

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

21 W. ROMANA, LLC,
a Florida limited liability
company,
Plaintiff,

vs.

Case No.: _____

STUDER PROPERTIES, LLP, a
Florida limited liability partnership,
DRUG FREE WORKPLACES, INC.,
a Florida corporation,
Defendants.

COMPLAINT FOR DECLARATORY RELIEF

COMES NOW Plaintiff, 21 W. ROMANA, LLC, a Florida limited liability company by and through its undersigned counsel and sues STUDER PROPERTIES, LLP, a Florida limited liability partnership and DRUG FREE WORKPLACES, INC., a Florida corporation and alleges:

1. This is an action for a declaratory relief under Florida Statutes Chapter 86 to confirm the existence of a prescriptive easement over and through real properties currently owned by Defendants, as set forth in Exhibit “A” attached hereto and incorporated herein.

2. Plaintiff, 21 W. Romana, LLC, is a Florida limited liability company with a single member, Charles S. Liberis a/k/a Charles S. Liberis, Jr. (“Liberis Jr.”).

3. Defendant, Studer Properties LLP is a Florida limited liability partnership (“Studer Properties”).

4. Defendant, Drug Free Workplaces Inc., is a Florida corporation (“Drug Free”) (collectively Studer Properties and Drug Free are referred to herein as “Defendants”).

The Benefitted Property – 21 W. Romana Street

5. Plaintiff, 21 W. Romana LLC, a Florida limited liability company (“21 W. Romana”) is the owner of real property located at 21 W. Romana Street, Pensacola, Florida 32502 (“Benefitted Property”) as shown on Exhibit “A” previously attached hereto and as more particularly described in the Quitclaim Deed attached hereto as Exhibit “B” and incorporated herein.

6. Prior to Plaintiff, 21 W. Romana taking title to the Benefitted Property, title was held by Liberis Jr., Mary C. Liberis and/or Charles Liberis a/k/a Charles S. Liberis, Sr. (“Predecessors”) since January 26, 1945.

7. Plaintiff, 21 W. Romana and the Predecessors of the Benefitted Property have specifically used the area described as a prescriptive easement on Exhibit “A,” previously attached hereto.

The Burdened Properties – Baylen Parking Lot and 25 W. Romana Parking Lot.

8. Defendant, Studer Properties is the record owner of 150 S. Baylen Street, Pensacola, Florida 32502 (“Baylen Parking Lot”) having acquired title from the Community Redevelopment Agency of the City of Pensacola on or about August 31, 2017.

9. The Community Redevelopment Agency of the City of Pensacola acquired the Baylen Parking Lot from Escambia County on or about February 13, 2008.

10. Prior to February 13, 2008, Escambia County acquired title to the Baylen Parking Lot from Barnett Bank of West Florida on October 20, 1995, and the legal description in the conveyance specifically referred to the Baylen Parking Lot as “The Parking Lot Property,” as more particularly described in Exhibit “C” attached hereto and incorporated herein by reference.

11. Defendant, Drug Free is the record owner of 25 W. Romana Street, Pensacola, Florida 32502 (“25 W. Romana”) having acquired title from October 16, Inc., on or about June 2, 1997. As shown on Exhibit “A”, approximately, the southern half of 25 W. Romana is the 25 W. Romana Parking Lot (collectively, the Baylen Parking Lot and the “25 W. Romana Parking Lot”) are the “Burdened Parking Lot Property”).

12. The Baylen Parking Lot abuts the boundary lines of the Benefitted Property and 25 West Romana as set forth in Exhibit “A” previously attached hereto.

13. When Defendants acquired their respective properties, they were, and to this day continue to be, in use as parking lots, and the easement was at that time, and continues to be, openly and visibly used, not only by Plaintiff, 21 W. Romana, but also by Defendant, Drug Free.

Plaintiff, 21 W. Romana’s Use and Studer Properties Development

14. There has been actual, continuous, and uninterrupted use of an easement over, across, and through the Burdened Parking Lot Property by Plaintiff and its Predecessors, including tenants, vendors, guests, and utility services for ingress and egress, vehicle parking, deliveries, maintenance, utility access, trash removal, dumpster pick up, and fire exits for more than 20 years prior to the conveyance from Barnett Bank of West Florida to Escambia County.

15. Plaintiff, 21 W. Romana’s use of the Burdened Parking Lot Property has been:

a. open, notorious, and visible with the actual knowledge of the Defendants and the previous owners of the Burdened Parking Lot Property, or the knowledge of such use must be imputed to them;

b. across, over, and through a limited and defined area with a reasonably certain, width, line, and termini as identified in Exhibit “A” previously attached hereto; and

c. continuous and without permission of the Defendants or the prior owners of the Burdened Parking Lot Property and under some claim of right, inconsistent with the rights of Defendants and previous owners of the Burdened Parking Lot Property, such that they could have asserted a cause of action against the Plaintiff, 21 W. Romana to prevent the use.

16. Defendant, Studer Properties has announced plans to develop the Burdened Parking Lot Property into townhomes consisting of several buildings, an amenity area, and a swimming pool, and Defendant, Studer Properties intends to purchase 25 W. Romana Parking Lot from Defendant, Drug Free to develop into an amenity area and swimming pool. A true and correct copy of Studer Properties’ plan of development as submitted to the City of Pensacola’s Architectural Review Board is attached hereto as Exhibit “D.”

17. Defendant, Studer Properties’ development will decrease the value of the Benefitted Property at 21 W. Romana, will interfere with the 21 W. Romana’s use and quiet enjoyment, and will result in Plaintiff, 21 W. Romana losing access to its property via its prescriptive easement.

18. Defendant, Studer Properties’ development will block Plaintiff, 21 W. Romana’s use of the rear area of its building, including, but not limited to, its prescriptive easement which will prevent tenants, vendors, guests, and utility services from ingress and egress, vehicle parking, deliveries, maintenance, utility access, trash removal, dumpster pickup, and fire exits.

19. Plaintiff, 21 W. Romana alleges that it has a prescriptive easement across the Burdened Parking Lot Property for ingress and egress, at least for vehicle parking, deliveries,

maintenance, utility access, trash removal, dumpster pickup, and fire exits to its property, the Burdened Parking Lot Property.

20. Plaintiff, 21 W. Romana has used the prescriptive easement across, over, and through the Burdened Parking Lot Property, and Liberis Jr., has actual knowledge that the Burdened Parking Lot Property was used as a parking lot for 20 continuous years without interruption at least since time that the Benefitted Property was owned by Mary C. Liberis as of 1973.

21. Plaintiff, 21 W. Romana's use has been adverse to all owners of the Burdened Parking Lot Property.

22. The adverse legal interest of the parties are of sufficient immediacy and materiality to warrant a declaratory judgment.

