

EDWARD SILVA ARCHITECT

EDWARD SILVA, ARCHITECT REG. No. 11131

8900 SW 117 AVENUE, SUITE 107-B, Miami, Florida 33186

(305) 275-8383 / (FAX) 275-8381

*" Meeting the needs of the building industry
through innovative design "*

HIGHLAND OAKS

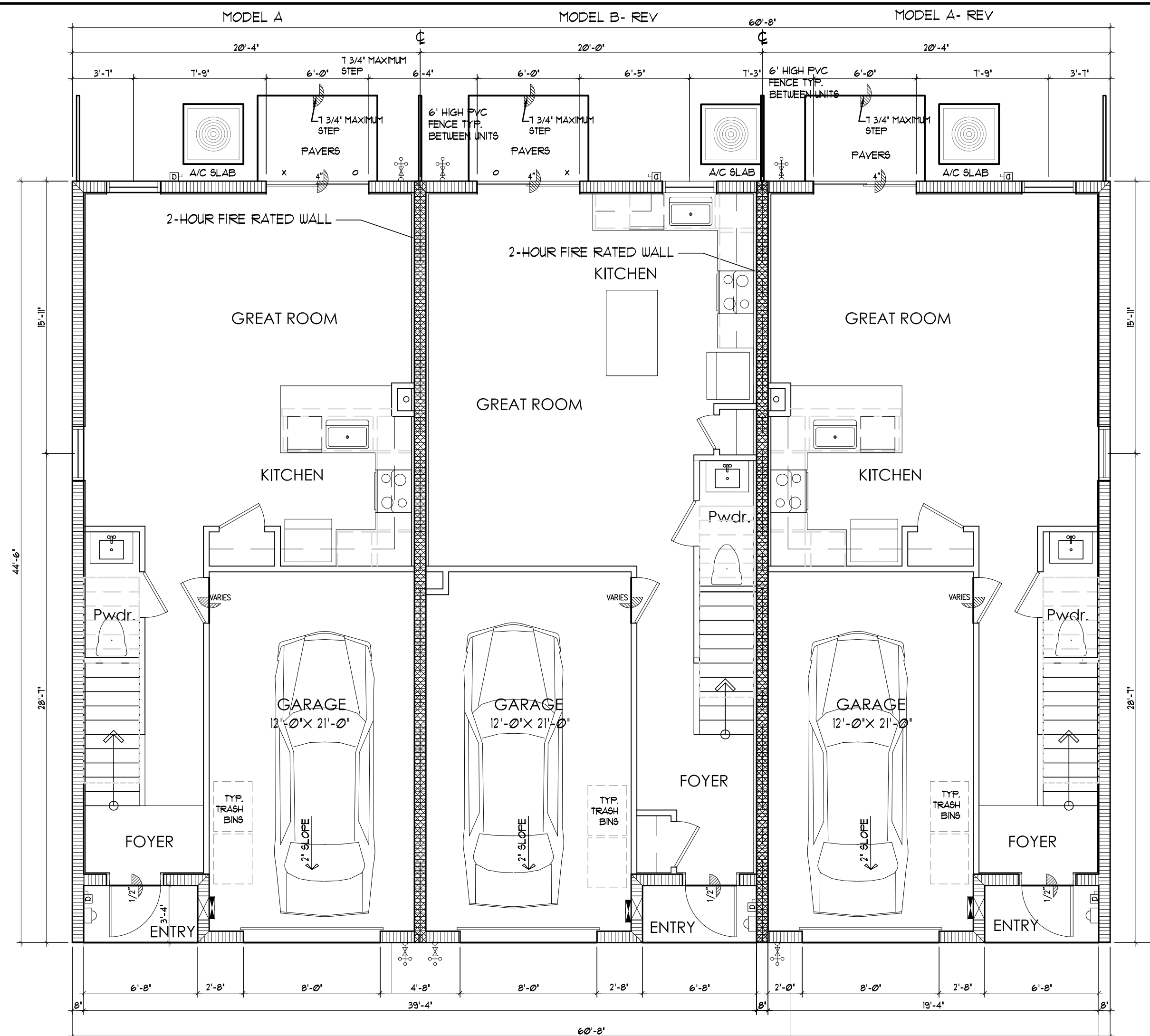
CITY OF POMPANO BEACH, FLORIDA

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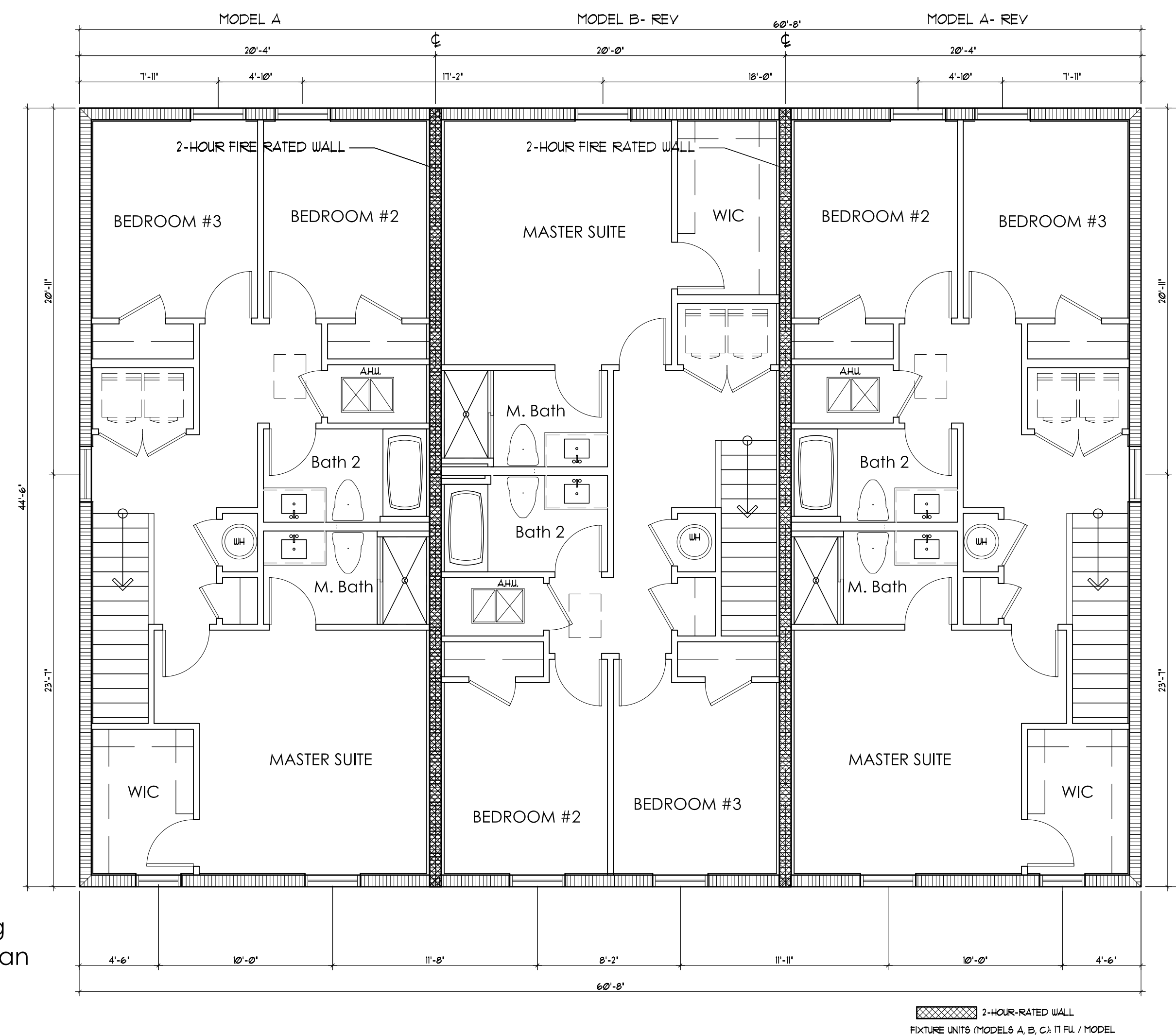
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2021.05.11
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PZ13-12000041
6/1/2021



3-Unit Building
First Floor Plan



3-Unit Building
Second Floor Plan

ISSUANCE FOR

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 ☐ CONSTRUCTION
 ☐ PERMIT

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 Date: 2021.05.11 09:53:56 -0400
 REV 4

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Client:

Address:

Address:

Phone:

Plan:

Job No.:

Drawn By:

Scale:

Date:

Lot:

Block:

OVERALL FLOOR PLAN

HIGHLAND OAKS- 3 UNIT BUILDING

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

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E.S.A.

Design Group, Inc.

OV-3U1

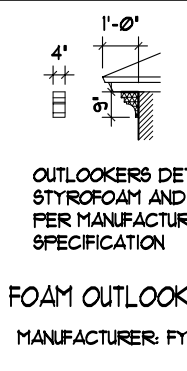


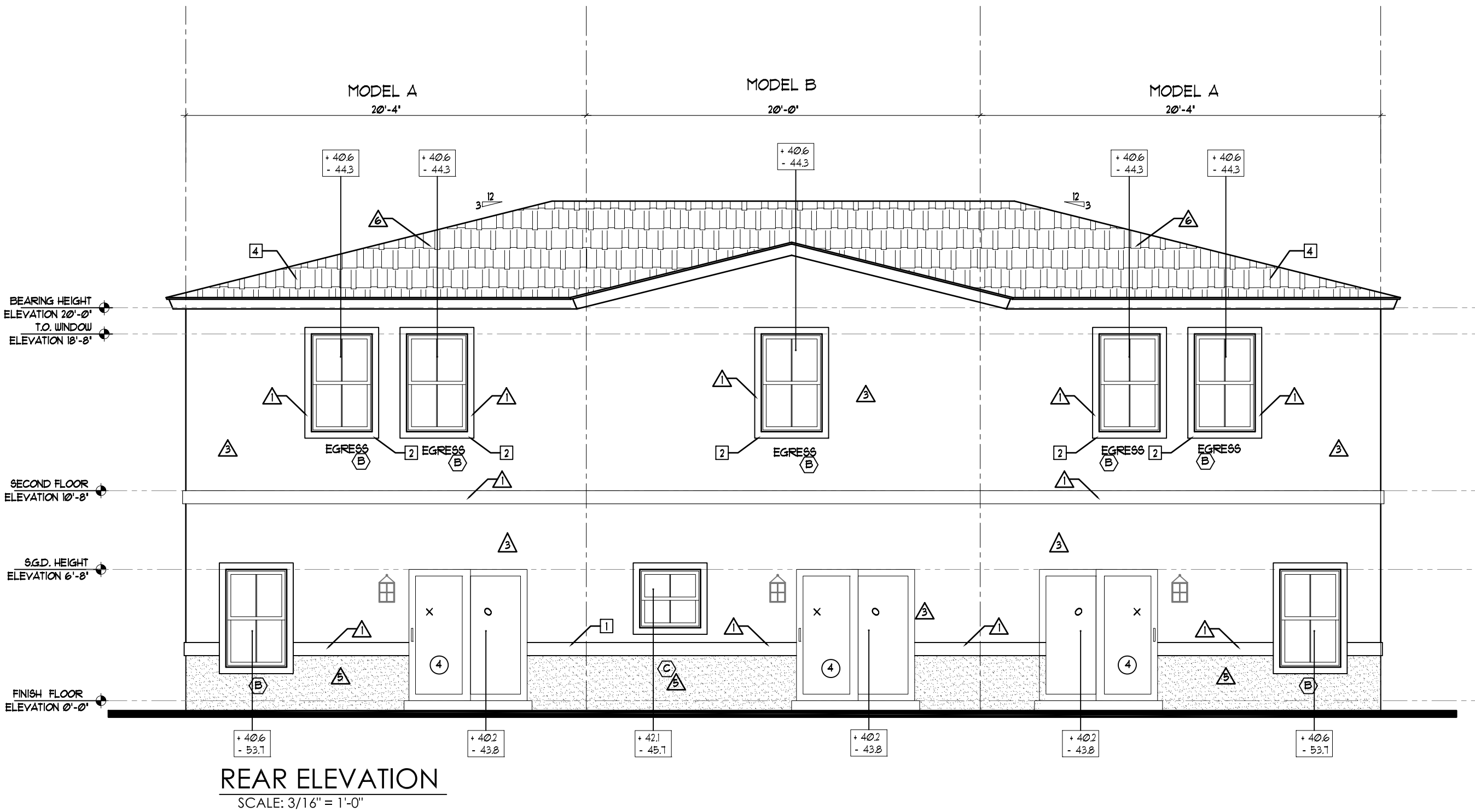
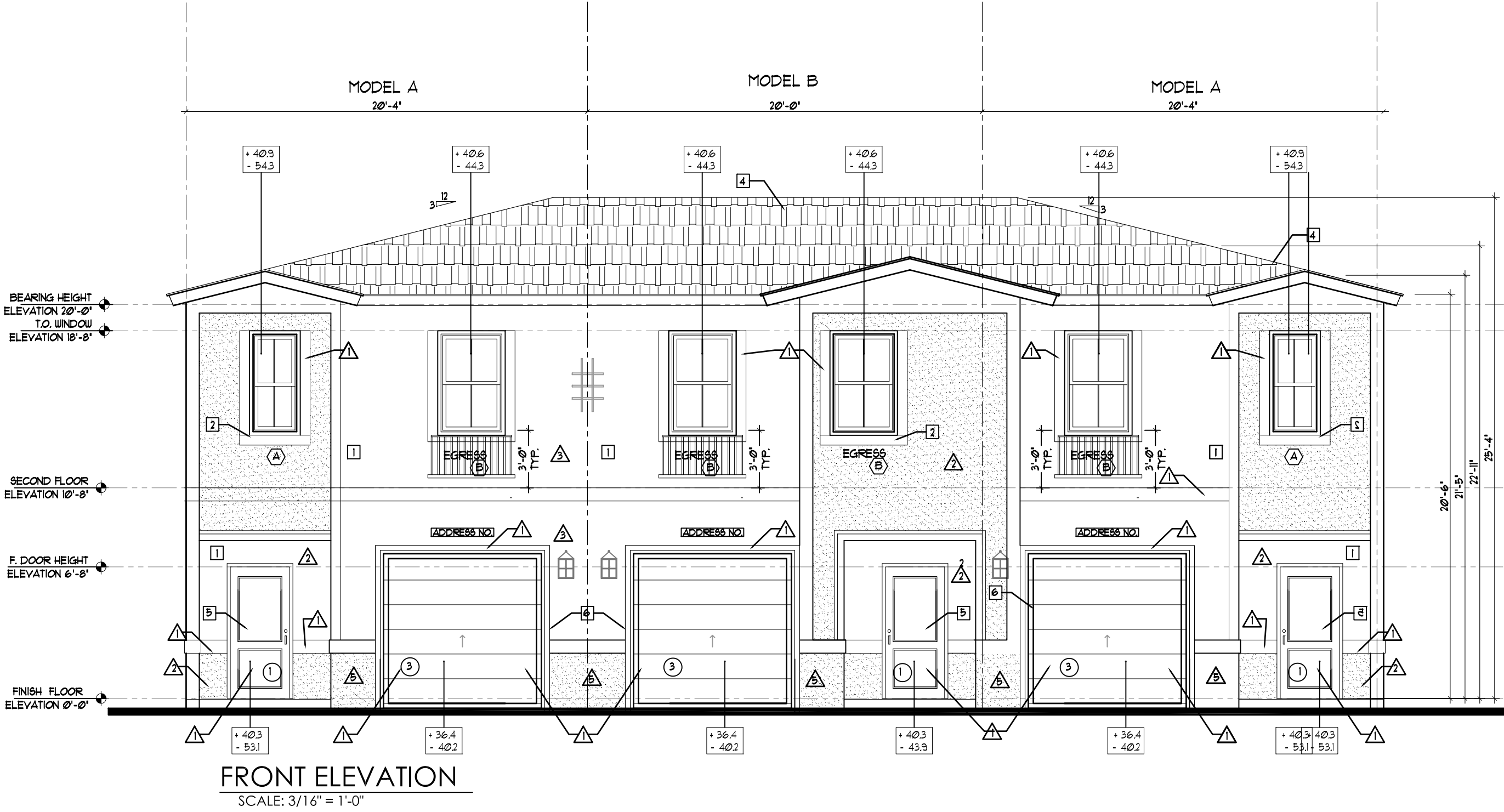
 2-HOUR-RATED WALL

