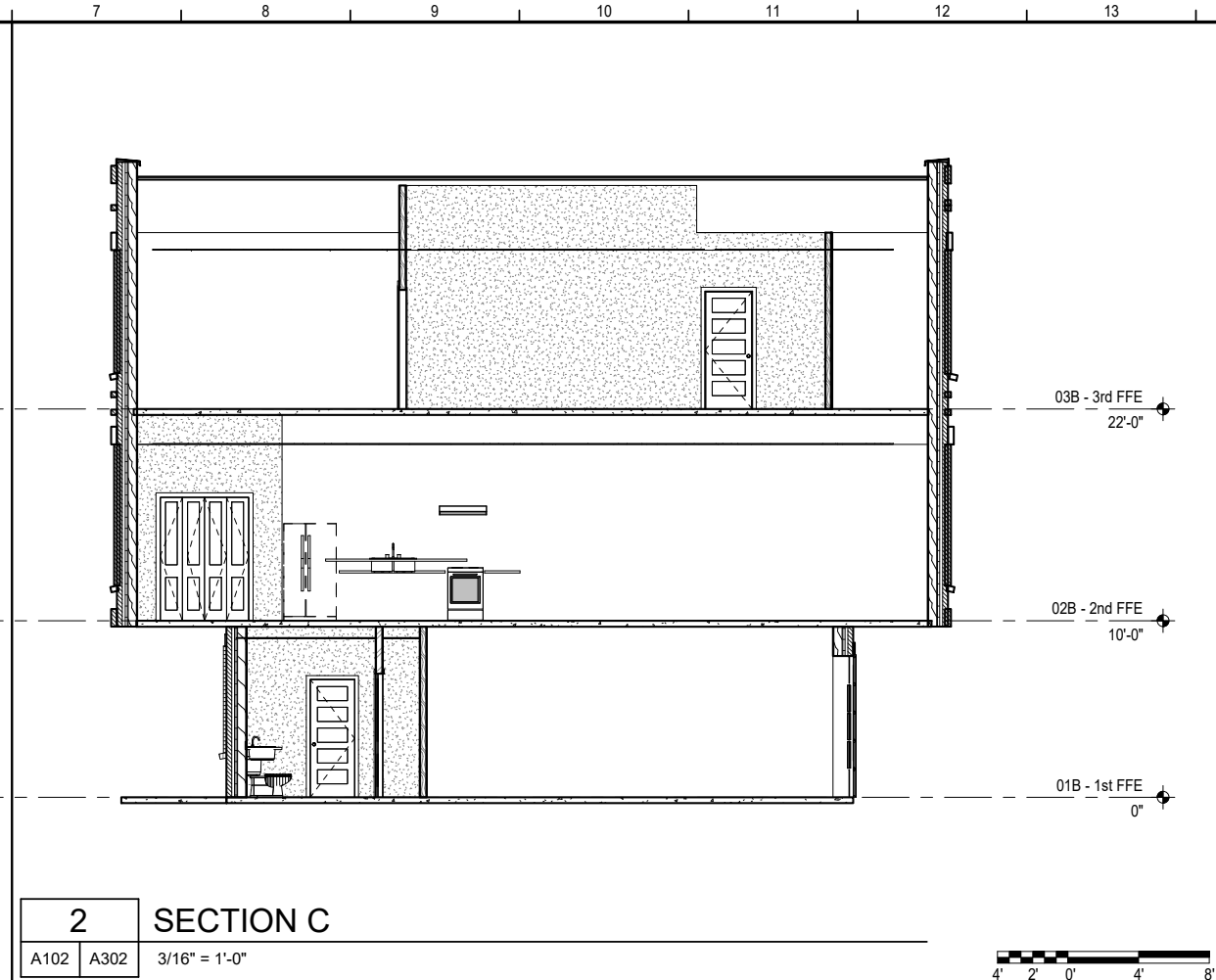
PRELIMINARY-
NOT FOR
CONSTRUCTION

DO NOT SCALE DRAWINGS