23. All conditions precedent to bringing this action have been performed or have occurred.

WHEREFORE, Plaintiff requests a declaration determining that:

A. Plaintiff, 21 W. Romana has a prescriptive easement across Defendant, Studer Properties' Baylen Parking Lot and Defendant, Drug Free's 25 W. Romana Parking Lot for ingress and egress, parking, deliveries, maintenance, utility access, trash removal, dumpster pickup, and fire exits;

B. Defendant, Studer Properties be enjoined from developing the Baylen Parking Lot and 25 W. Romana Parking Lot to the extent that it would block or impede Plaintiff, 21 W. Romana's, its guests, invitees, licensees, or tenants, use of the prescriptive easement to access 21 W. Romana; and

C. For such other and further relief as this Court deems just and proper.

Dated May 12, 2021.

/s/ Philip A. Bates
PHILIP A. BATES
Florida Bar No. 228354
SARAH S. WALTON
Florida Bar No. 49954
PHILIP A. BATES, P.A.
25 West Cedar Street, Suite 550 (32502)
Post Office Box 1390
Pensacola, FL 32591-1390
Telephone: (850) 470-0091
Telecopier: (850) 470-0441
pbates@philipbates.net
swalton@philipbates.net
dwatts@philipbates.net
Attorneys for Plaintiff, 21 W. Romana, LLC

- and -

R. Douglas Goldin, Esquire
Florida Bar No. 1005158
Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32502
Phone: (850) 438-9647
Fax: (850) 433-5409
dgoldin@liberislaw.com
assistant@liberislaw.com

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purpose of email service as:

Philip A. Bates	Primary:	pbates@philipbates.net
	Secondary:	dwatts@philipbates.net
Sarah S. Walton	Primary:	swalton@philipbates.net
	Secondary:	mbutler@philipbates.net
R. Douglas Goldin	Primary:	dgoldin@liberislaw.com
	Secondary:	assistant@liberislaw.com

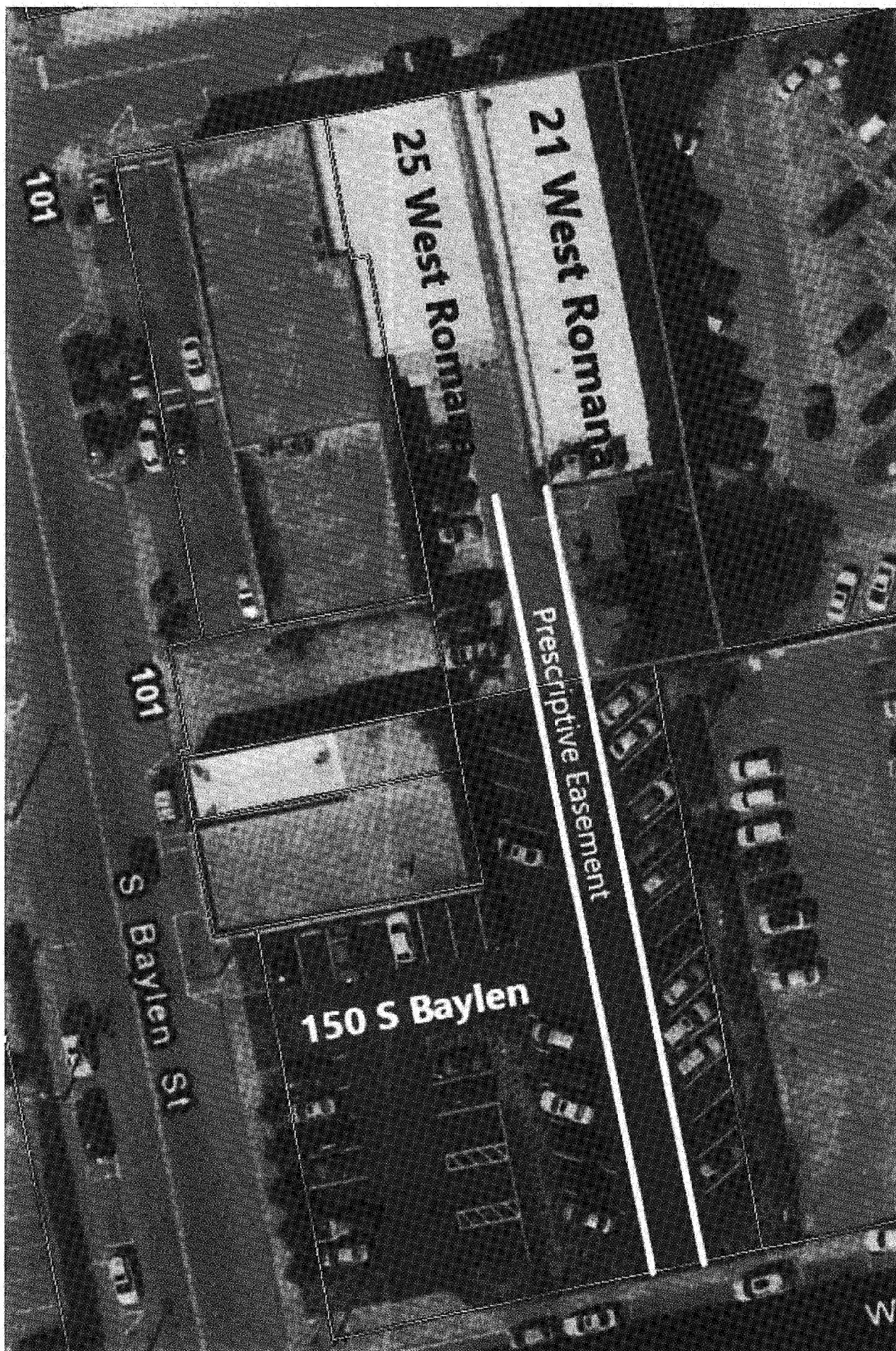


EXHIBIT A

Recorded in Public Records 08/02/2012 at 09:27 AM OR Book 6890 Page 922,
Instrument #2012059497, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$7.00

This Document Prepared By and Return to:
Liberis Law Firm
212 West Intendencia Street
Pensacola, FL 32502

Parcel ID Number: 152S304101000000

Quitclaim Deed

This Quitclaim Deed, Made this 25th day of July, 2012 A.D., Between Charles S. Liberis, a married man as his non-homestead property of the County of Escambia, State of Florida, grantors, and 21 W. Romana, LLC, a Florida Limited Liability Company existing under the laws of the State of Florida whose address is: 212 W. Intendencia Street Pensacola, FL 32502 of the County of Escambia, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of ----- **TEN DOLLARS (\$10)**-----, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Escambia** State of **Florida** to wit:

The East ½ of Lot 195, Block 26, Old City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

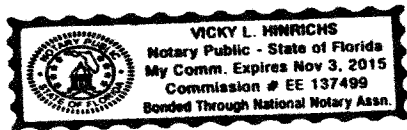
Vicky L. Hinrichs
Printed Name: Vicky L. Hinrichs
Witness

Charles S. Liberis (Seal)
Charles S. Liberis
Address: 212 W. Intendencia St. Pensacola, FL 32502

Shannon Moreira
Printed Name: Shannon Moreira
Witness

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of July, 2012 by **Charles S. Liberis**, who is personally known to me or who have produced their **Florida driver's license** as identification.