905 SQ. FT. + 30 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = $\frac{5 \times 22}{144}$ = .764 SQ. FT./VENT
50% / 30 SQ. FT. = 1.56 GPM. / .764 = 1.9 VENTS OF 5" X 22"
1.9 VENTS / 4 CLEAR OPENING = 4.9 VENTS (5 VENTS)
5 VENTS PROVIDED
1.5 SQ. FT. + 1.5 SQ. FT. TO BE PROVIDED BY GOOSE NECKS
GOOSE NECK VENTS:
SIZE OF VENT = $\frac{2 \times 24}{144}$ = 2 SQ. FT./VENT - 1 VENT PROVIDED

OV-3U2

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PZ13-1200941
6/1/2021

KEY NOTES				COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CEMENTITIOUS FINISH	 <p>OUTLOOKERS DETAIL STYROFOAM AND GLUED AS PER MANUFACTURE SPECIFICATION</p> <p>FOAM OUTLOOKER DETAIL MANUFACTURER: PYPON</p>	LOCATION	COLOR	MANUFACTURER	COLOR	MANUFACTURER
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)		BODY	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SW 0055)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)		BELOW BAND	APAZING GRAY (SW 1044)	SHERWIN WILLIAMS	DORIAN GRAY (SW 1011)	SHERWIN WILLIAMS
4	SHINGLES ROOF		TRIM & FASCIA	SKYLINE STEEL (SW 1015)	SHERWIN WILLIAMS	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL		FRONT DOOR (SECTION A)	BREEZY (SW 1616)	SHERWIN WILLIAMS	GRANITE PEAK (SW 6250)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL		FRONT DOOR (SECTION B)	URBANE BRONZE (SW 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SW 0011)	SHERWIN WILLIAMS
		GARAGE & CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 1068)	SHERWIN WILLIAMS	
		GARAGE & CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 1625)	SHERWIN WILLIAMS	IRON ORE (SW 1069)	SHERWIN WILLIAMS	
		ROOF	COLOR DRIFTWOOD		COLOR DRIFTWOOD		
		WINDOW FRAME & DECO IRON	BRONZE		BRONZE		



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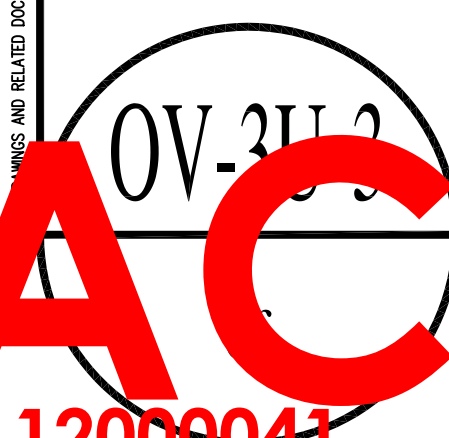
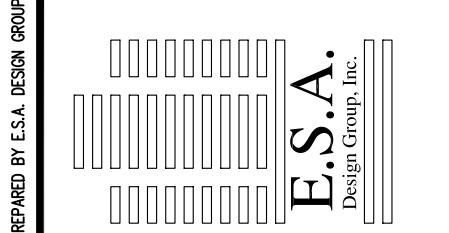
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Plan: _____

ELEVATIONS
HIGHLAND OAKS- 3 UNIT BUILDING

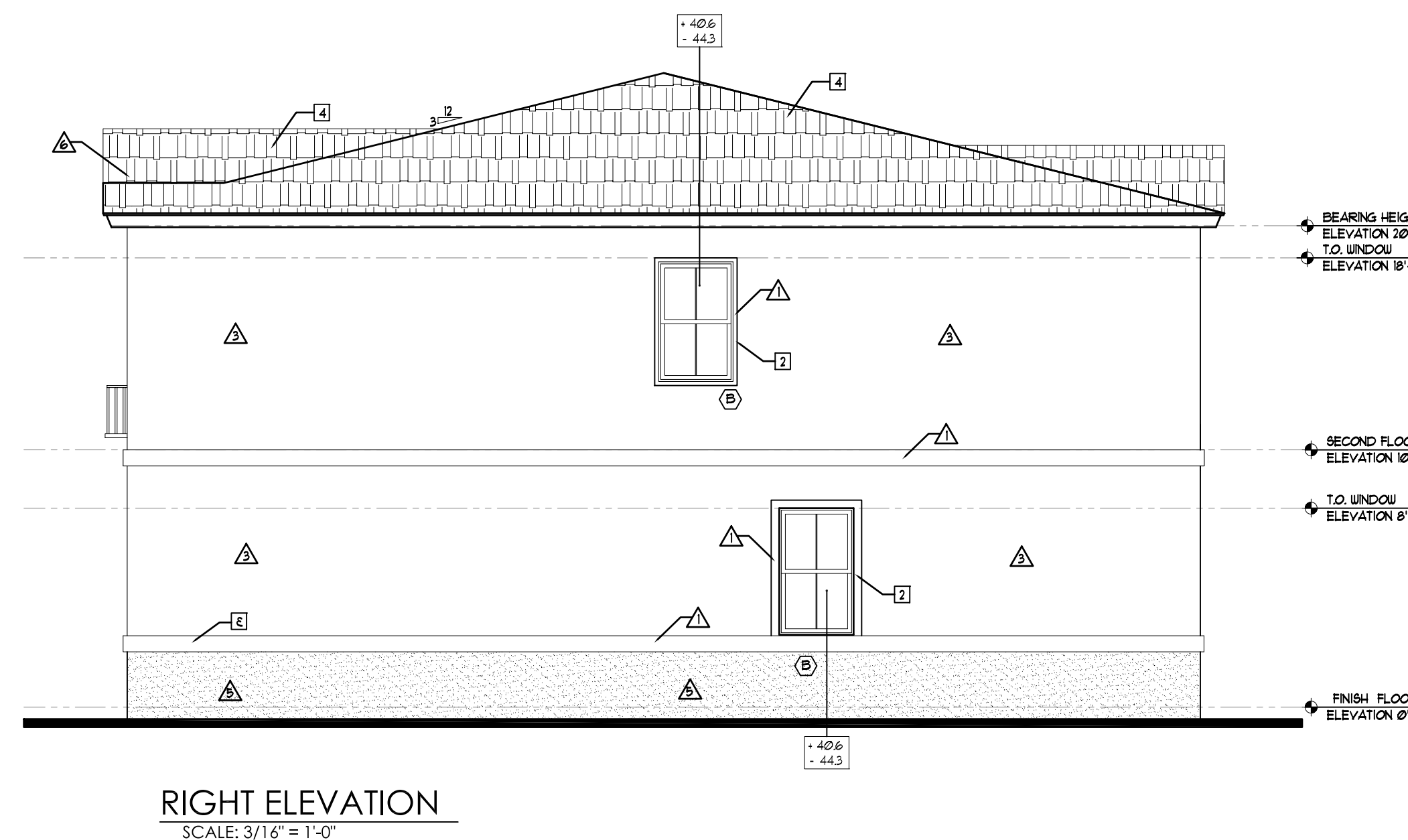
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Drawn By: _____
Scale: 3/16"=1'-0"
Date: 03-01-21

Lot: _____
Block: _____

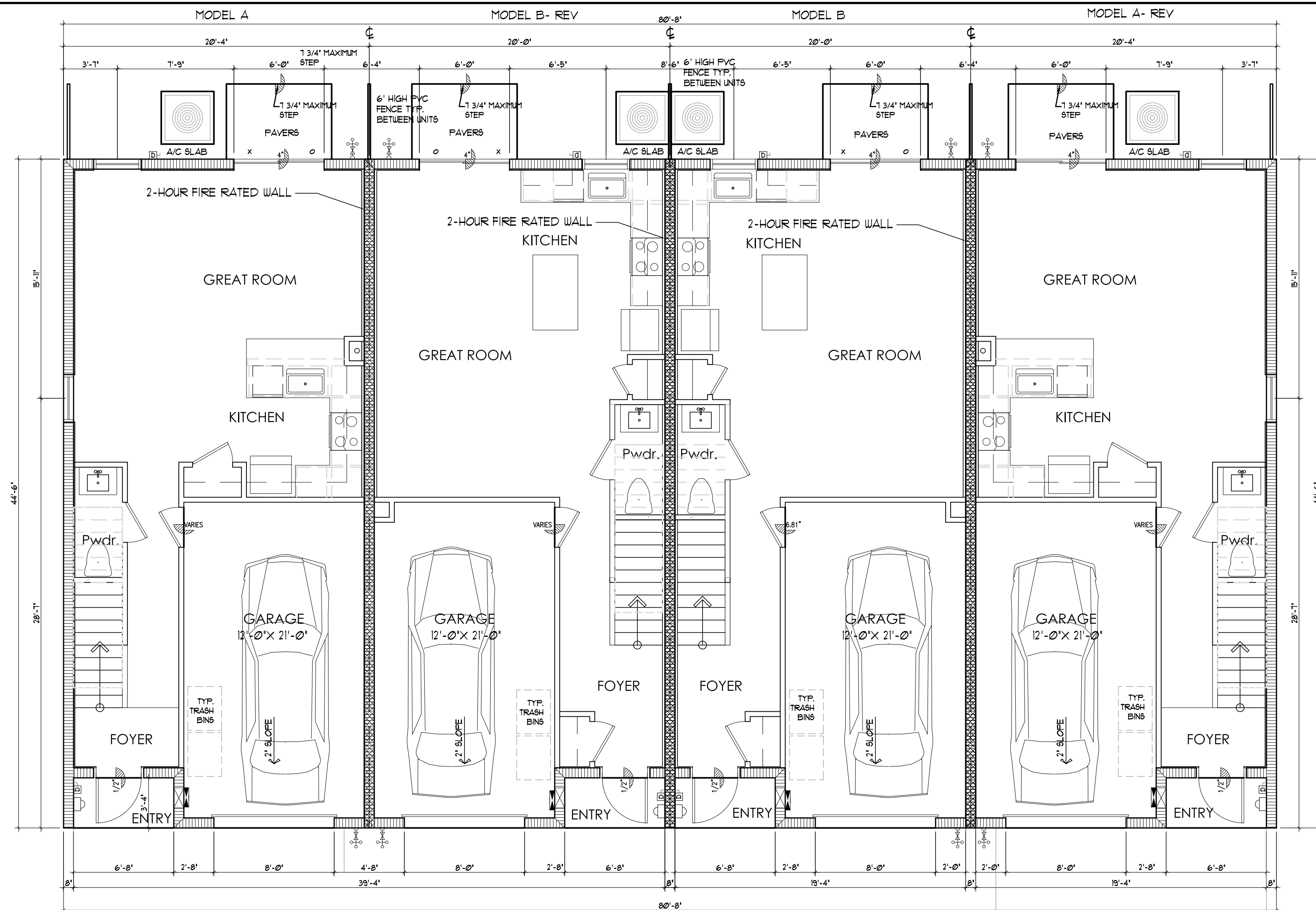
EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381



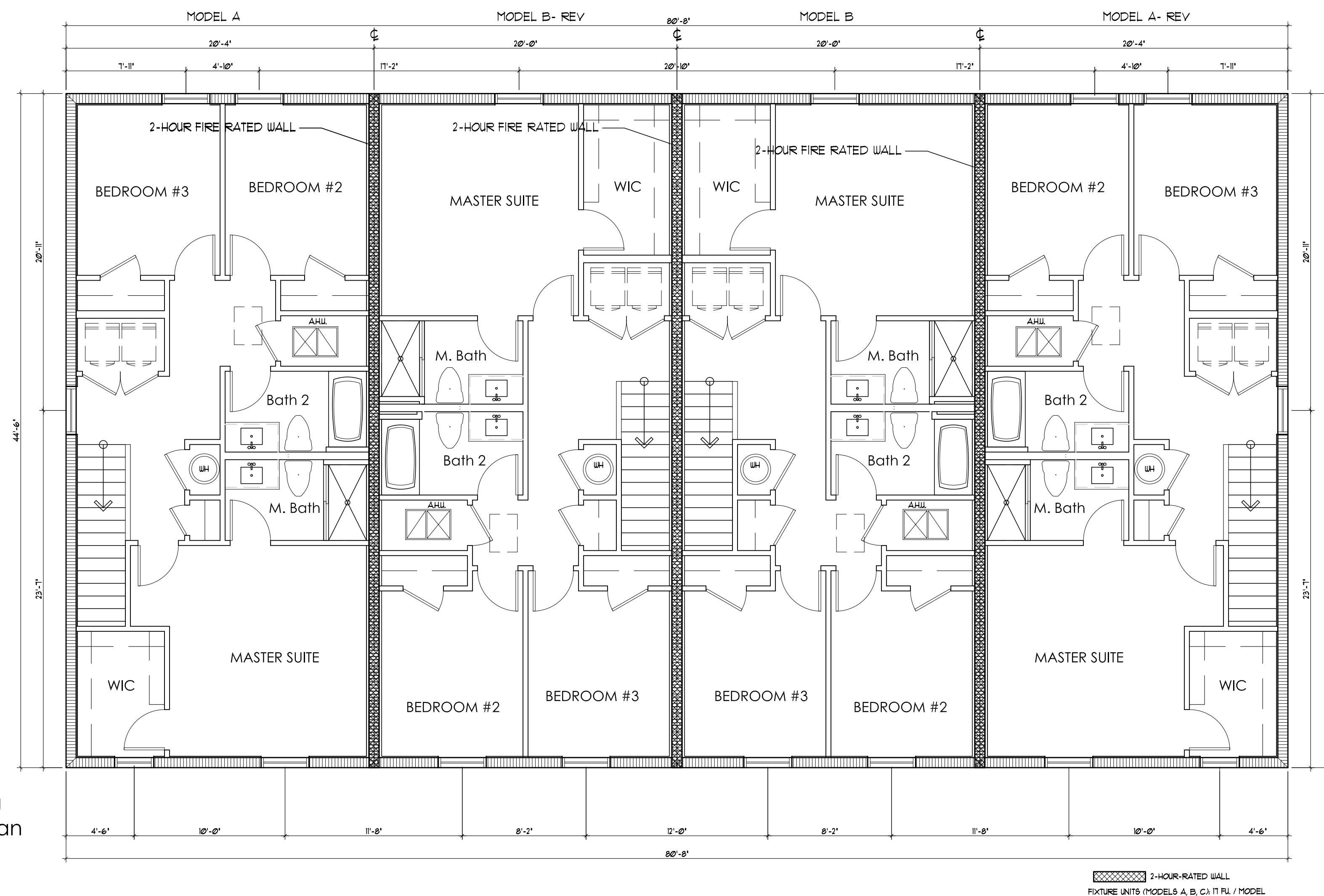
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6/1/2021



4-Unit Building
First Floor Plan



4-Unit Building
Second Floor Plan



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 REV 3
 REV 4

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Job No.:

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Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