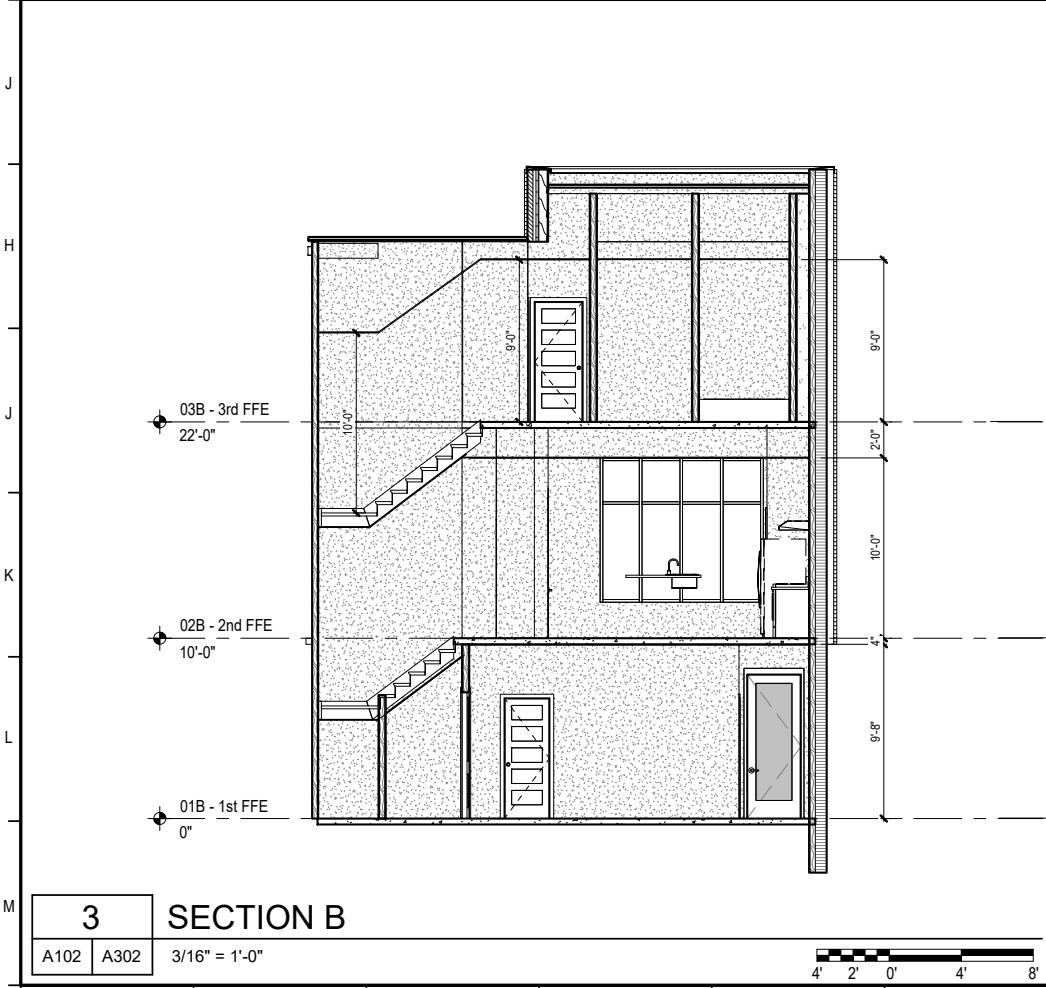
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PRINT DATE