Vicky L. Hinrichs
Printed Name: Vicky L. Hinrichs
Notary Public
My Commission Expires: 11/3/2015

OR BK3857 Pg0779
INSTRUMENT 00245808

1312
82530
PREPARED BY AND RETURN TO:

LEONARDO J. MAIMAN, ESQUIRE
BRANT, MOORE, MACDONALD & WELLS, P.A.
BARNETT CENTER, SUITE 3100
50 NORTH LAURA STREET
JACKSONVILLE, FL 32202

D S PD \$8,750.00
Mort \$0.00 ASUM \$0.00
OCTOBER 26, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: *[Signature]* D.C.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of the 20TH day of OCTOBER, 1995 by BARNETT BANK OF WEST FLORIDA, a Florida corporation, successor to The Citizens & Peoples National Bank of Pensacola ("Grantor"), in favor of ESCAMBIA COUNTY, a political subdivision of the State of Florida, (Tax I.D. # 59-60000598) the address of which is 14 West Government Street, Room 411, Pensacola, Florida 32501 ("Grantee").

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following described property ("Property"):

- A. All of that certain land ("Land") situated in Escambia County, Florida more particularly described on Exhibit A attached hereto and made a part hereof.
- B. All right, title and interest of Grantor in and to the improvements of any nature whatsoever situate on the Land.
- C. All rights, privileges, tenements, hereditaments, rights-of-ways, easements, appendages, appurtenances, reversions, remainders, and riparian or littoral rights belonging or in any wise appertaining to the Land or any improvements thereon and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the Land.

SUBJECT TO zoning and or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing of record; interest of undisclosed parties, if any; ad valorem real estate taxes for the year 1995 and install-

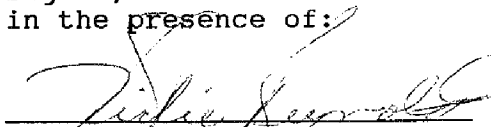
ments of special assessments, if any, falling due after the date hereof; and any state of facts which would be disclosed by an accurate survey of the Property ("Permitted Encumbrances").

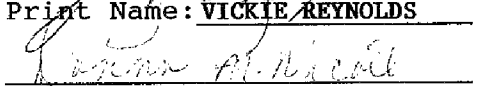
AND GRANTOR hereby represents to Grantee that, except as set forth in the Permitted Encumbrances, at the time of the delivery of this deed the Property was free from all encumbrances made by grantor, and that with respect to the valid claims of others against the Property arising out of acts of Grantor (excluding those involving any of the Permitted Encumbrances), Grantor will warrant and defend Grantor's title to the Property against such claims, but against none other. Grantee, by the acceptance of this deed, acknowledges that the foregoing representations and warranty by Grantor constitute the only representations and warranty, expressed or implied, made by Grantor to Grantee with respect to Grantor's title to the Property.

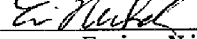
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

BARNETT BANK OF WEST FLORIDA,
a Florida corporation


Print Name: VICKIE REYNOLDS


Print Name: DONNA M. NICOLL

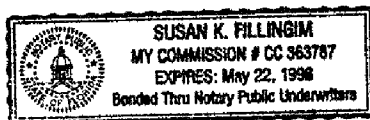
By: 
Print Name: Eric Nickelsen
Title: President

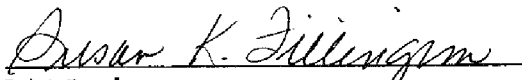
(CORPORATE SEAL)

Address:
c/o Barnett Banks, Inc.
100 N. Laura Street
7th Floor
Jacksonville, FL 32201
Attn: Ms. Kathy Heaton

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20TH day of October, 1995, by Eric Nickelsen, as President of Barnett Bank of West Florida, a Florida corporation, who is personally known to me ~~or has produced~~ _____ as identification.




Print Name: _____
Notary Public
State of Florida At Large
Commission No.: _____
My Commission Expires: _____

OR Bk3857 Pg0781
INSTRUMENT 00245808

Instrument 00245808
Filed and recorded in the
Official Records
OCTOBER 26, 1995
at 01:28 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

EXHIBIT "A"

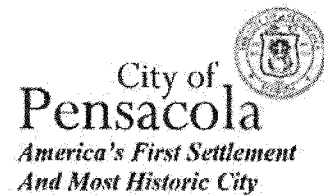
PARKING LOT PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED N 89° 02' 20" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) LINE OF INTENDENCIA STREET (R/W VARIES) AND THE EAST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 00° 08' 28" EAST ALONG SAID EAST R/W LINE OF BAYLEN STREET A DISTANCE OF 119.10 FEET; THENCE DEPART SAID LINE, PROCEED NORTH 89° 11' 00" EAST A DISTANCE OF 66.55 FEET; THENCE PROCEED NORTH 00° 02' 03" WEST A DISTANCE OF 53.84 FEET; THENCE PROCEED NORTH 89° 23' 23" EAST A DISTANCE OF 60.08 FEET; THENCE PROCEED SOUTH 00° 06' 23" EAST A DISTANCE OF 172.39 FEET TO THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH 89° 02' 20" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

BANK PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 15, OLD CITY TRACT, CITY OF PENSACOLA AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH 89° 38' 12" EAST ALONG THE NORTH LINE OF SAID BLOCK 15, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY (R/W) LINE OF BAYLEN STREET (R/W VARIES) AND THE SOUTH R/W LINE OF INTENDENCIA STREET (R/W VARIES); THENCE CONTINUE NORTH 89° 38' 12" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 280.02 FEET; THENCE DEPARTING SAID R/W LINE, PROCEED SOUTH 00° 13' 02" EAST A DISTANCE OF 90.60 FEET; THENCE PROCEED NORTH 89° 38' 12" EAST A DISTANCE OF 120.12 FEET TO THE WEST R/W LINE OF PALAFOX STREET (R/W VARIES); THENCE PROCEED SOUTH 00° 13' 02" EAST ALONG SAID WEST R/W LINE A DISTANCE OF 81.29 FEET; THENCE DEPARTING SAID WEST R/W LINE, PROCEED SOUTH 89° 15' 54" WEST A DISTANCE OF 255.23 FEET; THENCE PROCEED SOUTH 00° 17' 54" EAST A DISTANCE OF 19.97 FEET; THENCE PROCEED SOUTH 89° 51' 32" WEST A DISTANCE OF 145.68 FEET TO THE AFOREMENTIONED WEST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 00° 00' 00" EAST ALONG SAID WEST R/W LINE A DISTANCE OF 192.95 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

**Architectural Review Board Application
Full Board Review**



Application Date: 01.28.2021

Project Address: 150 S Baylen Street, Pensacola Florida 32502
Applicant: Caldwell Associates Architects
Applicant's Address: 116 N Tarragona Street
Email: michele@caldwell-assoc.com/michael@caldwell-assoc.com **Phone:** 850-439-6578
Property Owner: Studer Properties LLP

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD
(If different from Applicant)

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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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. Three different unit types are offered ranging from a 2,000 SF to 3,000 SF.