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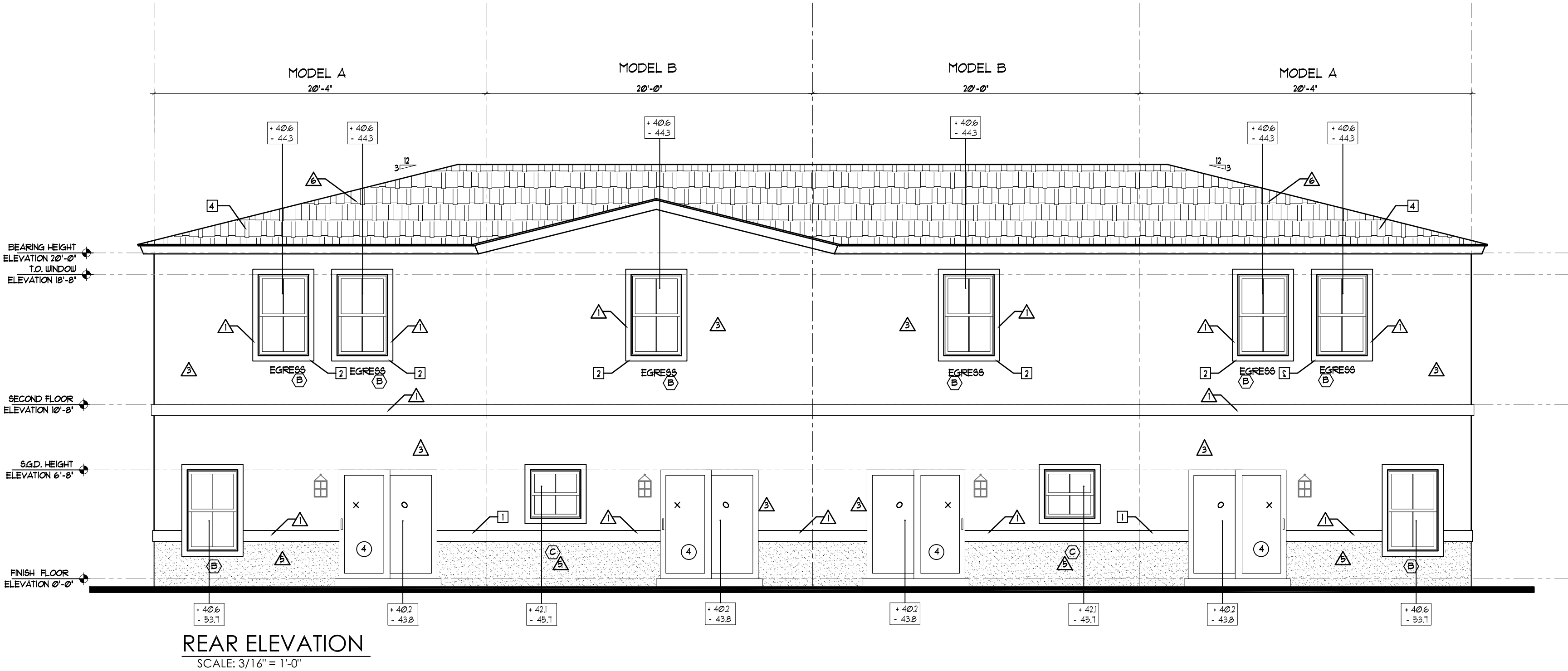
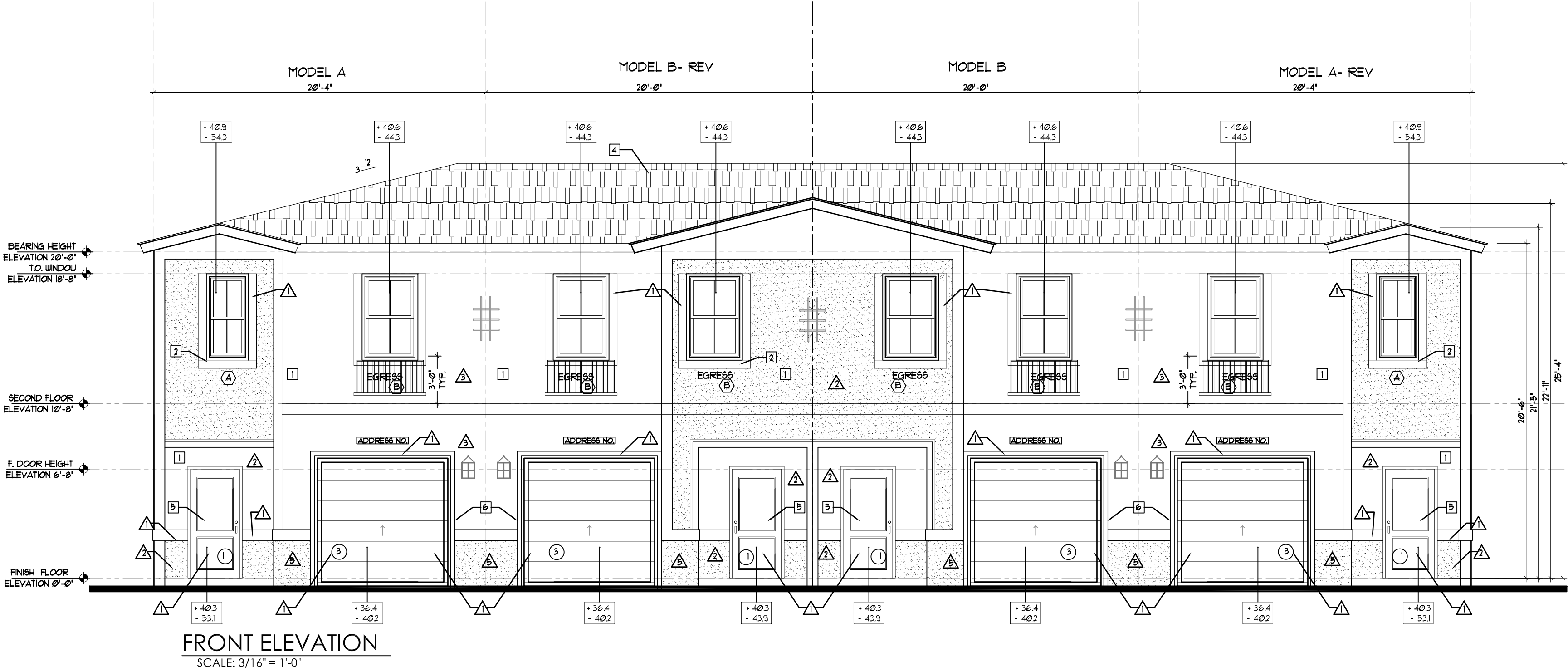
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PZ13-1200041
6/1/2021

KEY NOTES		LOCATION	COLOR SCHEME 1		COLOR SCHEME 2	
			COLOR	MANUFACTURER	COLOR	MANUFACTURER
1	TEXTURED CEMENTITIOUS FINISH	BODY	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SW 6055)	SHERWIN WILLIAMS
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	BELOW BAND	AMAZING GRAY (SW 1044)	SHERWIN WILLIAMS	DORIAN GRAY (SW 1017)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	TRIM & FASCIA	SKYLINE STEEL (SW 1015)	SHERWIN WILLIAMS	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS
4	SHINGLES ROOF	FRONT DOOR (SECTION A)	BREEZY (SW 766)	SHERWIN WILLIAMS	GRANITE PEAK (SW 6250)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL	FRONT DOOR (SECTION B)	URBANE BRONZE (SW 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SW 6011)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	GARAGE & CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 7068)	SHERWIN WILLIAMS
		GARAGE & CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 7625)	SHERWIN WILLIAMS	IRON ORE (SW 1069)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE	
		WINDOW FRAME & DECO IRON				



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Edward Silva

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Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS- 4 UNIT BUILDING

Job No.: Drawn By: 3/16"=1'-0"

Scale: Date: 03-01-21

Lot: Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

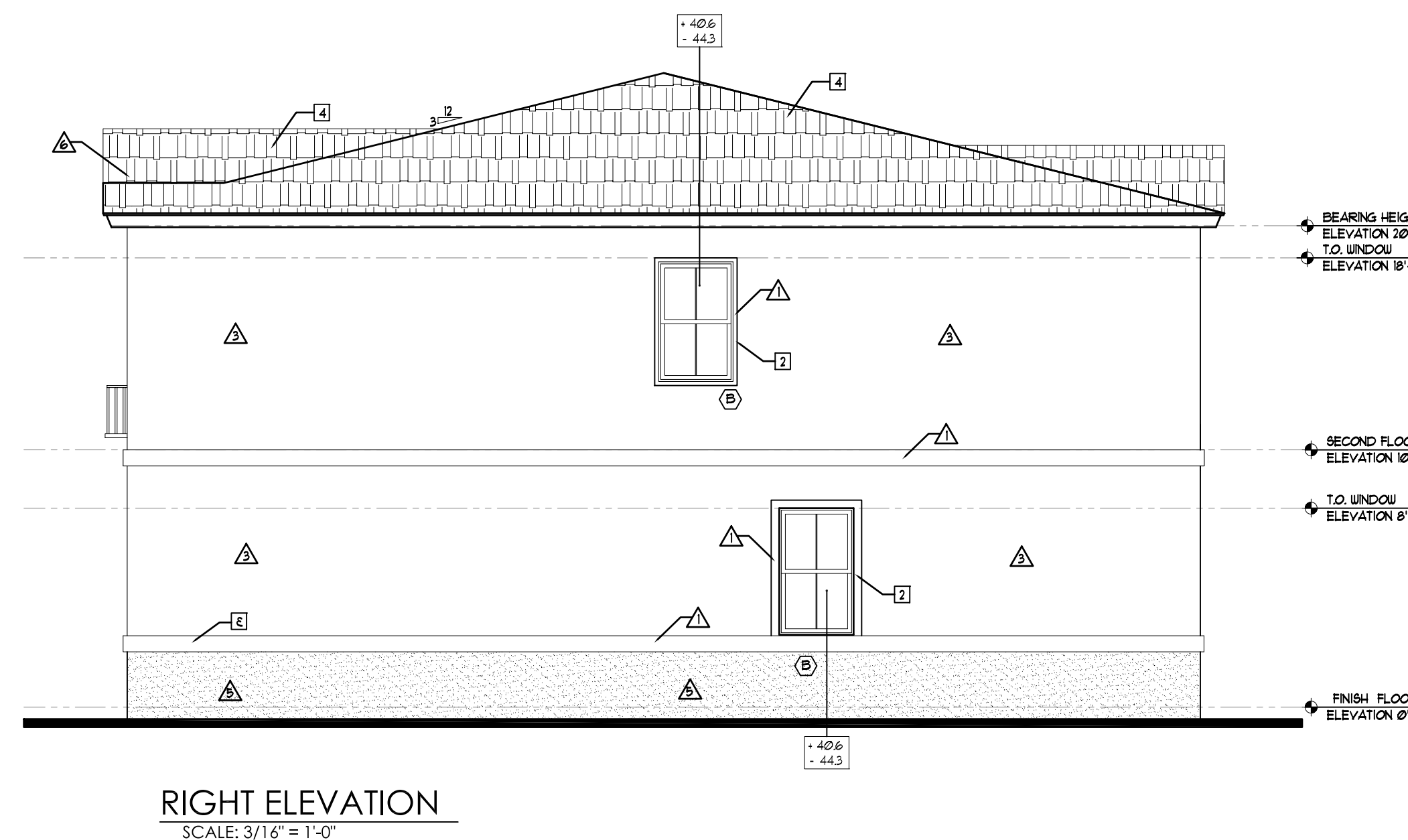
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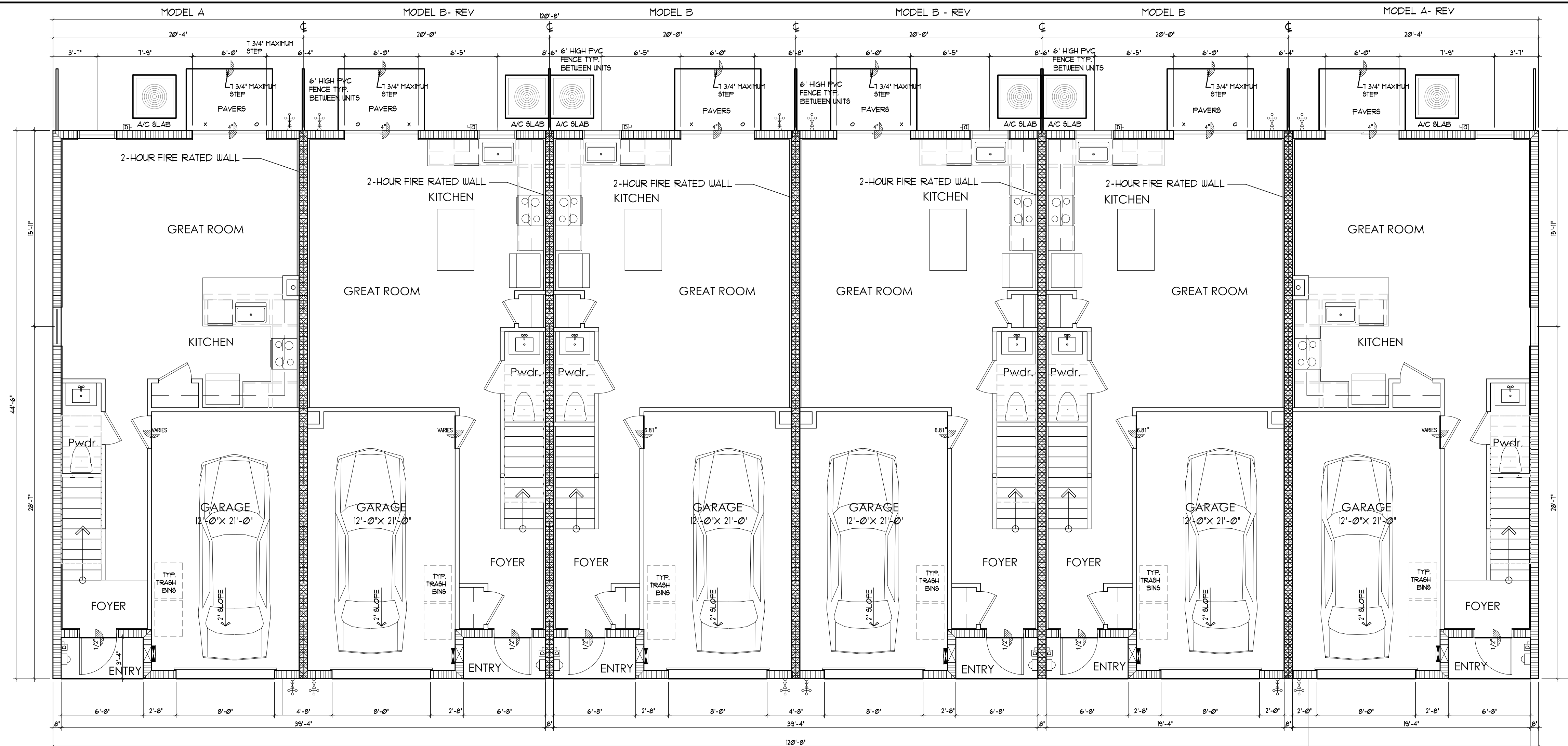
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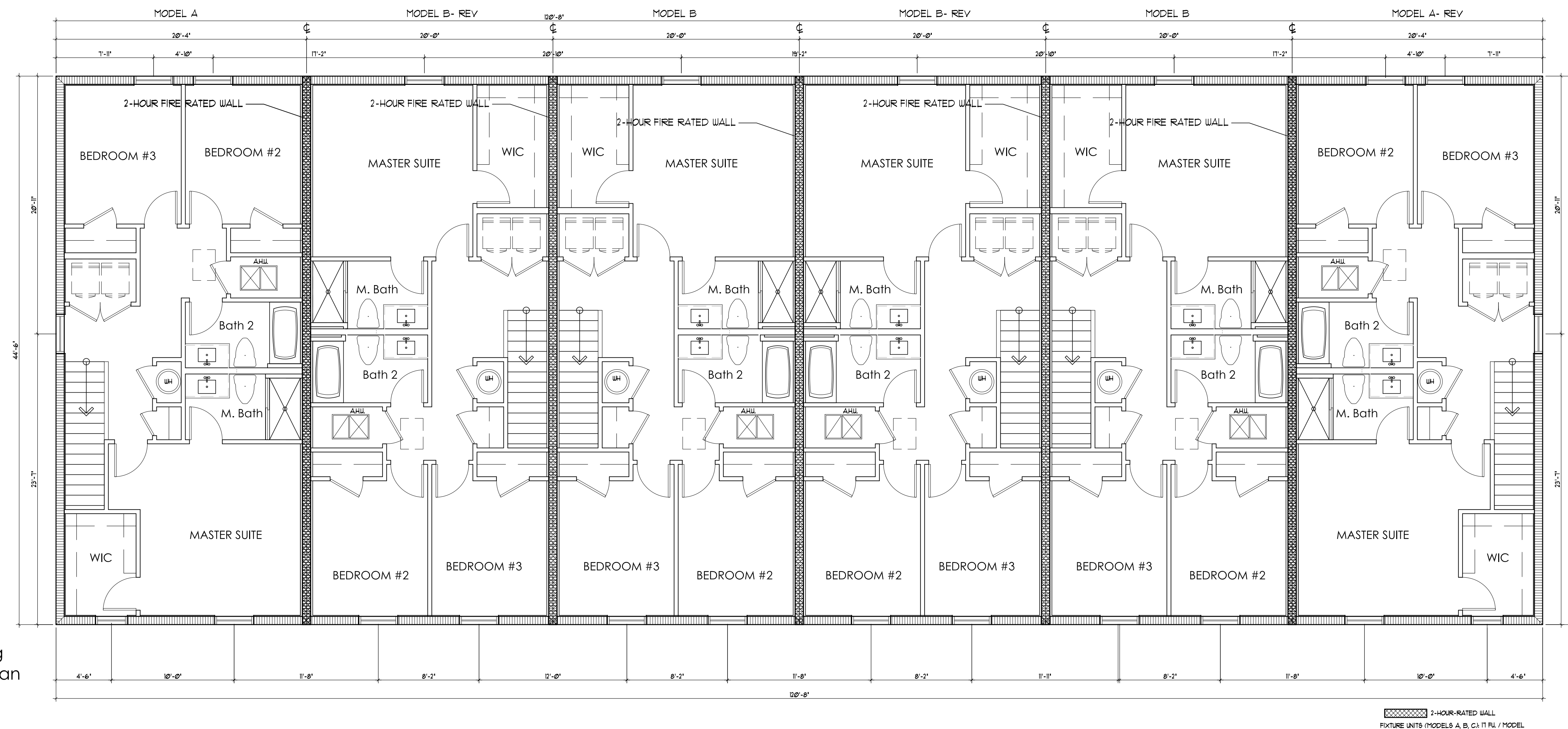
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6/1/2021