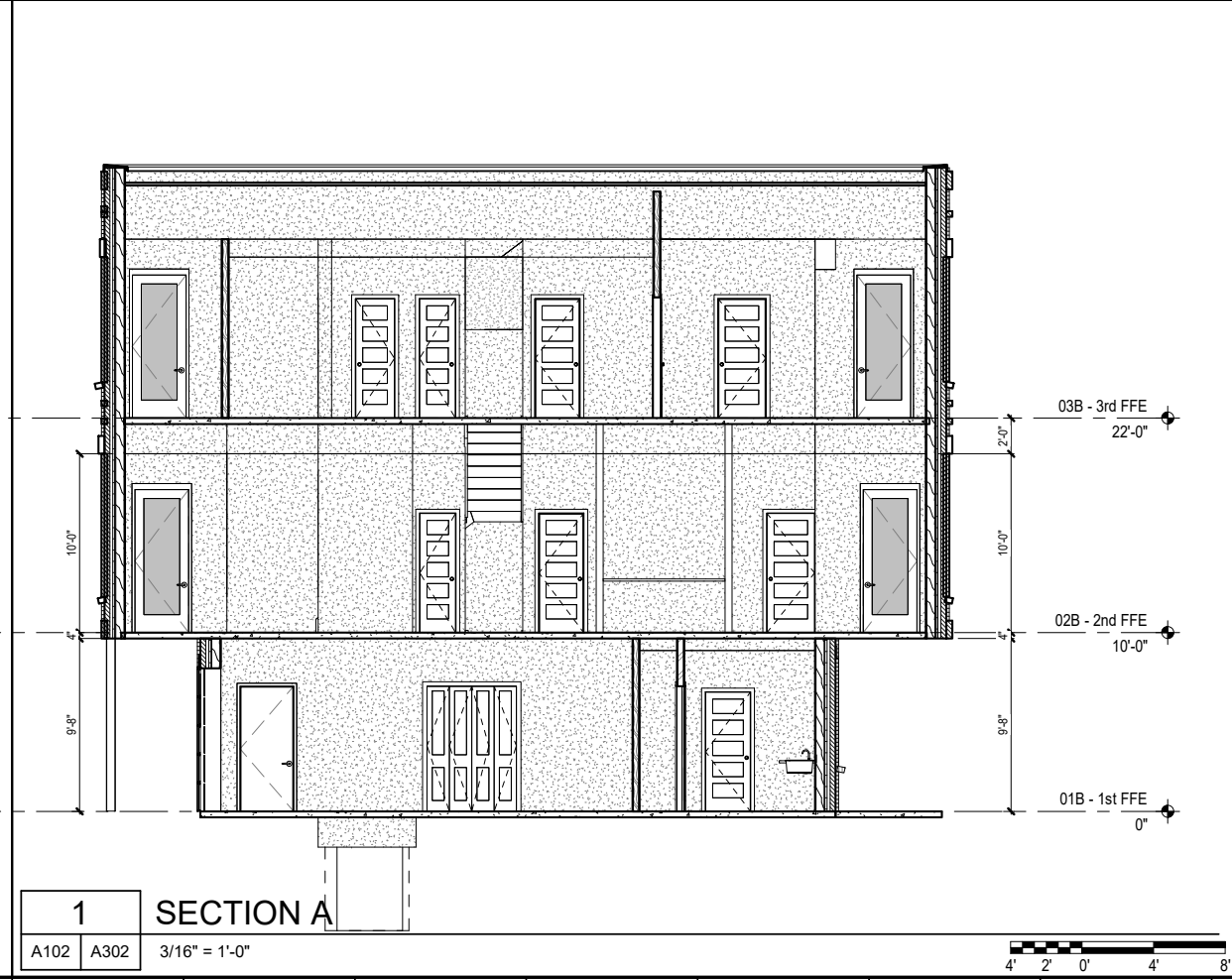
4 SECTION D
A102 A302 3/16" = 1'-0"



2 SECTION C
A102 A302 3/16" = 1'-0"



3 SECTION B
A102 A302 3/16" = 1'-0"



1 SECTION A
A102 A302 3/16" = 1'-0"

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ELECTRICAL W3 ENGINEERING

PROJECT:
BAYLEN STREET
TOWNHOMES

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

PRELIMINARY-
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302
SCHEMATIC DESIGN

DO NOT SCALE DRAWING



AUGUST 24, 2020

RE: BAYLEN STREET MULTI-FAMILY
BAYLEN ST & INTENDENCIA ST
PENSACOLA, FL

PRELIMINARY CONSTRUCTION TIMELINE

- DESIGN DEVELOPMENT DRAWINGS/CRA SUBMITTAL – 8/24/20
- ADDITIONAL REVIEW BOARDS/ARB/PLANNING – 8/24/20 – 12/24/20
- 100% CONSTRUCTION DRAWINGS – 12/28/20
- PERMITTING – 12/28/20 – 1/25/21
- SUB BIDDING/FINAL BUYOUT/STARTUP/PROCUREMENT – 12/28/20 – 1/25/21
- CONSTRUCTION – 2/1/21 – 2/1/22

YOURS TRULY,

PAUL CLARK
BEAR GENERAL CONTRACTORS, LLC
850-435-4411