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

01.28.2021

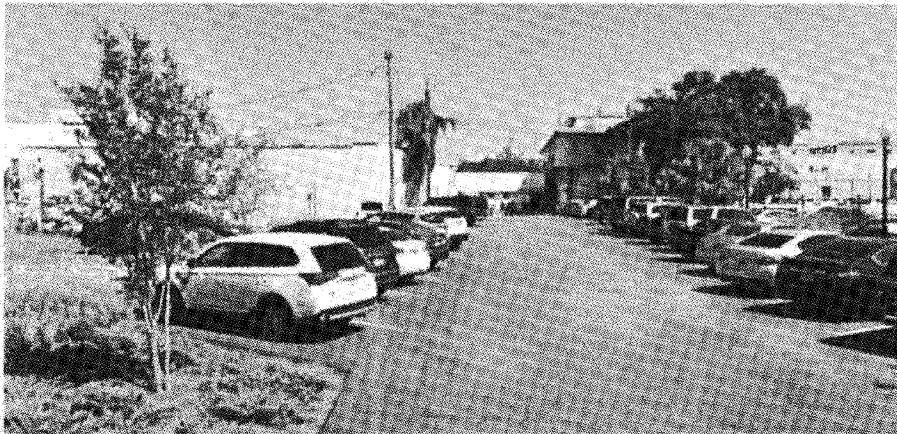
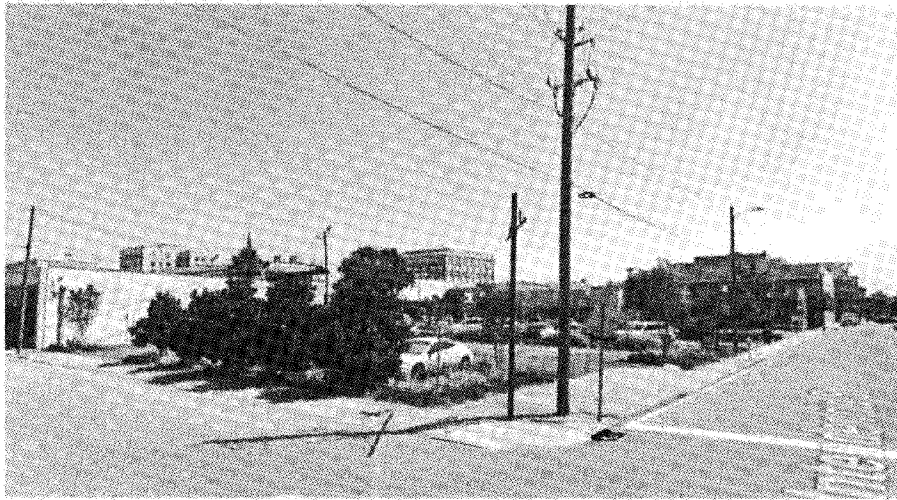
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

EXHIBIT D
EXHIBIT D

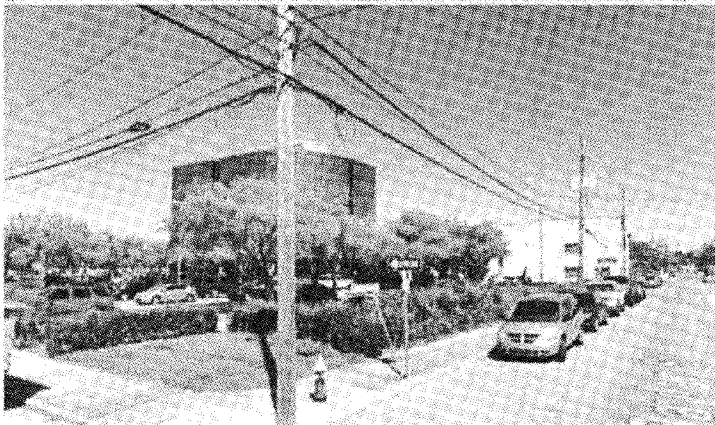
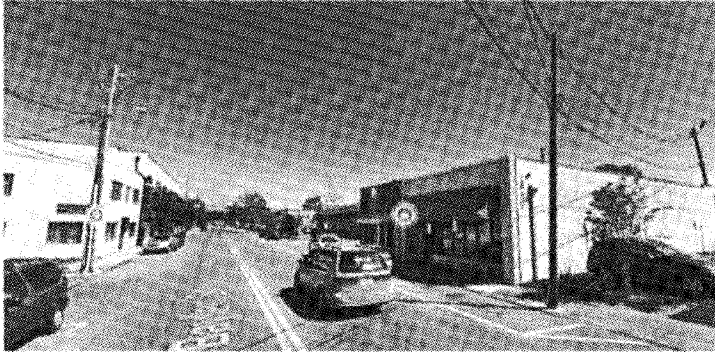
1/28/2021

150 S. Baylen Street Existing Conditions:

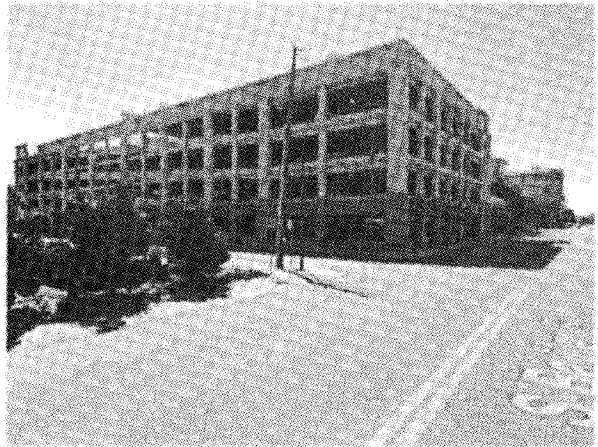


CALDWELL ASSOCIATES (ARCHITECTS)

Surrounding Buildings:

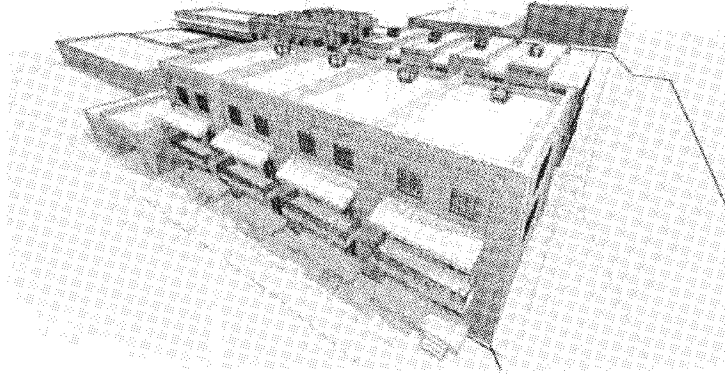


CALDWELL



RED FEATHER TOWNHOUSES

BAYLEN ST. & INTENDENCIA ST.
PENSACOLA, FL.