6-Unit Building
First Floor Plan



6-Unit Building
Second Floor Plan



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Client: Address: Address: Phone: Plan: OVERALL FLOOR PLAN
HIGHLAND OAKS - 6 UNIT BUILDING

Job No.: 3165-1-07
Drawn By: 03-01-21
Scale: 1/8"=1'-0"
Date: 03-01-21
Lot: Block:

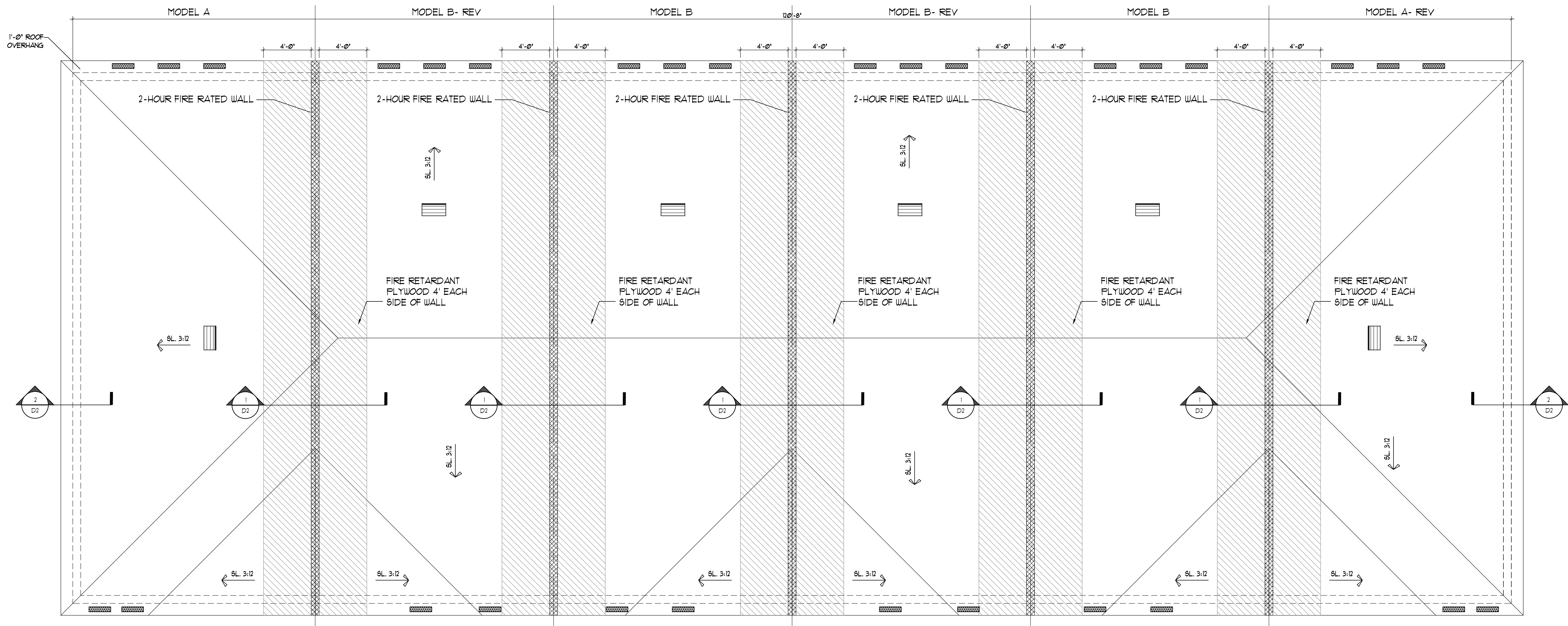
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6/1/2021



6-Unit Building
Roof Plan

THE RAKE BEAMS MUST EXTEND TO THE BACKSIDE OF THE FACIA FOR THE 2-HOUR WALL UNIT SEPARATION SEE DET.2/D-1 (TYPICAL)

NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/ IN 4'-0" OF COMMON WALLS AS PER FBC R302.2(2).

2 HOUR-RATED WALL

2-HOUR-RATED WALL

SOFFIT VENT CALCULATIONS
SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2017 FBC (MIN. 1/500 OF CEILING AREA) WHEN 50% OF THE REQUIRED VENT. AREA PROVIDED BY VENTILATOR AT LEAST 3' ABOVE EAVE.

3025 SQ. FT. = 3.20 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = 5'X22 = .764 SQ. FT./VENT
144
50%/3.20 SQ. FT.=15 SQ.FT. / .764 = 19 VENTS OF 5'X 22"
19 VENTS/ .4 CLEAR OP'NG = 48 VENTS (5 VENTS)
5 VENTS PROVIDED
15 SQ. FT. : 15 SQ. FT. TO BE PROVIDED BY GOOSE NECKS
GOOSE NECK VENTS:
SIZE OF VENT = 12'X24 = 2 SQ. FT./VENT- 1 VENT PROVIDED
144

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6/1/2021

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Date:
2021.05.11
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REV 1
REV 2
REV 3
REV 4

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OVERALL ROOF PLAN
HIGHLAND OAKS- 6 UNIT BUILDING

Job No.:
Drawn By:
Scale:
Date:

3/16"=1'-0"
03-01-21


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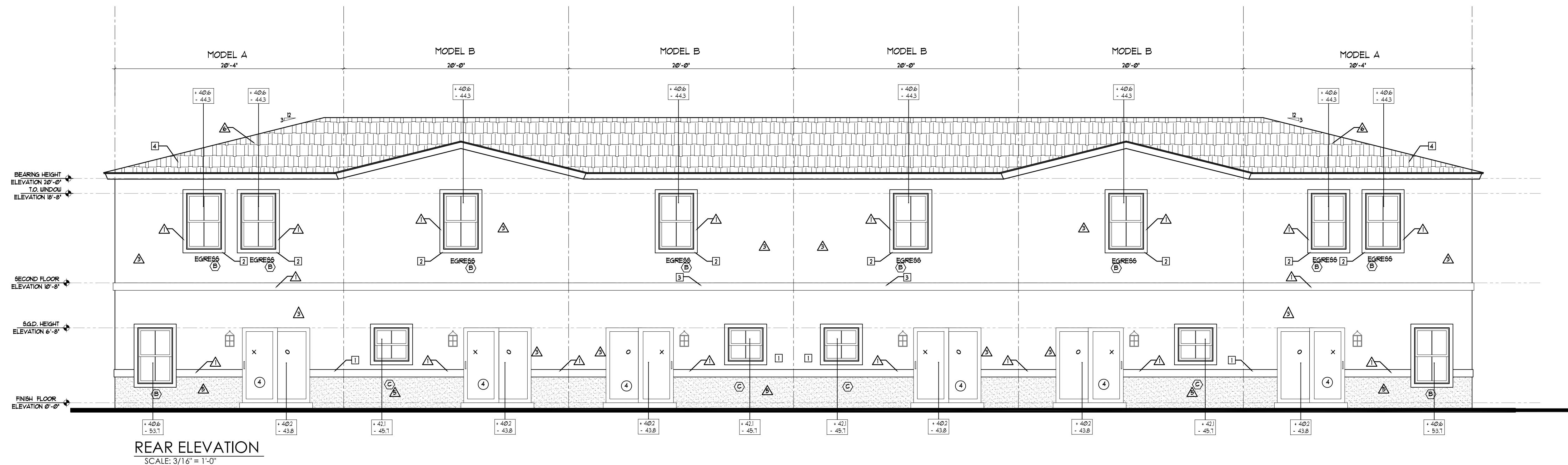
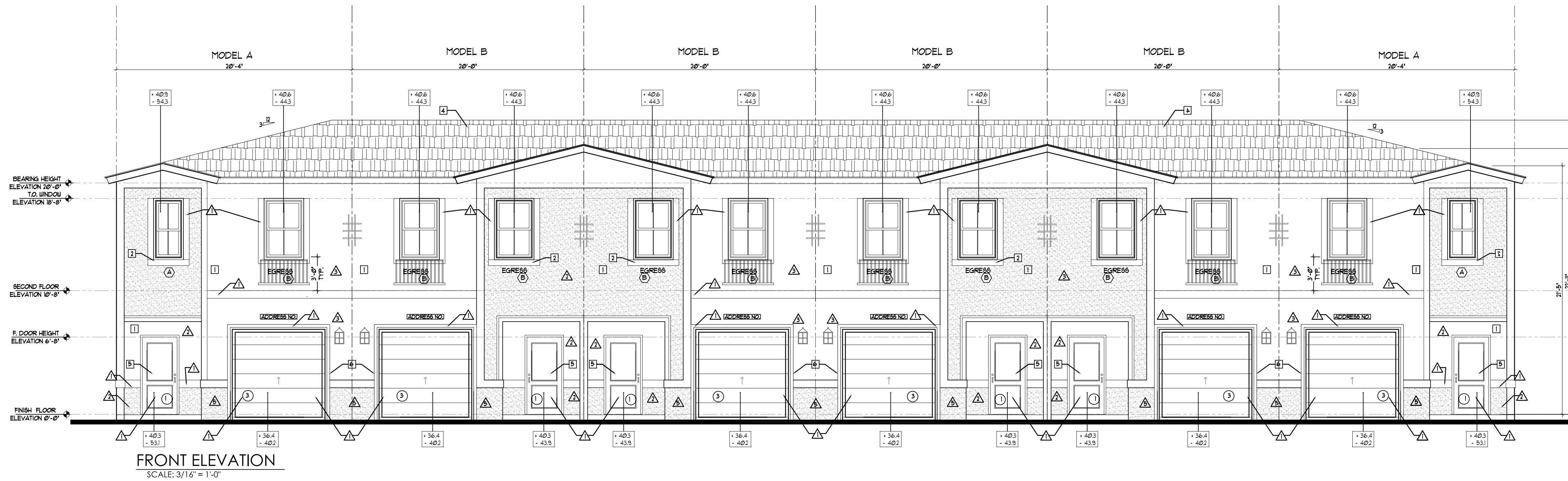
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REG. NO. 0011131
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(305) 275-8383 / FAX - (305) 275-8381

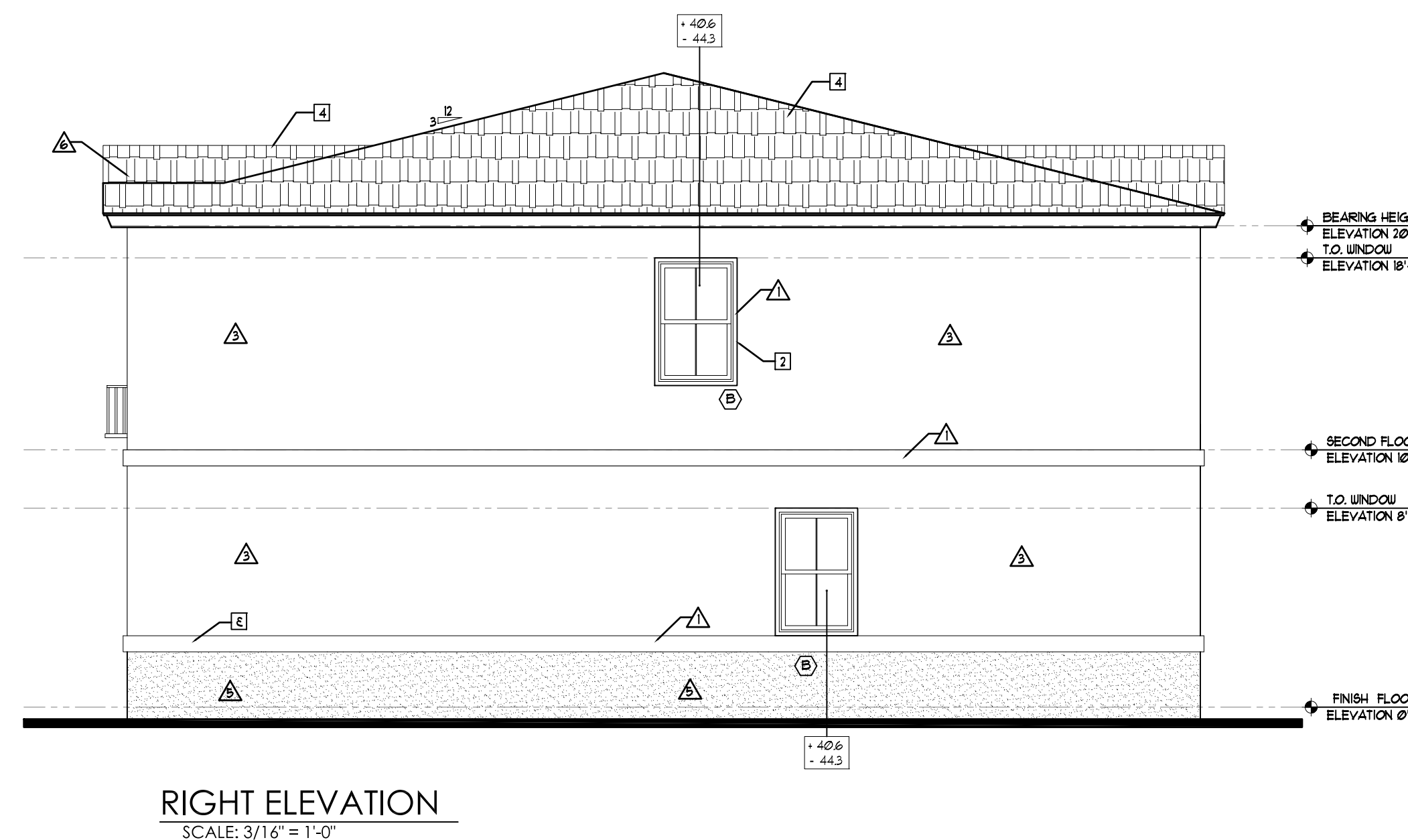
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Design Group, Inc.