CALDWELL
ARCHITECTS
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.CALDWELL-ARCHITECTS.COM

PROJECT TEAM
OWNER: BAYLEN & ASSOCIATES
ARCHITECT: CALDWELL ARCHITECTS
STRUCTURAL: BAYLEN & ASSOCIATES
MECHANICAL: BAYLEN & ASSOCIATES
ELECTRICAL: BAYLEN & ASSOCIATES
PLUMBING: BAYLEN & ASSOCIATES
LANDSCAPE: BAYLEN & ASSOCIATES
INTERIOR DESIGN: BAYLEN & ASSOCIATES
FURNITURE: BAYLEN & ASSOCIATES
CLOTHING: BAYLEN & ASSOCIATES
ACCESSORIES: BAYLEN & ASSOCIATES
COOKWARE: BAYLEN & ASSOCIATES
FLOORING: BAYLEN & ASSOCIATES

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

SCOPE OF WORK

THE DEVELOPER WILL CREATE 8 THREE STORY, SINGLE FAMILY TOWNHOUSES ON A 1.5 ACRE PARCEL. THE PARCEL IS LOCATED ON THE CORNER OF BAYLEN STREET & INTENDENCIA STREET. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE TOWNHOUSES. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE COMMON AREAS, INCLUDING THE ROOFTOP TERRACE, SWIMMING POOL, AND GYM. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE LANDSCAPE, INCLUDING THE PLANTING OF TREES AND SHRUBS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE FURNITURE, INCLUDING THE SOFAS, CHAIRS, AND TABLES. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE ACCESSORIES, INCLUDING THE RUGS, CURTAINS, AND LIGHTS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE COOKWARE, INCLUDING THE STOVE, SINK, AND REFRIGERATOR. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE FLOORING, INCLUDING THE CARPET, TILE, AND HARDWOOD. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE WALLS, INCLUDING THE PAINT, WALLPAPER, AND MOLDING. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE CEILING, INCLUDING THE DROPPED CEILING, PLASTER, AND LIGHT FIXTURES. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE ROOF, INCLUDING THE SHINGLES, FLASHING, AND VENTILATION. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE EXTERIOR, INCLUDING THE PORCH, PATIO, AND DRIVEWAY. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE INTERIOR, INCLUDING THE HALLWAYS, BATHS, AND KITCHENS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE LANDSCAPE, INCLUDING THE PLANTING OF TREES AND SHRUBS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE FURNITURE, INCLUDING THE SOFAS, CHAIRS, AND TABLES. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE ACCESSORIES, INCLUDING THE RUGS, CURTAINS, AND LIGHTS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE COOKWARE, INCLUDING THE STOVE, SINK, AND REFRIGERATOR. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE FLOORING, INCLUDING THE CARPET, TILE, AND HARDWOOD. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE WALLS, INCLUDING THE PAINT, WALLPAPER, AND MOLDING. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE CEILING, INCLUDING THE DROPPED CEILING, PLASTER, AND LIGHT FIXTURES. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE ROOF, INCLUDING THE SHINGLES, FLASHING, AND VENTILATION. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE EXTERIOR, INCLUDING THE PORCH, PATIO, AND DRIVEWAY. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE INTERIOR, INCLUDING THE HALLWAYS, BATHS, AND KITCHENS. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND FINISHES OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

PROJECT TEAM

ARCHITECT
CALDWELL ASSOCIATES ARCHITECTS, INC.
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.CALDWELL-ARCHITECTS.COM

STRUCTURAL ENGINEER
BAYLEN & ASSOCIATES
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.BAYLEN-ASSOCIATES.COM

MECHANICAL ENGINEER
BAYLEN & ASSOCIATES
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.BAYLEN-ASSOCIATES.COM

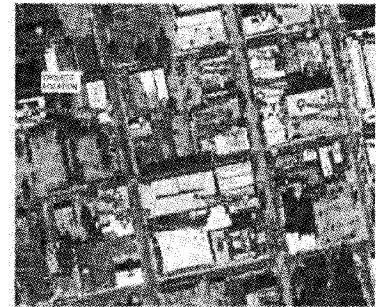
ELECTRICAL ENGINEER
BAYLEN & ASSOCIATES
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.BAYLEN-ASSOCIATES.COM

PLUMBING ENGINEER
BAYLEN & ASSOCIATES
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.BAYLEN-ASSOCIATES.COM

LANDSCAPE ARCHITECT
BAYLEN & ASSOCIATES
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32501
PHONE: 904.438.1111
FAX: 904.438.1112
WWW.BAYLEN-ASSOCIATES.COM