0V-6U2

KEY NOTES		 <p>4" 1/2"</p>	COLOR SCHEME 1		COLOR SCHEME 2		
1	TEXTURED CEMENTITIOUS FINISH		LOCATION	COLOR	MANUFACTURER	COLOR	MANUFACTURER
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)		BODY	DRIFT OF HIST (SU 9646)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SU 0055)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)		BELLOW BAND	"BEEZING" GRAY (SU 10644)	SHERWIN WILLIAMS	DORIAN GRAY (SU 0070)	SHERWIN WILLIAMS
4	SHINGLES ROOF		FRONT DOOR (SECTION A)	SHINGLES STEEL (SU 1078)	SHERWIN WILLIAMS	SHINGLES STEEL (SU 1078)	SHERWIN WILLIAMS
5	FRONT DOOR METAL		FRONT DOOR (SECTION A)	BRONZE (SU 10618)	SHERWIN WILLIAMS	GRANITE PEAK (SU 6287)	SHERWIN WILLIAMS
6	GARAGE DOOR METAL	FRONT DOOR (SECTION B)	UREANE BRONZE (SU 10648)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SU 0071)	SHERWIN WILLIAMS	
FOOT OUTLOOKER DETAIL		GARAGE CORBEL (PER ELEVATION SECTION A)	FELTED WOOL (SU 9171)	SHERWIN WILLIAMS	GRIZZLY GRAY (SU 1068)	SHERWIN WILLIAMS	
MANUFACTURER: FYTON		GARAGE CORBEL (PER ELEVATION SECTION B)	TOTAL STAIN (SU 1625)	SHERWIN WILLIAMS	IRON COE (SU 1069)	SHERWIN WILLIAMS	
		ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE		
		WINDOW FRAME 4 DECO IRON					





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Date:

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Phone:

Plan:

Job No.:

Drawn By:

Scale:

Date:

Lot:

Block:

OVERALL FLOOR PLAN

HIGHLAND OAKS - 7 UNIT BUILDING

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

(305) 275-8383 / FAX - (305) 275-8381

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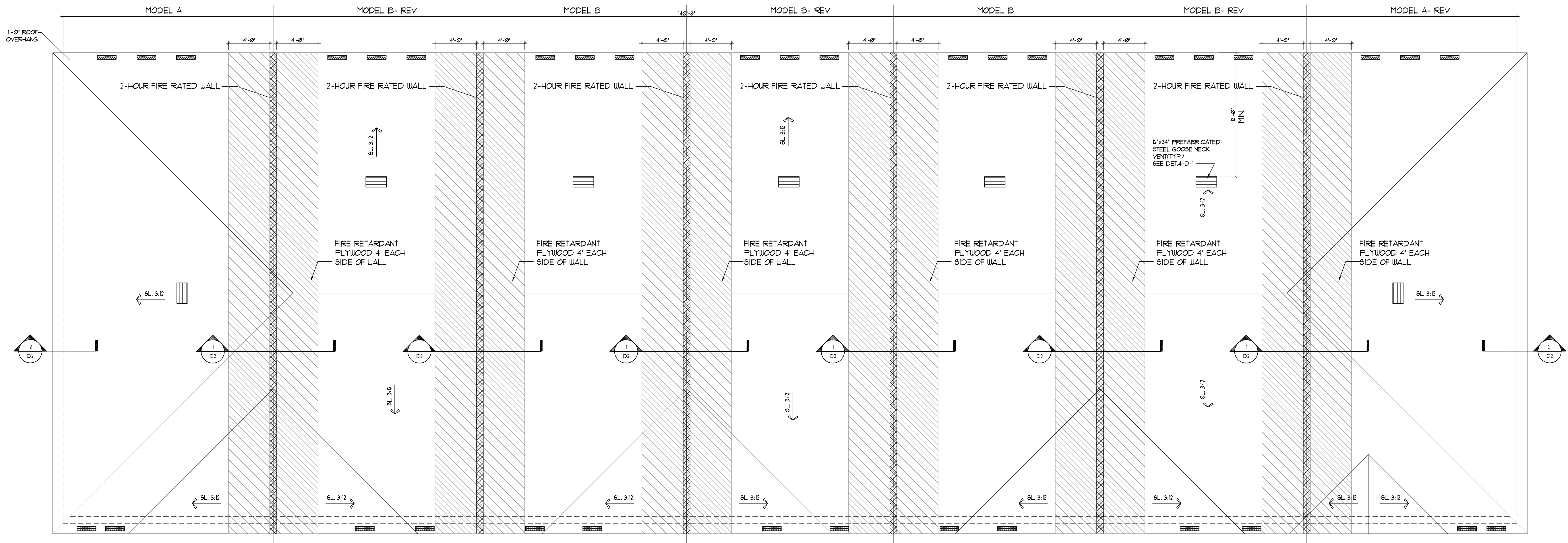
7-Unit Building
First Floor Plan

7-Unit Building
Second Floor Plan

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PZ13-12000041

6/1/2021



7-Unit Building
Roof Plan

THE RAKE BEAMS MUST EXTEND TO THE BACKSIDE OF THE FACIA FOR THE 2-HOUR WALL UNIT SEPARATION SEE DET.2/D-1 (TYPICAL)

NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/IN 4'-0" OF COMMON WALLS AS PER FBC R302.2(2).

2 HOUR-RATED WALL

SOFFIT VENT CALCULATIONS

SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2017 FBC (MIN. 1/300 OF CEILING AREA) WHEN 50% OF THE REQUIRED VENT. AREA PROVIDE BY VENTILATOR AT LEAST 3' ABOVE EAVE

3025 SQ. FT. = 3.0 SQ. FT.

300

SOFFIT VENTS:

SIZE OF VENT = $5 \times 22 = .764$ SQ. FT./VENT

$50\% / 3.0 \text{ SQ. FT.} = 15 \text{ SQ. FT.} / .764 = 19 \text{ VENTS OF } 5' \times 22'$

19 VENTS / 4 CLEAR OPENG = 4.8 VENTS (5 VENTS)

5 VENTS PROVIDED

15 SQ. FT. : 15 SQ. FT. TO BE PROVIDED BY GOOSE NECKS

GOOSE NECK VENTS:

SIZE OF VENT = $12 \times 24 = 2 \text{ SQ. FT. / VENT} = 1 \text{ VENT PROVIDED}$

144

ISSUANCE FOR

BIDDING

CONSTRUCTION

PERMIT

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Date: 2021.05.11 09:37:25 -04'00'

REV1
REV2
REV3
REV4

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Client: Address: Address: Phone: Plan:

OVERALL ROOF PLAN
HIGHLAND OAKS - 7 UNIT BUILDING

Job No.: Drawn By: 3/16"=1'-0"
Scale: Date: 03-01-21

Lot: Block:

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REG. No. 0011131
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(305) 275-8383 / FAX - (305) 275-8381

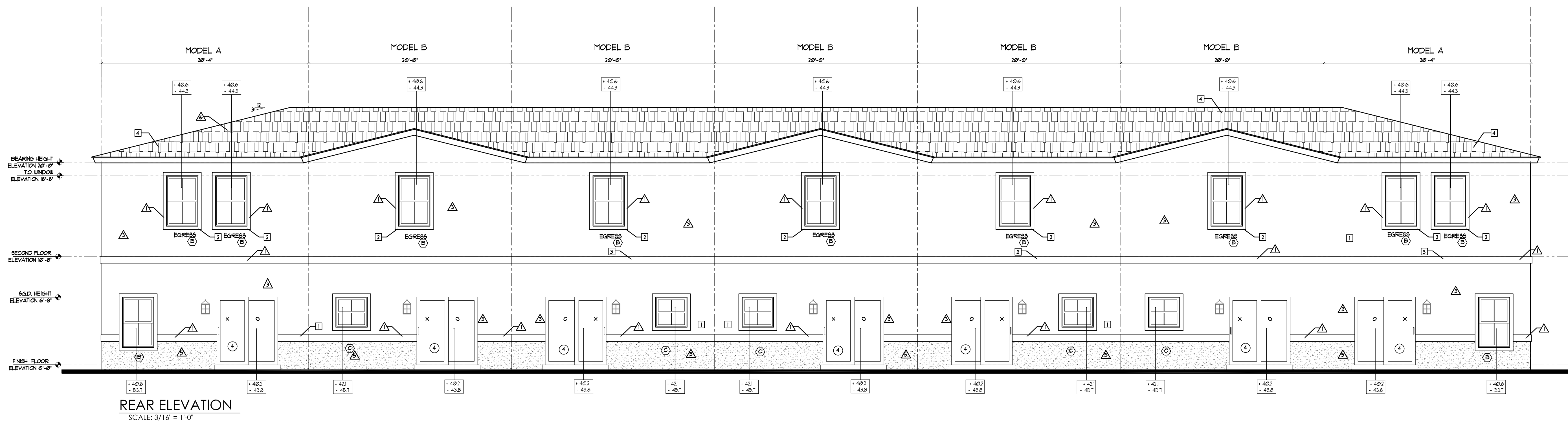
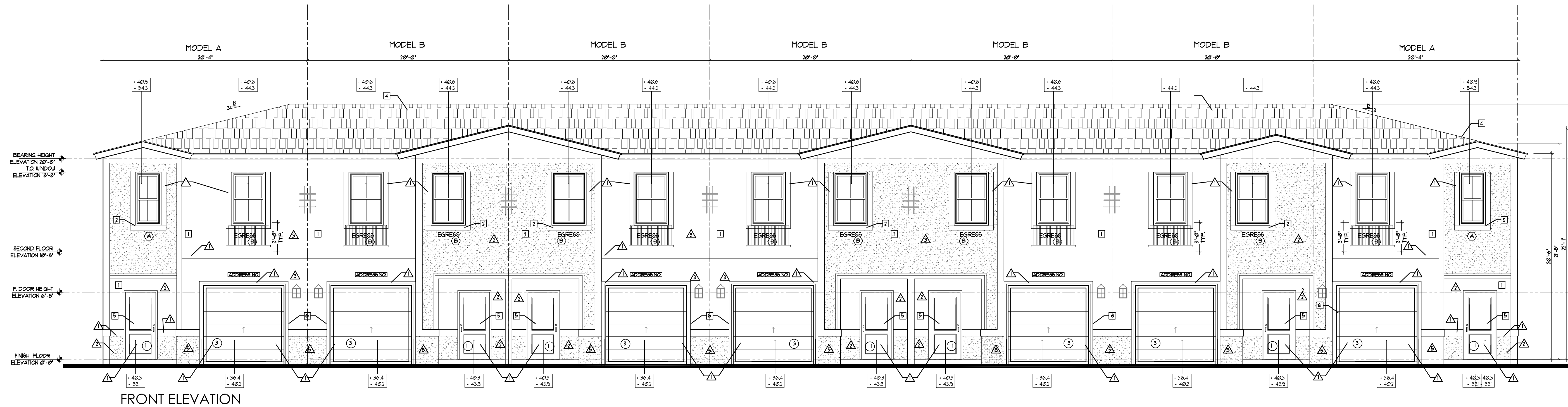
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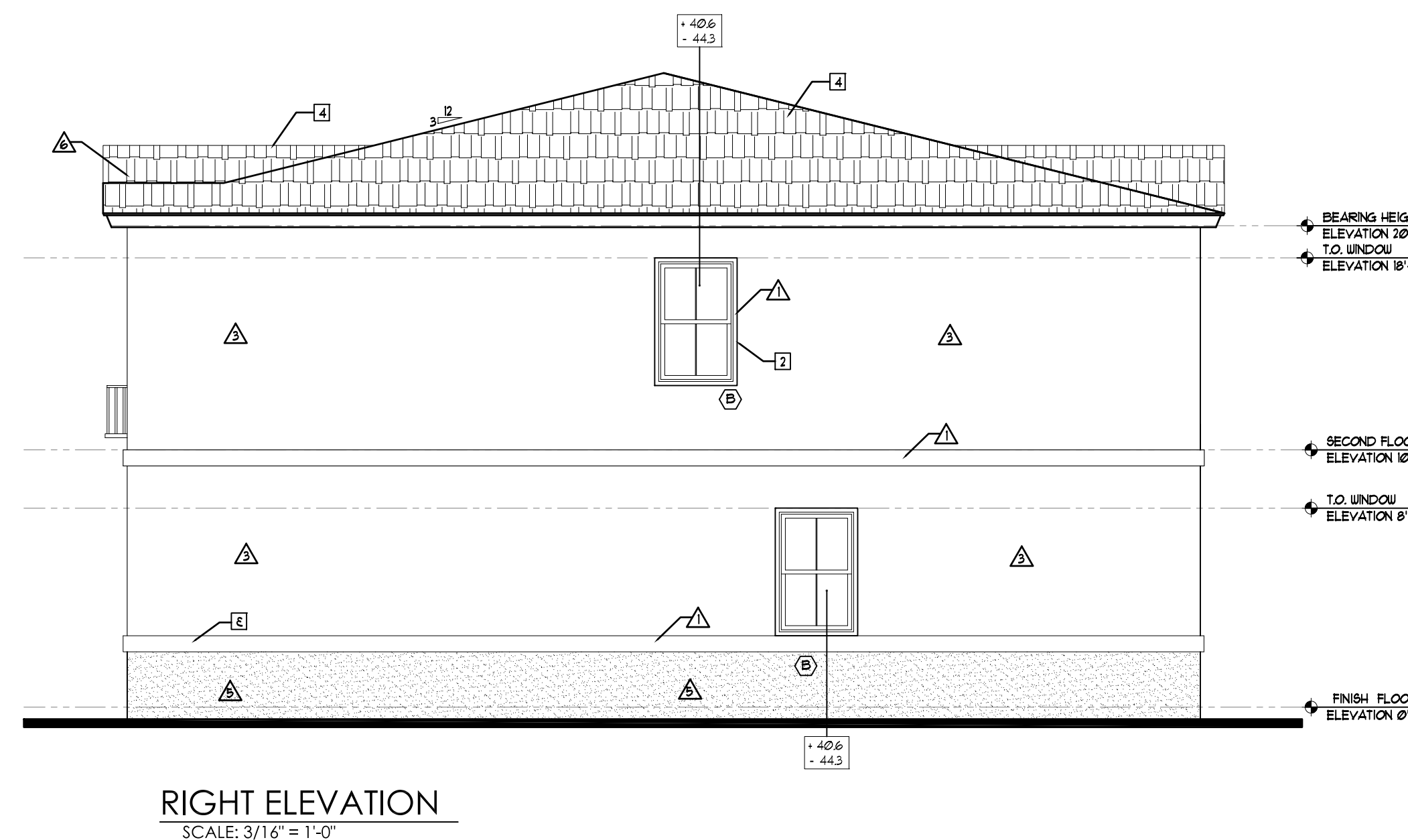
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Design Group, Inc.