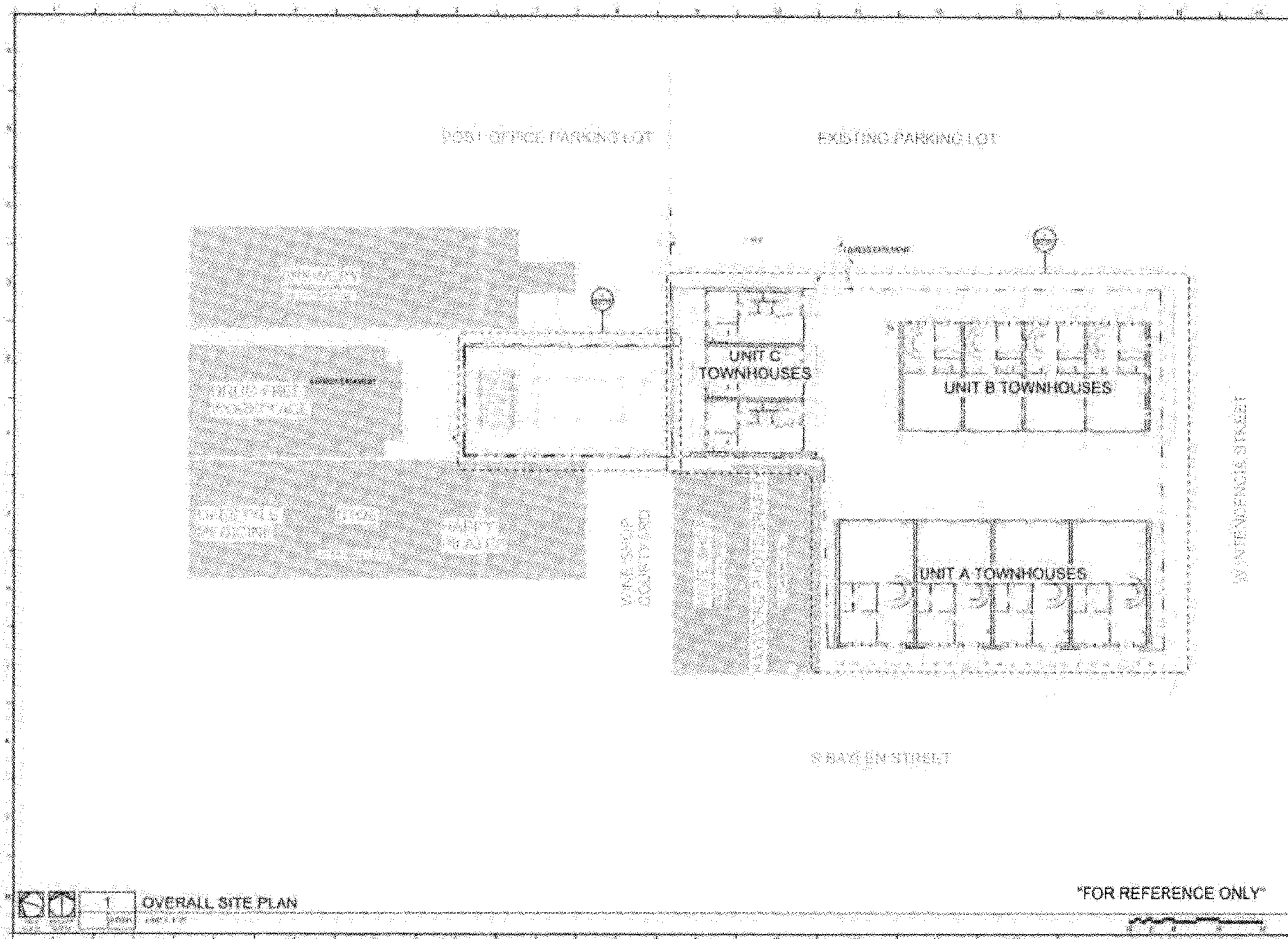
APPLICABLE CODES

THE FOLLOWING CODES AND ORDINANCES ARE APPLICABLE TO THIS PROJECT:
FLORIDA BUILDING CODE (FBC) 2001
FLORIDA ELECTRICAL CODE (FEC) 2001
FLORIDA MECHANICAL CODE (FMC) 2001
FLORIDA PLUMBING CODE (FPC) 2001
FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) 2001



PARCEL 15 BAYLEN ST. CORNER OF INTENDENCIA ST.
PENSACOLA, FL 32501





CALDWELL
ARCHITECTS
100 S. BAYLEN STREET
SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.591.1234
FAX: 214.591.1235
WWW.CALDWELL-ARCHITECTS.COM

PROJECT TEAM
OWNER: RED FEATHER TOWNHOUSES
ARCHITECT: CALDWELL ARCHITECTS
ENGINEER: J. R. HARRIS & ASSOCIATES
LANDSCAPE ARCHITECT: J. R. HARRIS & ASSOCIATES
PLANNING CONSULTANT: J. R. HARRIS & ASSOCIATES
CONSTRUCTION MANAGER: J. R. HARRIS & ASSOCIATES
GENERAL CONTRACTOR: J. R. HARRIS & ASSOCIATES

PROJECT
RED FEATHER TOWNHOUSES

100 S. BAYLEN STREET
(CORNER OF BAYLEN & INTENDENCIA)

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 20021
SHEET TITLE:
SHEET NO.: 001

SHEET NUMBER
AS001
DESIGN DEVELOPMENT

OVERALL SITE PLAN

"FOR REFERENCE ONLY"



[illegible]