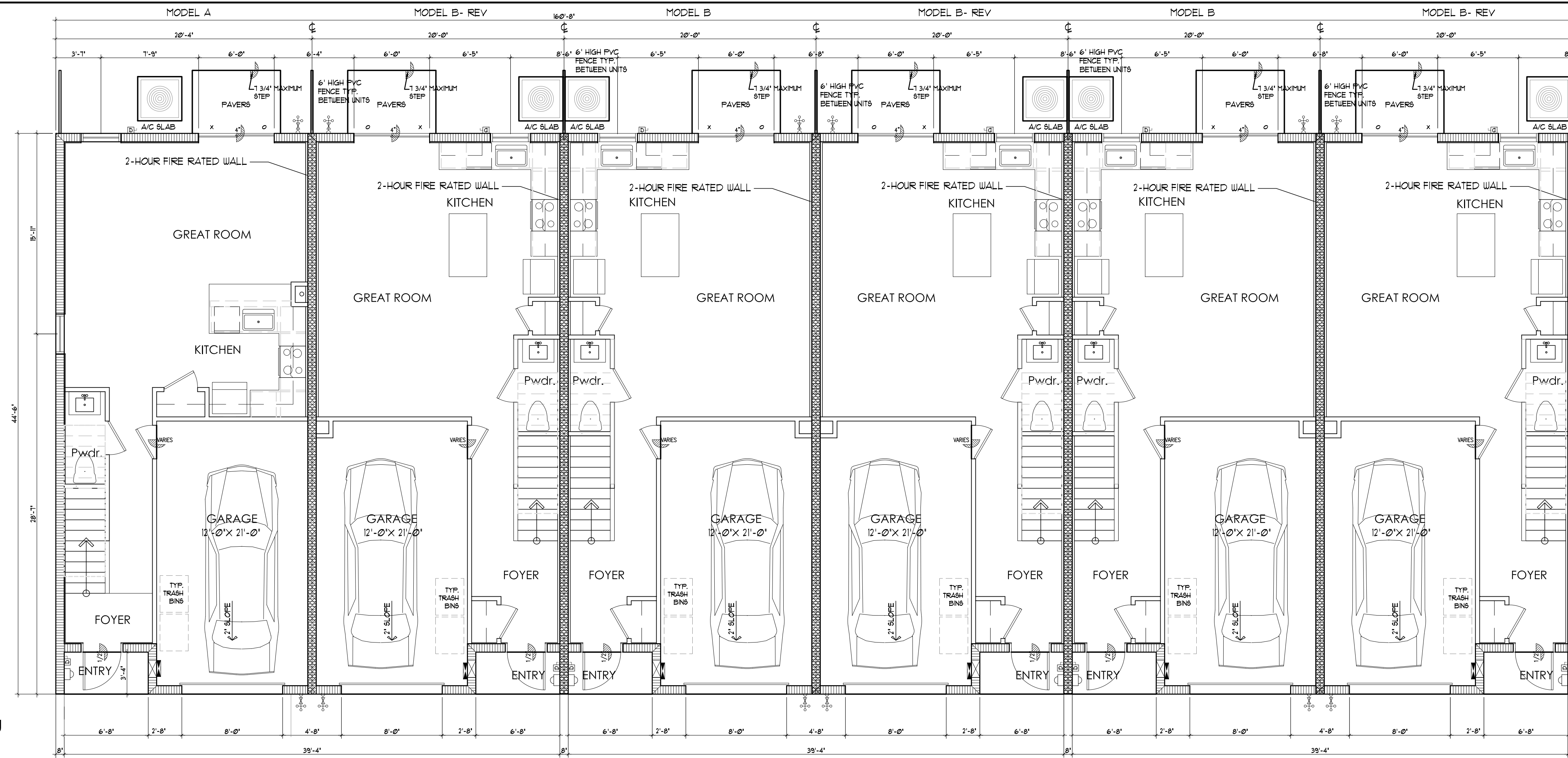
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6/1/2021

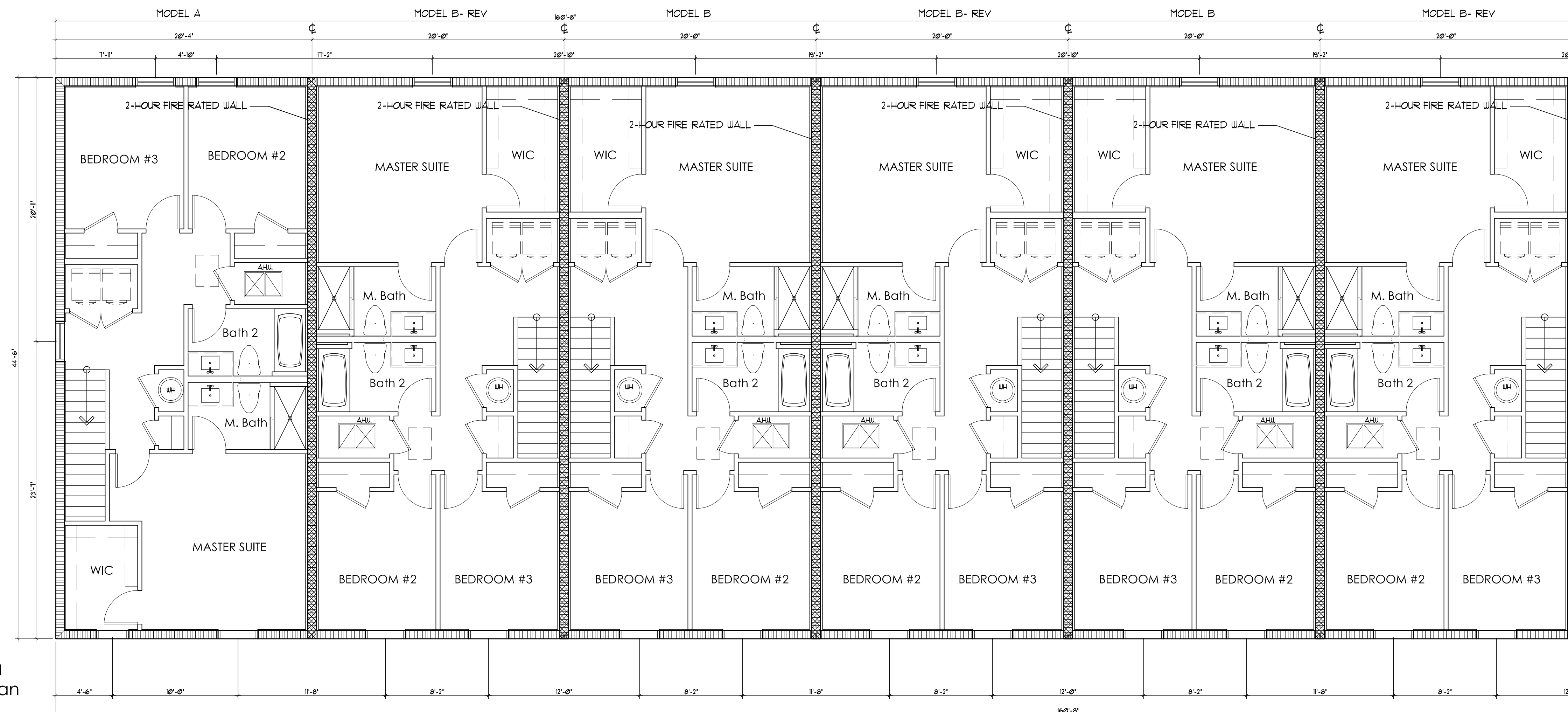
KEY NOTES		
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8-Unit Building
First Floor Plan



8-Unit Building
Second Floor Plan

ISSUANCE FOR
BIDDING CONSTRUCTION PERMIT

Edward
Silva

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Edward Silva
Date: 2021.05.11
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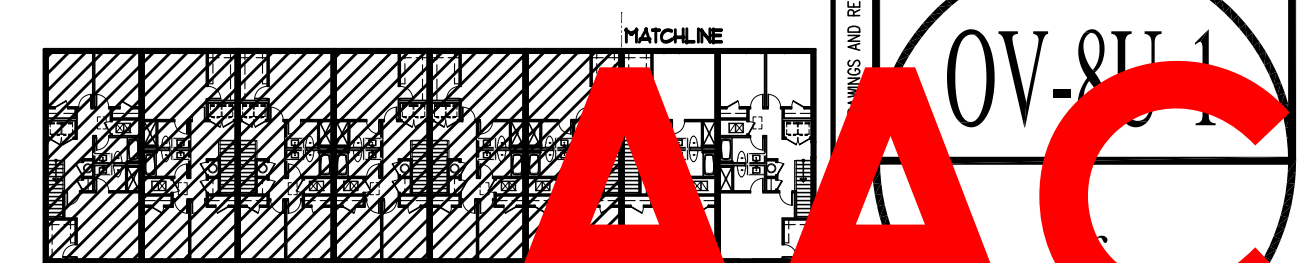
OVERALL FLOOR PLAN
HIGHLAND OAKS - 8 UNIT BUILDING

Client: Address: Address: Phone: Plan:

Job No.: 3165-1-07
Drawn By: 03-01-21
Scale: Date:
Lot: Block:

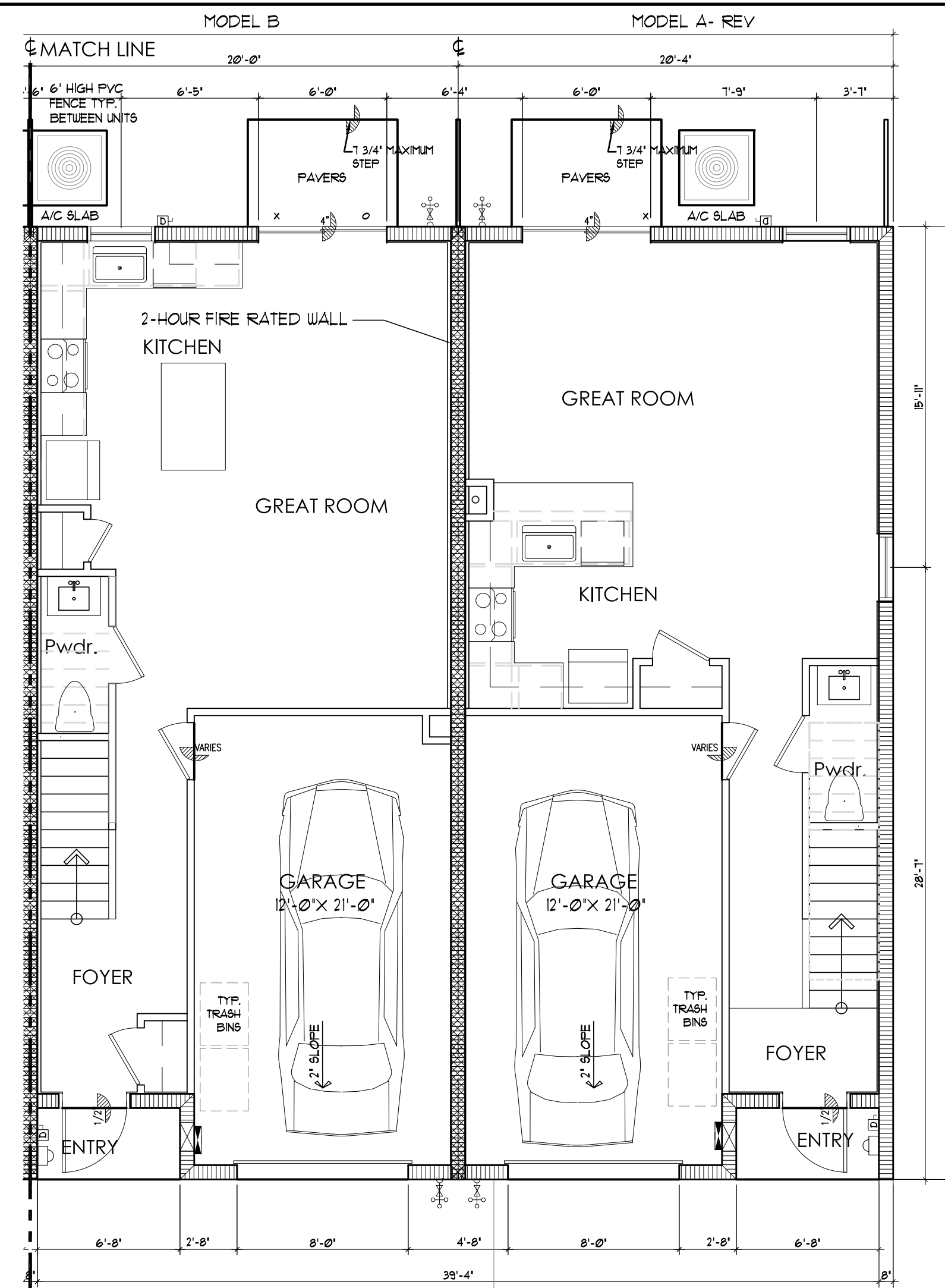
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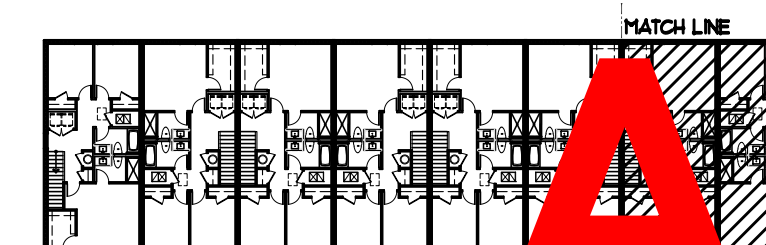
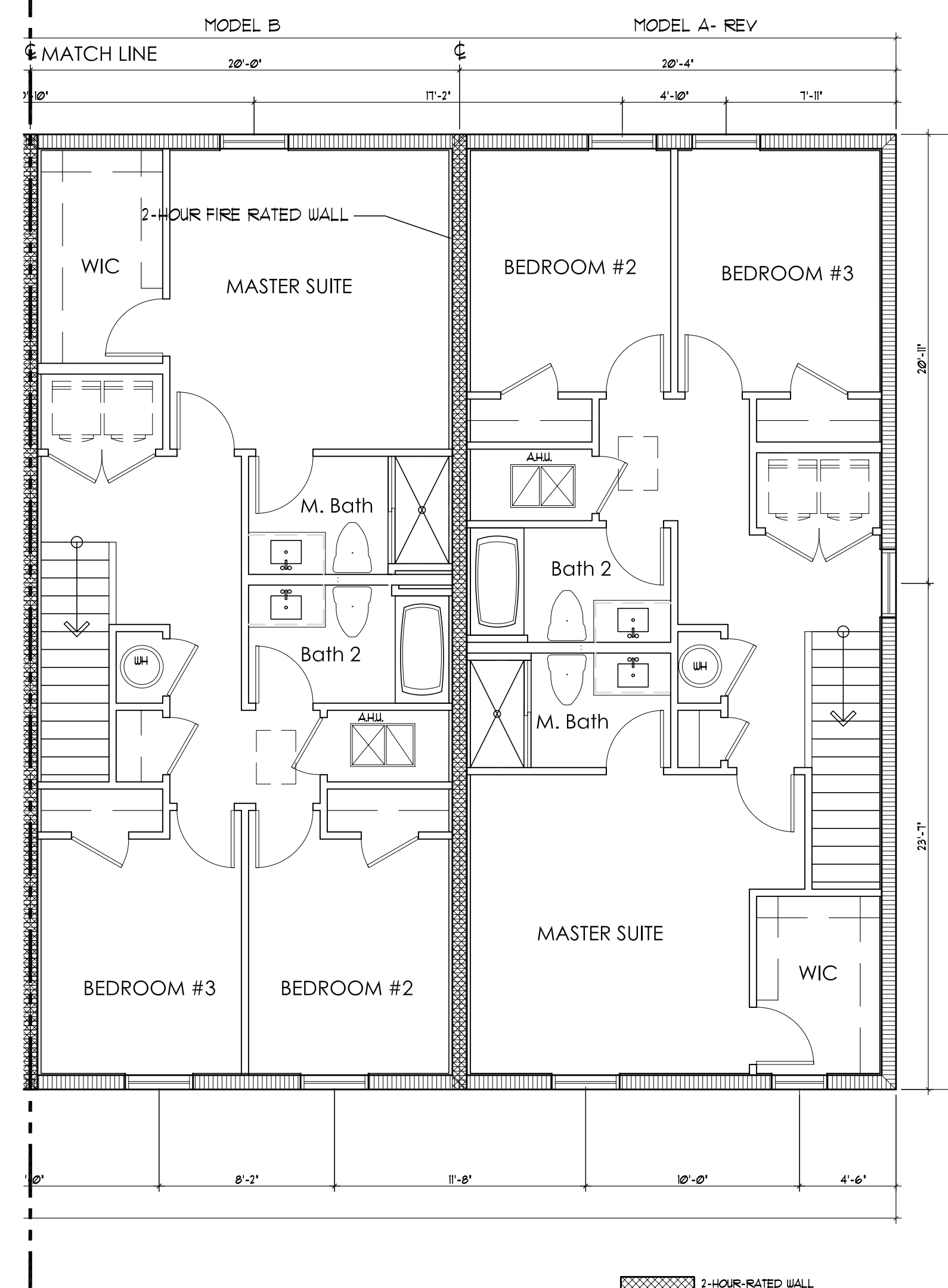


PZ13-12000041
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8-Unit Building First Floor Plan