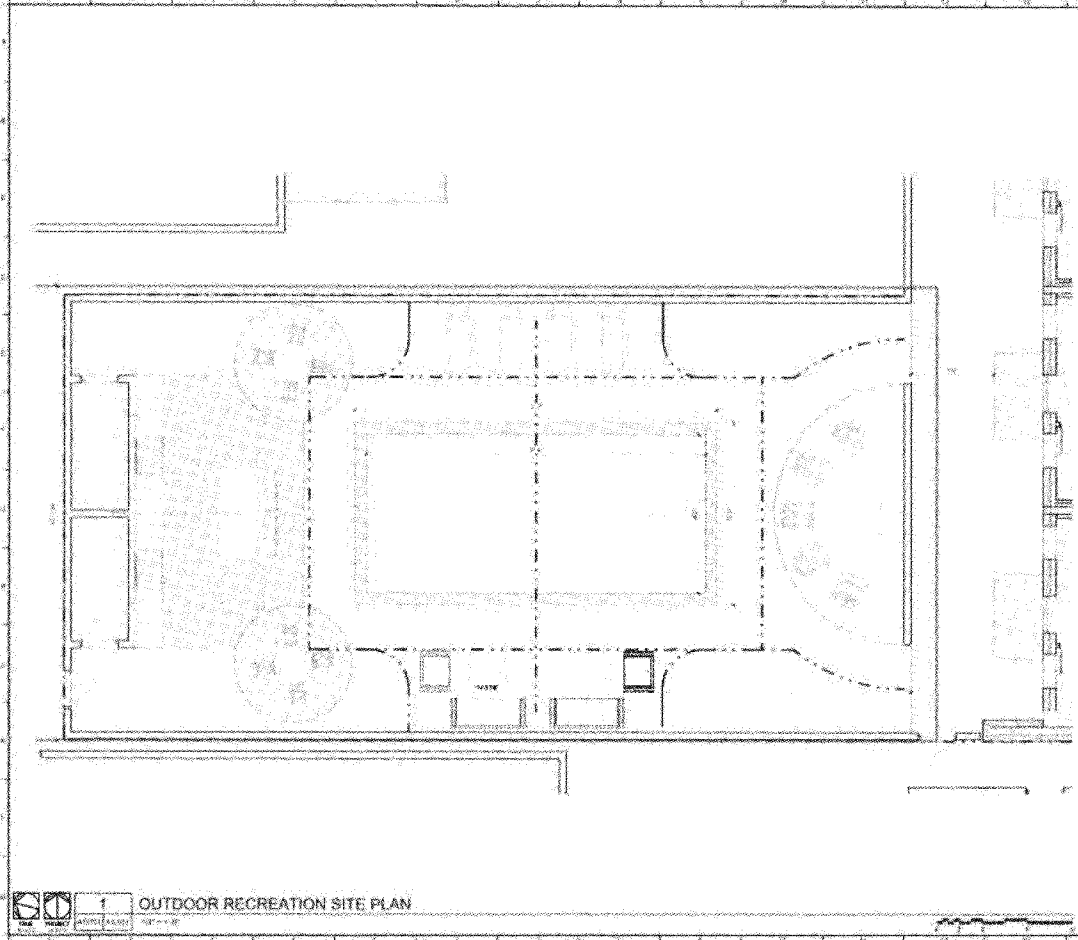
PROJECT:
RED FEATHER
TOWNHOUSES

180 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

PRELIMINARY
NOT FOR
CONSTRUCTION

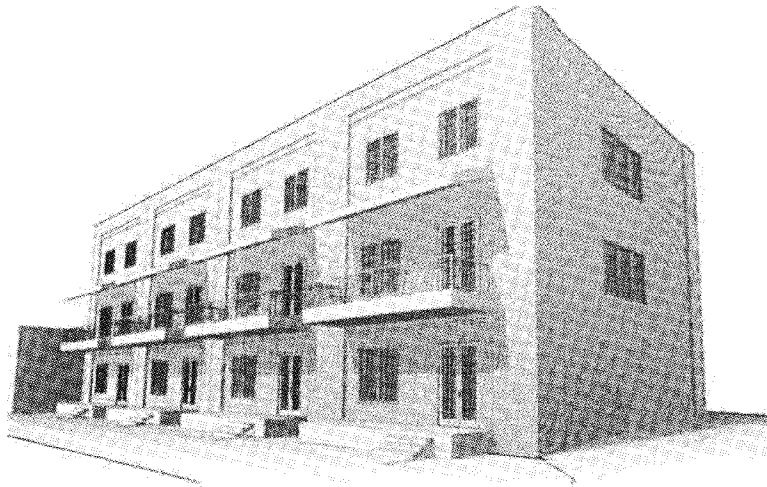
PROJECT NO.: 20021
SHEET TITLE:
AGENCY SITE PLAN

SHEET NUMBER:
AS101
DESIGN DEVELOPMENT



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



CALDWELL
 ARCHITECTURAL FIRM

PROJECT NO. 20021
 SHEET NO. GA001
 DATE: 01/14/2021
 PROJECT: RED FEATHER TOWNHOUSES

PROJECT TEAM
 ARCHITECT: CALDWELL ARCHITECTURAL FIRM
 ENGINEER: [FIRM NAME]
 LANDSCAPE ARCHITECT: [FIRM NAME]
 INTERIOR DESIGNER: [FIRM NAME]
 GENERAL CONTRACTOR: [FIRM NAME]

PROJECT:
 RED FEATHER TOWNHOUSES

180 S BAYLEN STREET
 (CORNER OF BAYLEN & INTENDENCIA)

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. 20021
 SHEET TITLE: UNIT A CONSTRUCTION

SHEET NUMBER:
GA001
 DESIGN DEVELOPMENT

KEYNOTES

CALDWELL
ARCHITECTS

100 S BAYLEN STREET, SUITE 100, LOS ANGELES, CA 90014
310.207.1234 FAX 310.207.1235

PROJECT NO.	DATE
00000000	06.12.2008
00000001	07.14.2008
00000002	08.18.2008
00000003	08.28.2008
00000004	09.11.2008
00000005	02.03.2009
00000006	07.17.2009

PROJECT TEAM
ARCHITECT: CALDWELL ARCHITECTS
ENGINEER: J. J. JENSEN & ASSOCIATES
PLANNING: J. J. JENSEN & ASSOCIATES
LANDSCAPE: J. J. JENSEN & ASSOCIATES
INTERIOR DESIGN: J. J. JENSEN & ASSOCIATES
MECHANICAL: J. J. JENSEN & ASSOCIATES
ELECTRICAL: J. J. JENSEN & ASSOCIATES
PLUMBING: J. J. JENSEN & ASSOCIATES
CONSTRUCTION: J. J. JENSEN & ASSOCIATES

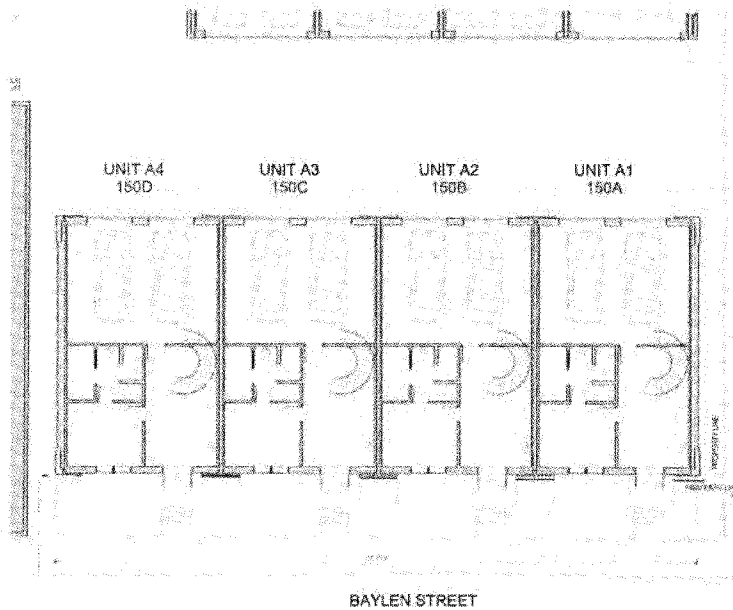
PROJECT:
RED FEATHER
TOWNHOUSES

100 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



INTENDENCIA STREET

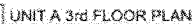
BAYLEN STREET

DO NOT SCALE
FOR CONSTRUCTION



1
0' 10' 20'

UNIT A OVERALL FLOOR PLAN



KEYNOTES

010111

DATE	DESCRIPTION	AMOUNT
10/1/2000	10/1/2000	10/1/2000
10/2/2000	10/2/2000	10/2/2000
10/3/2000	10/3/2000	10/3/2000
10/4/2000	10/4/2000	10/4/2000
10/5/2000	10/5/2000	10/5/2000
10/6/2000	10/6/2000	10/6/2000
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10/28/2000	10/28/2000	10/28/2000
10/29/2000	10/29/2000	10/29/2000
10/30/2000	10/30/2000	10/30/2000
10/31/2000	10/31/2000	10/31/2000