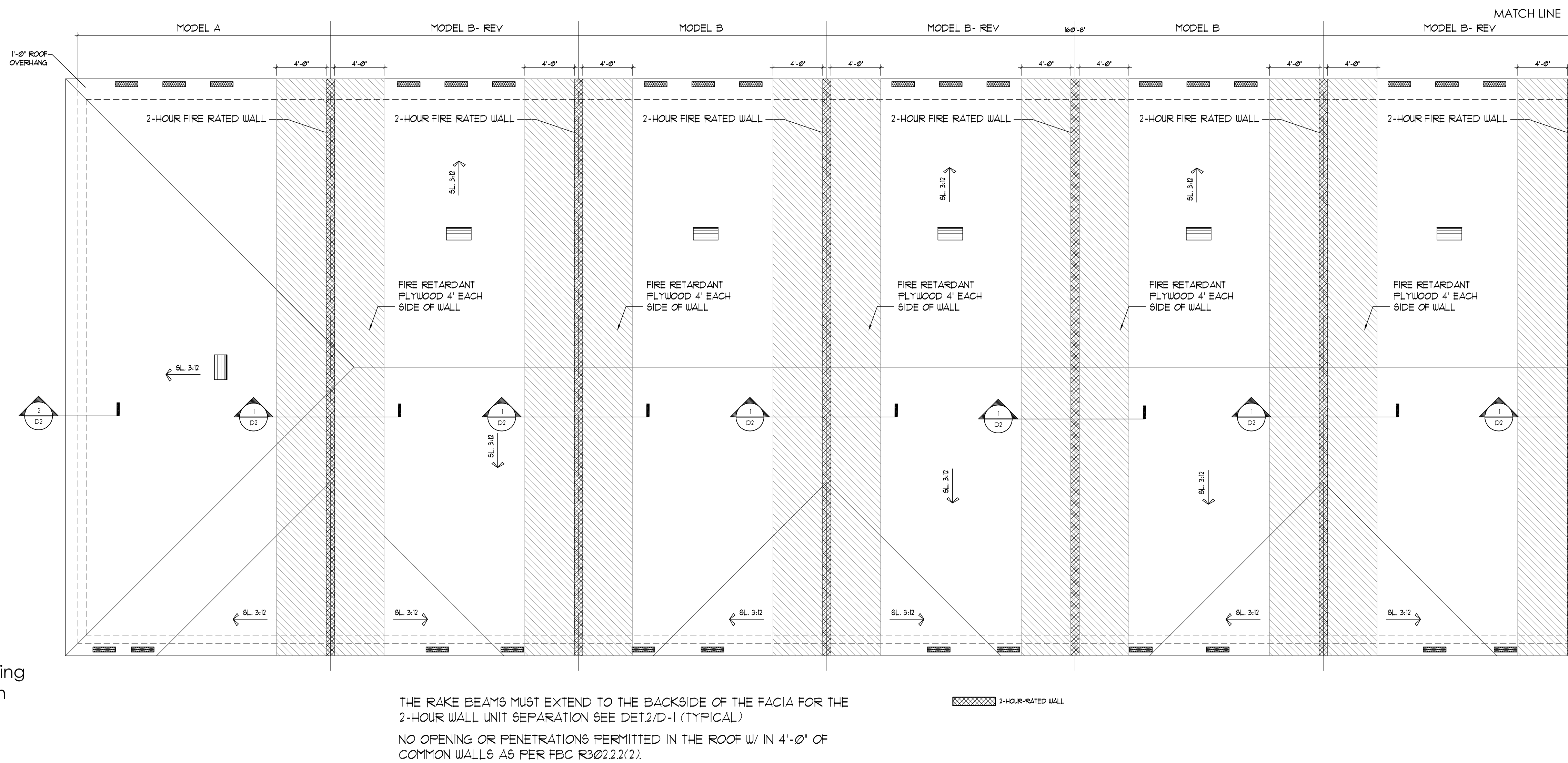


8-Unit Building Second Floor Plan

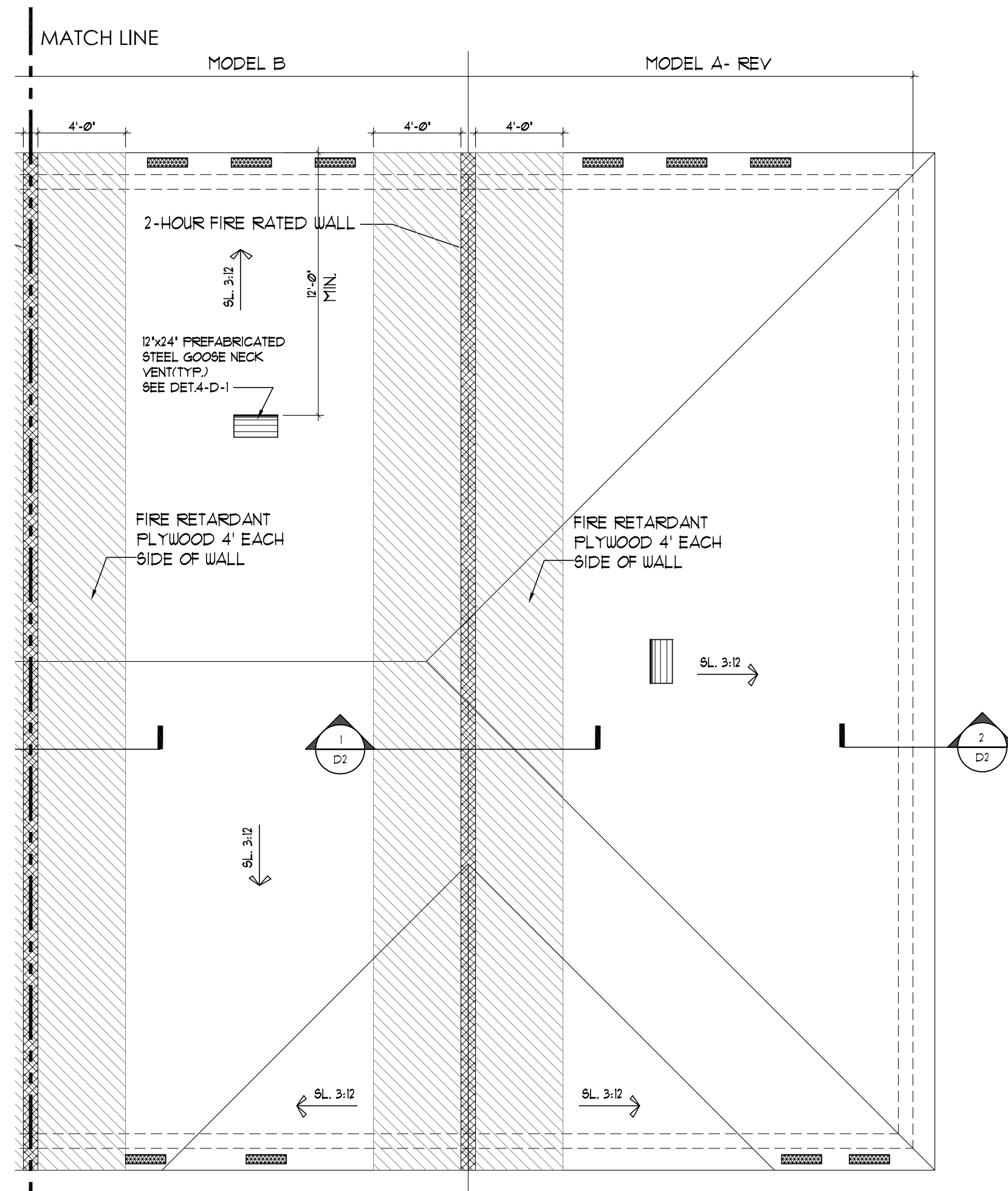


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6/1/2021

8-Unit Building
Roof Plan

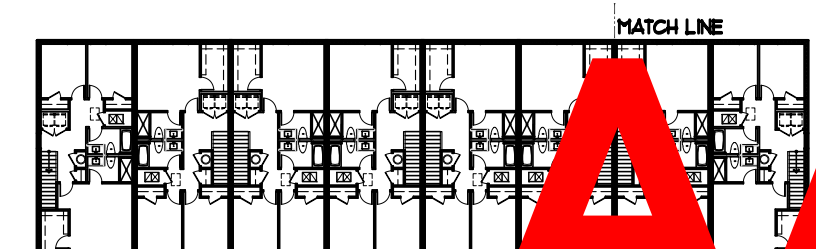


THE RAKE BEAMS MUST EXTEND TO THE BACKSIDE OF THE FACIA FOR THE 2-HOUR WALL UNIT SEPARATION SEE DET2/D-1 (TYPICAL)
NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/IN 4'-0" OF COMMON WALLS AS PER FBC R302.2.2(2).



2-HOUR-RATED WALL
SOFFIT VENT CALCULATIONS
SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2017 FBC (MIN. 1/300 OF CEILING AREA) WHEN 50% OF THE REQUIRED VENT AREA PROVIDED BY VENTILATOR AT LEAST 3' ABOVE EAVE
300 SQ. FT. ± 30 SQ. FT.
SOFFIT VENTS:
SIZE OF VENT = $\frac{300 \times 22}{144} = 76.4$ SQ. FT./VENT
50% 30 SQ. FT. ± 15 SQ. FT. / 76.4 ± 15 VENTS OF 5'X 22'
15 VENTS / 4 CLEAR OFNG ± 4.9 VENTS (5 VENTS)
5 VENTS PROVIDED
15 SQ. FT. ± 15 SQ. FT. TO BE PROVIDED BY GOOSE NECKS
GOOSE NECK VENTS:
SIZE OF VENT = $\frac{12 \times 24}{144} = 2$ SQ. FT./VENT - 1 VENT PROVIDED

2-HOUR-RATED WALL



PZ13-12000041
6/1/2021



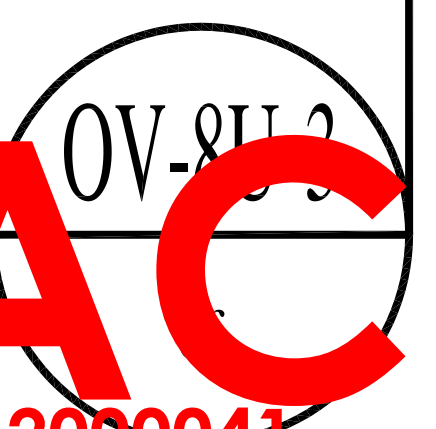
Digitally signed by Edward Silva
Date: 2021.05.11 09:32:14
RE 04'00'

Client: Address: Address: Phone: Plan:
OVERALL ROOF PLAN
HIGHLAND OAKS- 8 UNIT BUILDING

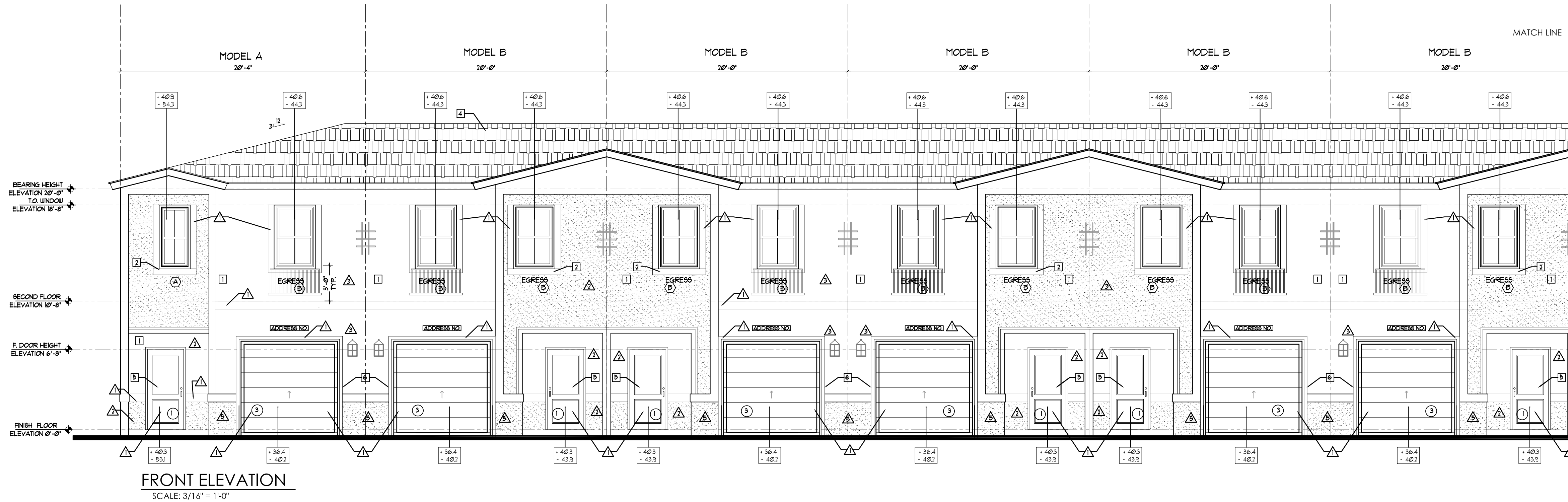
Job No.: 3/16'-1'-0"
Drawn By: 03-01-21
Scale: 03-01-21
Lot: Block:

EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
(305) 275-8383 / FAX - (305) 275-8381

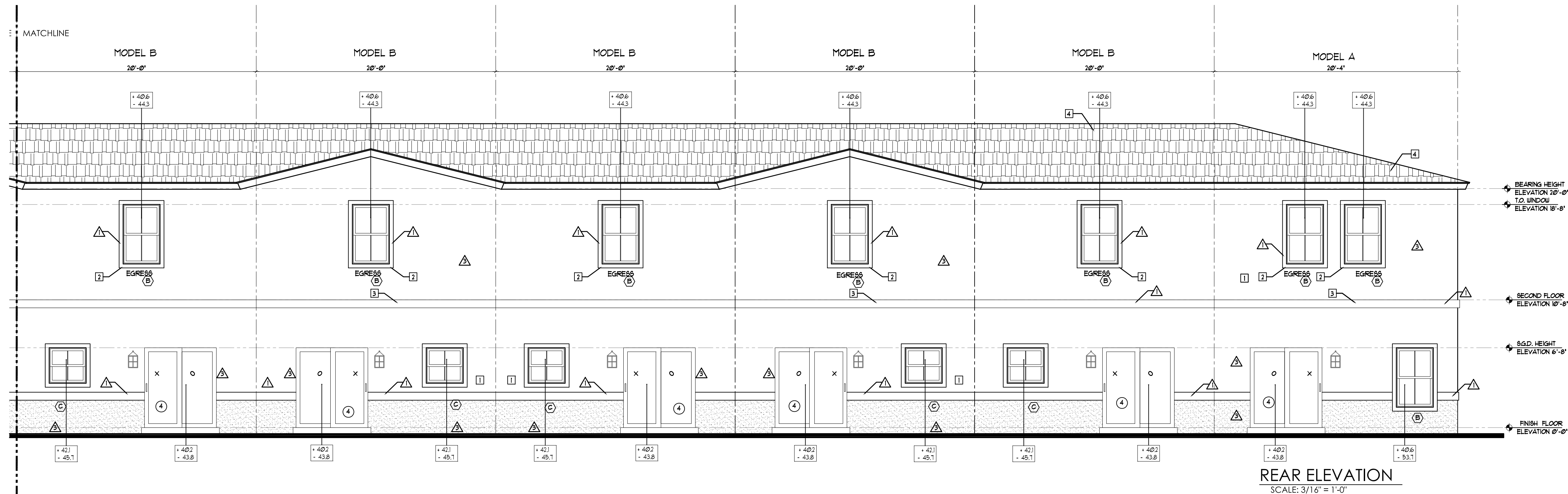
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KEY NOTES		COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CEMENTITIOUS FINISH	LOCATION	COLOR	COLOR	MANUFACTURER
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	BODY	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS	
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	BELOW BAND	AMAZING GRAY (SW 1044)	SHERWIN WILLIAMS	
4	SHINGLES ROOF	TRIM + FASCIA	SKYLINE STEEL (SW 1015)	SHERWIN WILLIAMS	
5	FRONT DOOR: METAL	FRONT DOOR (SECTION A)	BREEZY (SW 7616)	SHERWIN WILLIAMS	
6	GARAGE DOOR: METAL	FRONT DOOR (SECTION B)	URBANE BRONZE (SW 1048)	SHERWIN WILLIAMS	
		GARAGE + CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 911)	SHERWIN WILLIAMS	
		GARAGE + CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 7025)	SHERWIN WILLIAMS	
		ROOF	COLOR DRIFTWOOD BRONZE	SHERWIN WILLIAMS	
		WINDOW FRAME + DECO IRON			



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



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Date: 2021.05.11 09:32:08 -0400
REV 4

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan: ELEVATIONS HIGHLAND OAKS - 8 UNIT BUILDING