LEGEND

1. 在下列各题中，选择正确的答案，将序号填入括号内。

2. 在下列各题中，选择正确的答案，将序号填入括号内。

3. 在下列各题中，选择正确的答案，将序号填入括号内。

4. 在下列各题中，选择正确的答案，将序号填入括号内。

5. 在下列各题中，选择正确的答案，将序号填入括号内。

6. 在下列各题中，选择正确的答案，将序号填入括号内。

7. 在下列各题中，选择正确的答案，将序号填入括号内。

8. 在下列各题中，选择正确的答案，将序号填入括号内。

9. 在下列各题中，选择正确的答案，将序号填入括号内。

10. 在下列各题中，选择正确的答案，将序号填入括号内。

GENERAL NOTES

1. Evaluation of material strength and behavior under various loading conditions.
2. Design of structural components based on material properties and loading conditions.
3. Development of finite element models for stress and strain analysis.
4. Analysis of stress and strain distributions in complex geometries.
5. Investigation of material behavior under different environmental conditions.
6. Comparison of experimental results with theoretical predictions.

[illegible]

PROJECT
RED FEATHER
TOWNHOUSES

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

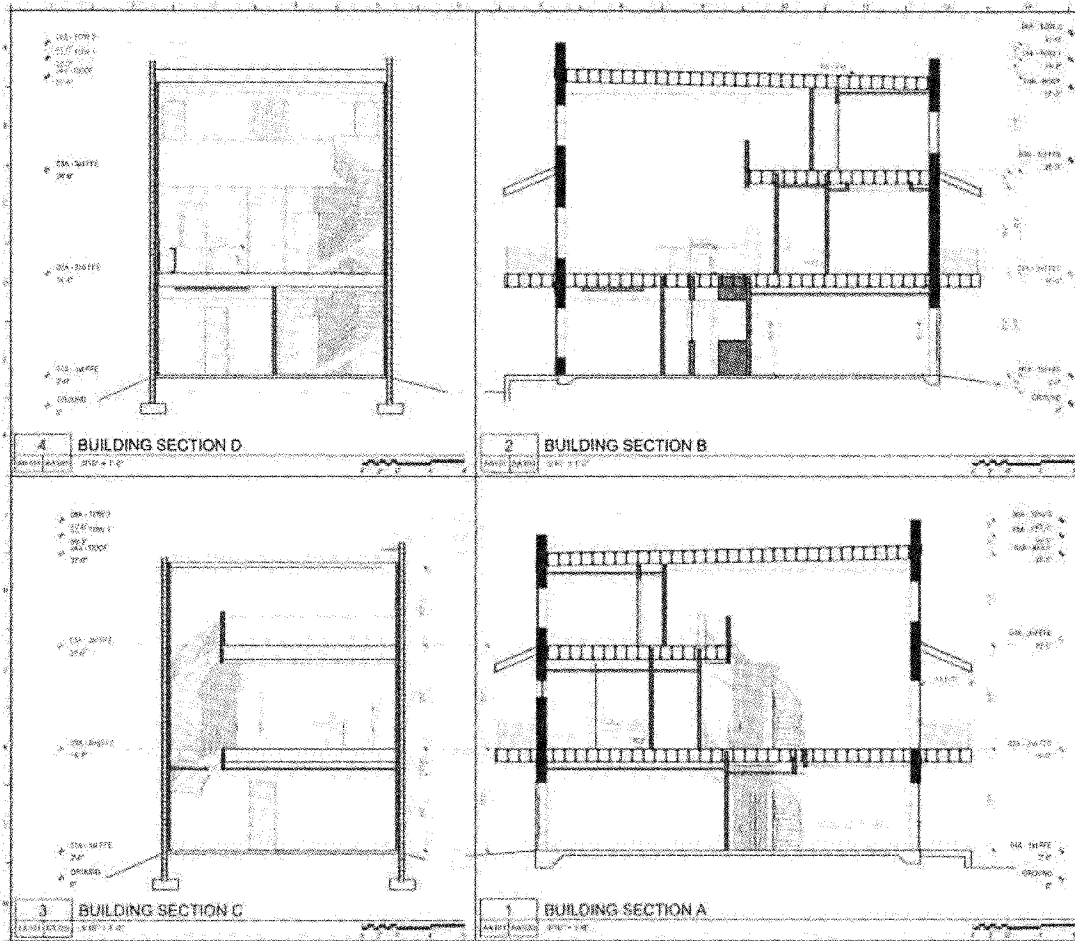
PRELIMINARY-
NOT FOR
CONSTRUCTION

PROJECT NO: 2002
SHEET TITLE: SHEET A 1st FLOOR &
REVISIONS AND NOTES

AA103

DESIGN DEVELOPMENT





KEYNOTES

CALDWELL

PROJECT NO. 20021
SHEET TITLE: UNIT A BUILDING SECTIONS

PROJECT TEAM:
ARCHITECT: CALDWELL
ENGINEER: CALDWELL
GENERAL CONTRACTOR: CALDWELL
OWNER: CALDWELL

PROJECT: RED FEATHER TOWNHOUSES

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

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR DETAILS OF ALL STRUCTURAL MEMBERS AND CONNECTIONS.
2. SEE MECHANICAL DRAWINGS FOR DETAILS OF ALL MECHANICAL SYSTEMS AND EQUIPMENT.
3. SEE ELECTRICAL DRAWINGS FOR DETAILS OF ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
4. SEE PLUMBING DRAWINGS FOR DETAILS OF ALL PLUMBING SYSTEMS AND EQUIPMENT.
5. SEE FINISHES DRAWINGS FOR DETAILS OF ALL FINISHES AND MATERIALS.
6. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS OF ALL LANDSCAPE ARCHITECTURE SYSTEMS AND EQUIPMENT.

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 20021
SHEET TITLE: UNIT A BUILDING SECTIONS

SHEET NUMBER:
AA300
DESIGN DEVELOPMENT

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



CALDWELL
A DIVISION OF THE
CUMMINS ENGINE COMPANY

1. 1990年1月1日	1. 1990年1月1日
2. 1990年1月1日	2. 1990年1月1日
3. 1990年1月1日	3. 1990年1月1日
4. 1990年1月1日	4. 1990年1月1日
5. 1990年1月1日	5. 1990年1月1日
6. 1990年1月1日	6. 1990年1月1日
7. 1990年1月1日	7. 1990年1月1日
8. 1990年1月1日	8. 1990年1月1日
9. 1990年1月1日	9. 1990年1月1日
10. 1990年1月1日	10. 1990年1月1日

[illegible]

100 S BAYLEN STREET
(CORNER OF BAYLEN
ITENDENCIA)

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 2000
SHEET TITLE
DATE 10/10/2000

STREET ADDRESS
GB001
DESIGN DEVELOPMENT