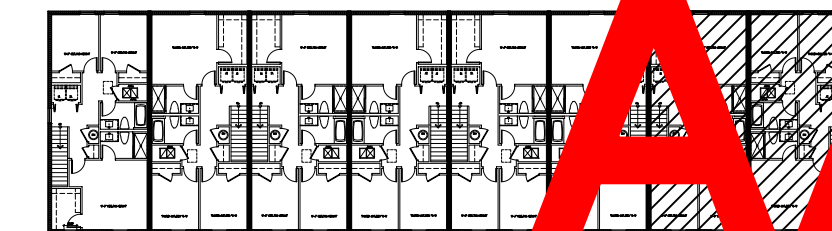
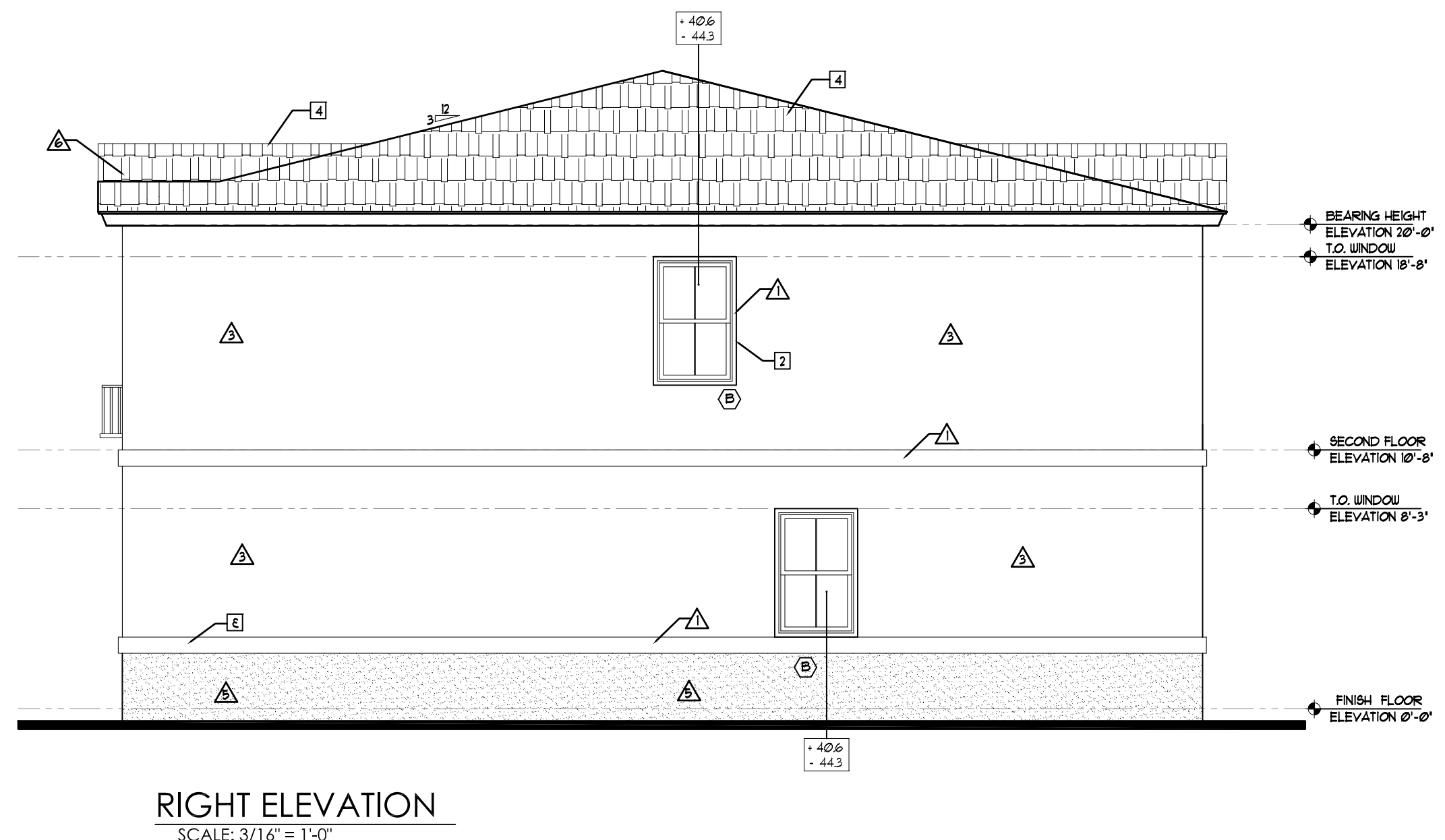
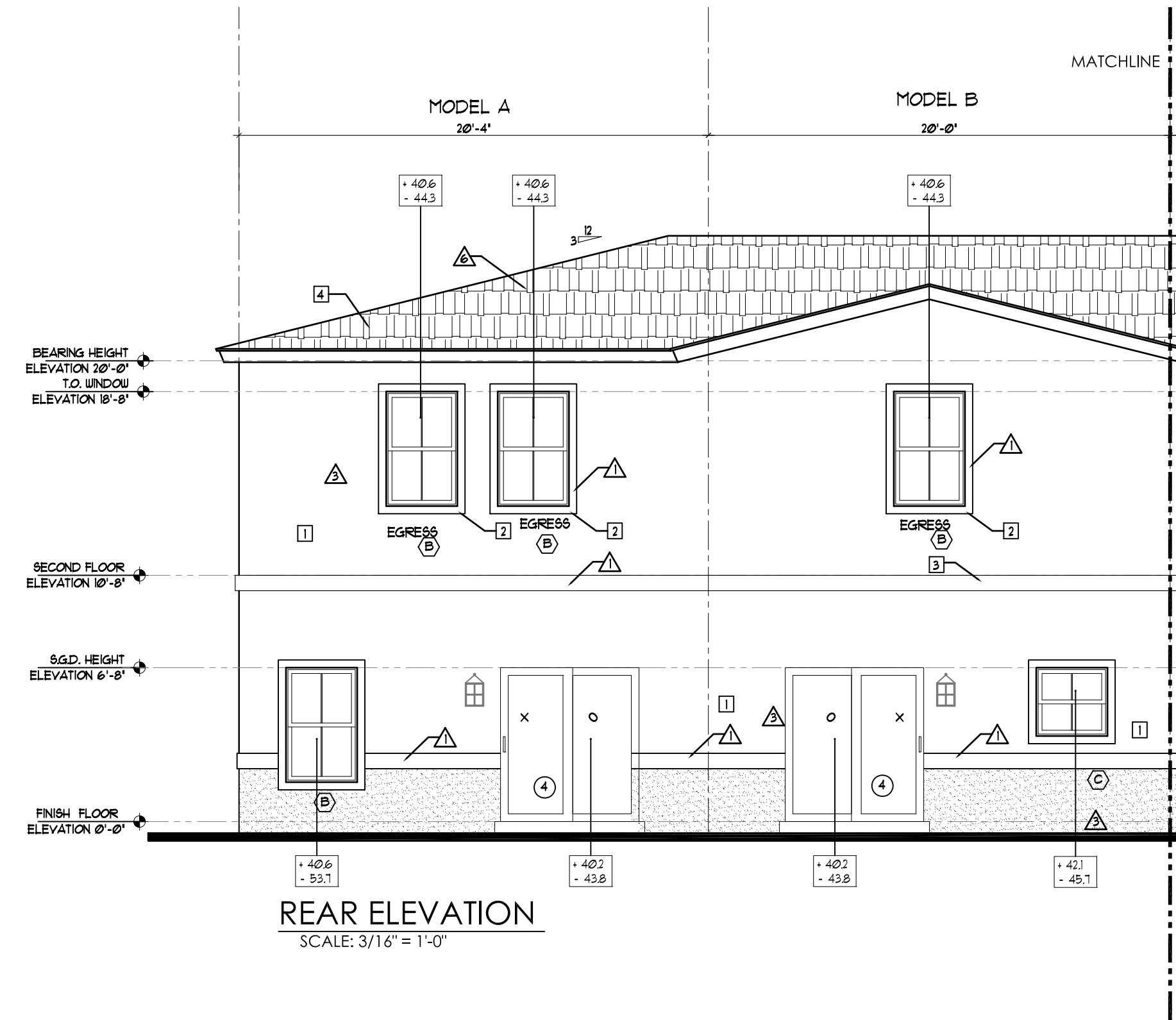
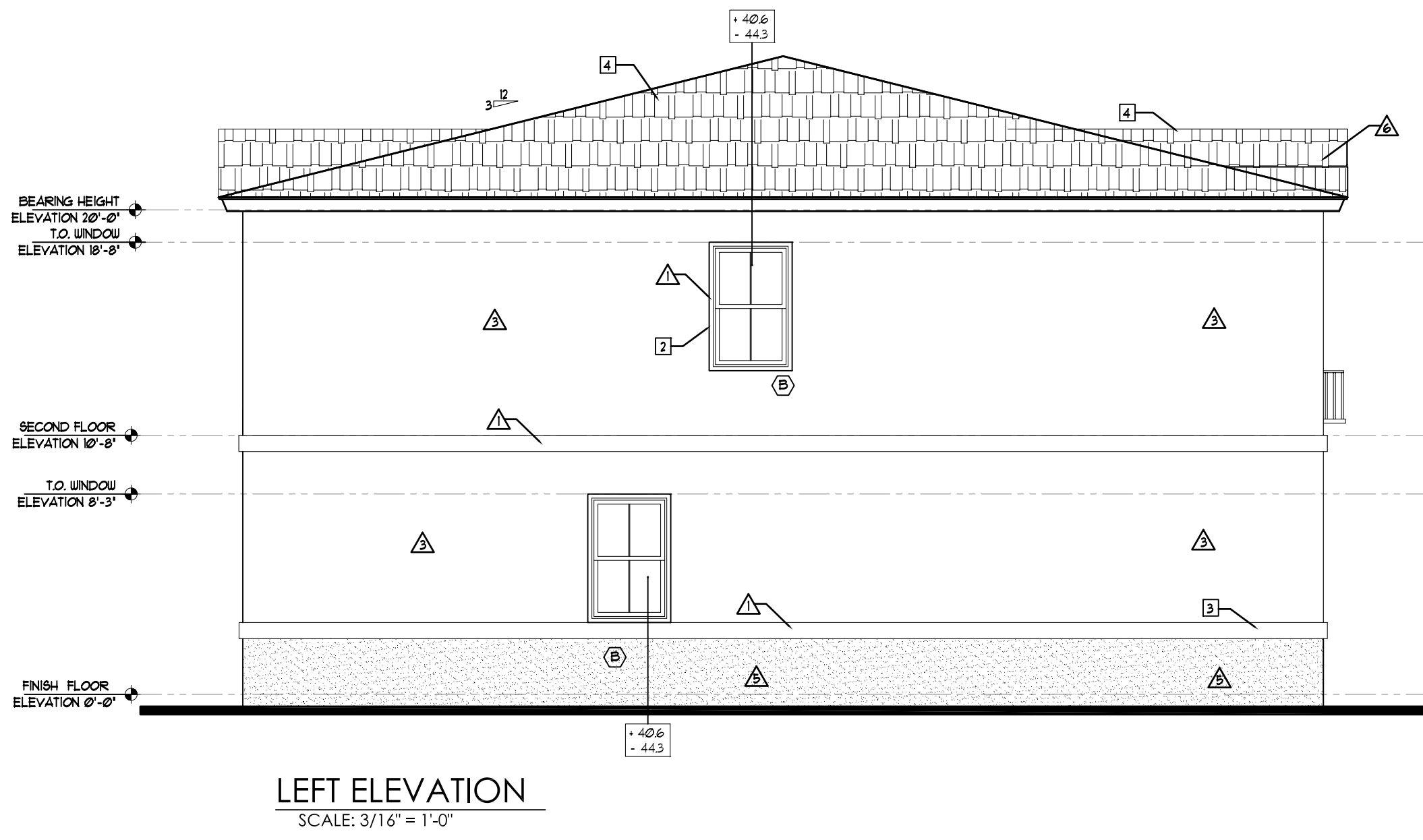
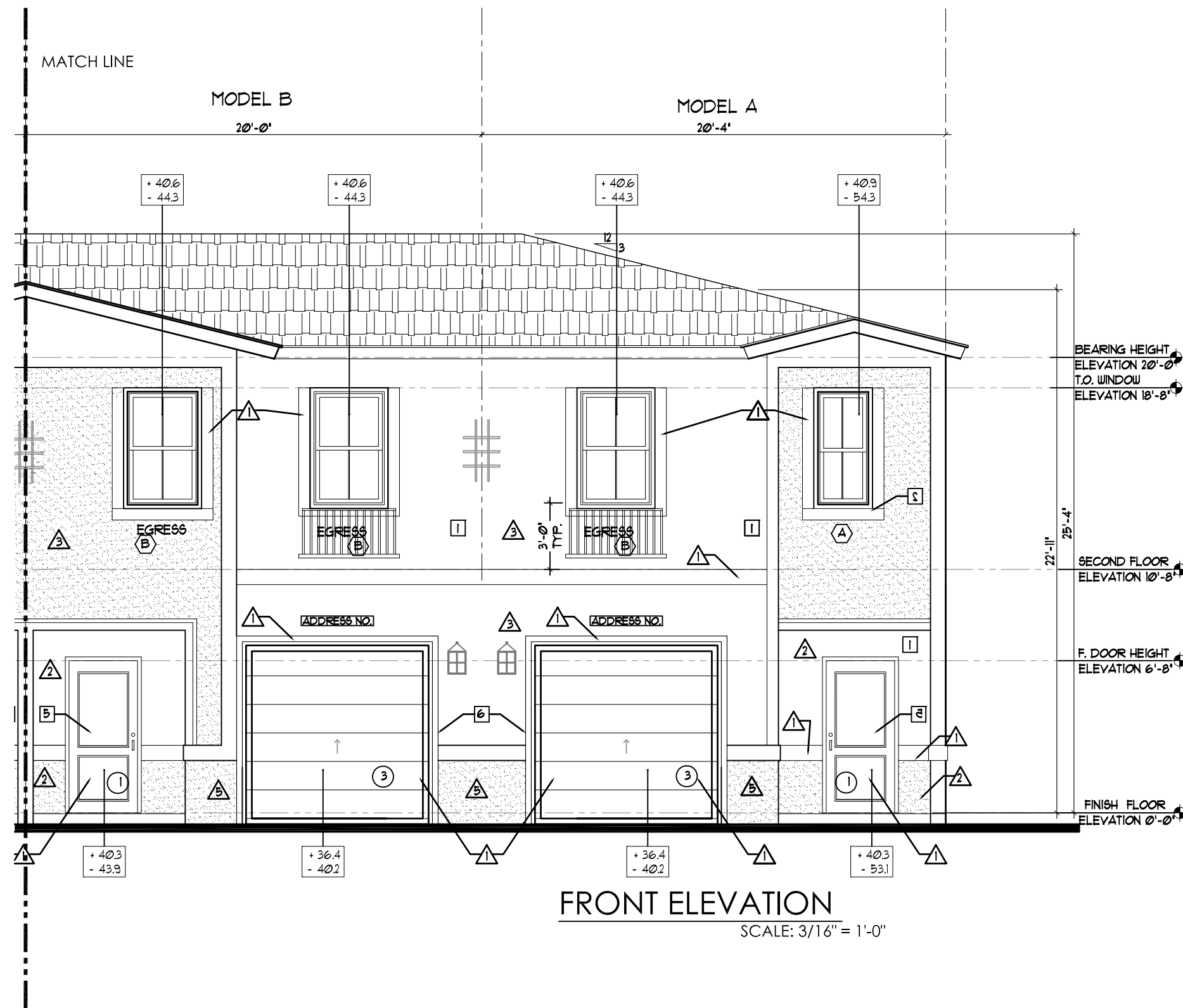
Job No.: 3/16"=1'-0"
Drawn By: 03-01-21
Scale: 03-01-21
Lot: Block:

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ISSUANCE FOR
☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward Silva

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Date: 2021.05.11 09:30:02 -04'00'

REV2 REV3 REV4

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan: ELEVATIONS HIGHLAND OAKS- 8 UNIT BUILDING

Job No.: 3/16"=1'-0"
Drawn By: Scale: 03-01-21
Date: Lot: Block:

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0V-8U-5

AAC

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