

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

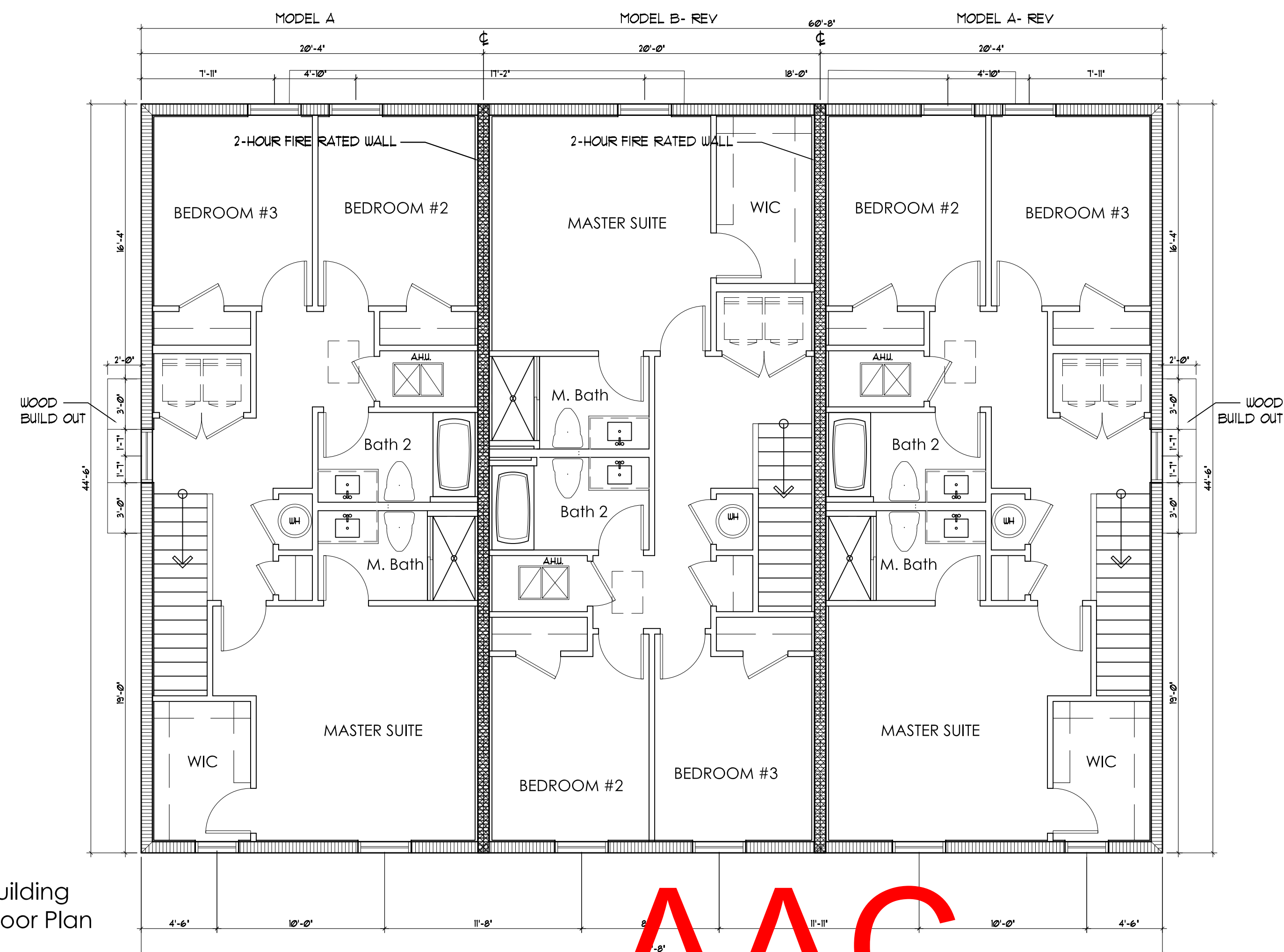
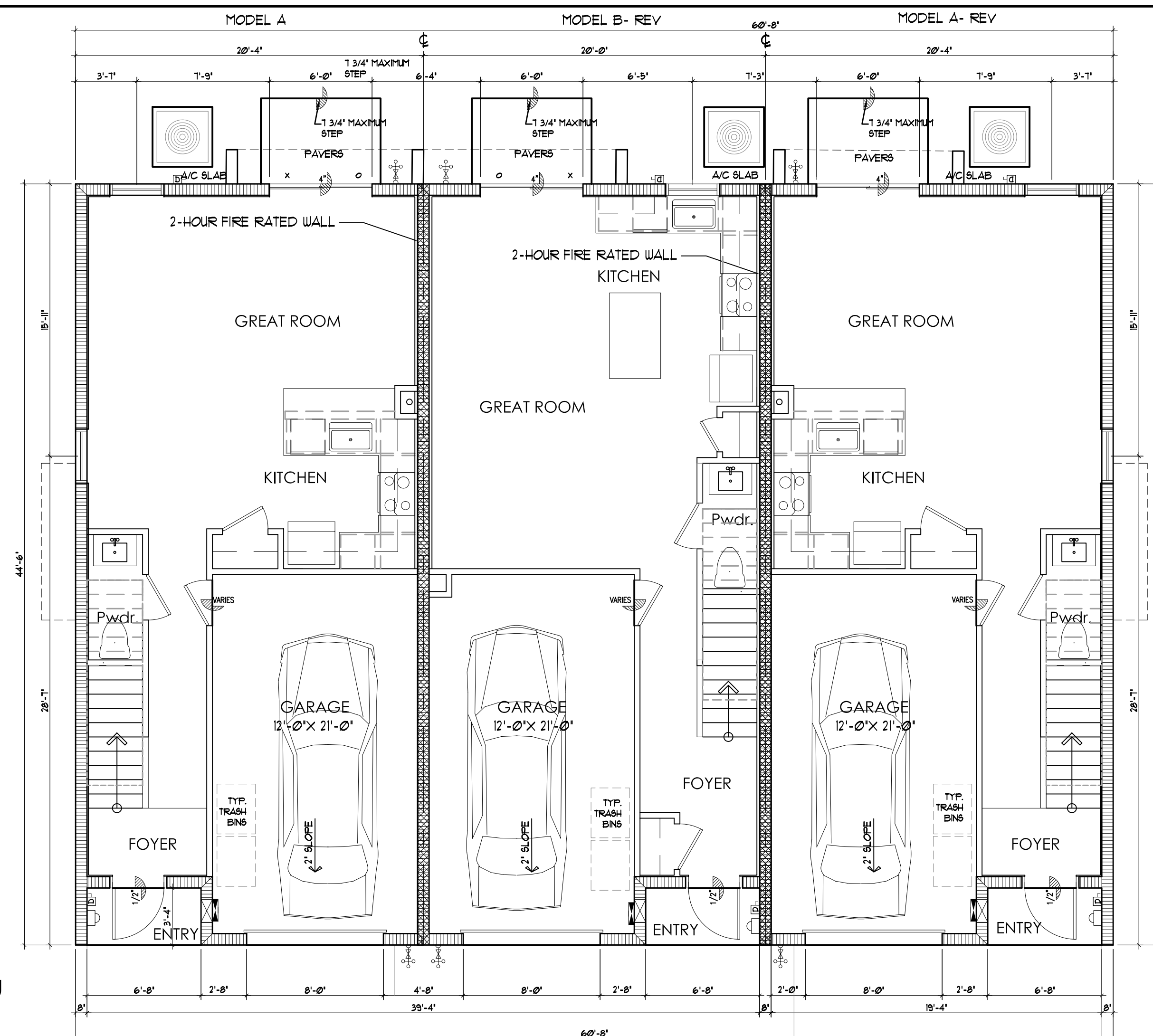
*" Meeting the needs of the building industry
through innovative design "*

HIGHLAND OAKS

CITY OF POMPANO BEACH, FLORIDA

AAC

PZ13-12000041
8/3/2021




PZ13-12000041

8/3/2021

Client: _____
Address: _____
Address: _____
Phone: _____
Plan: _____

Job No.:	
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



E.S.A.
Design Group, Inc.

0V-3U-1

f

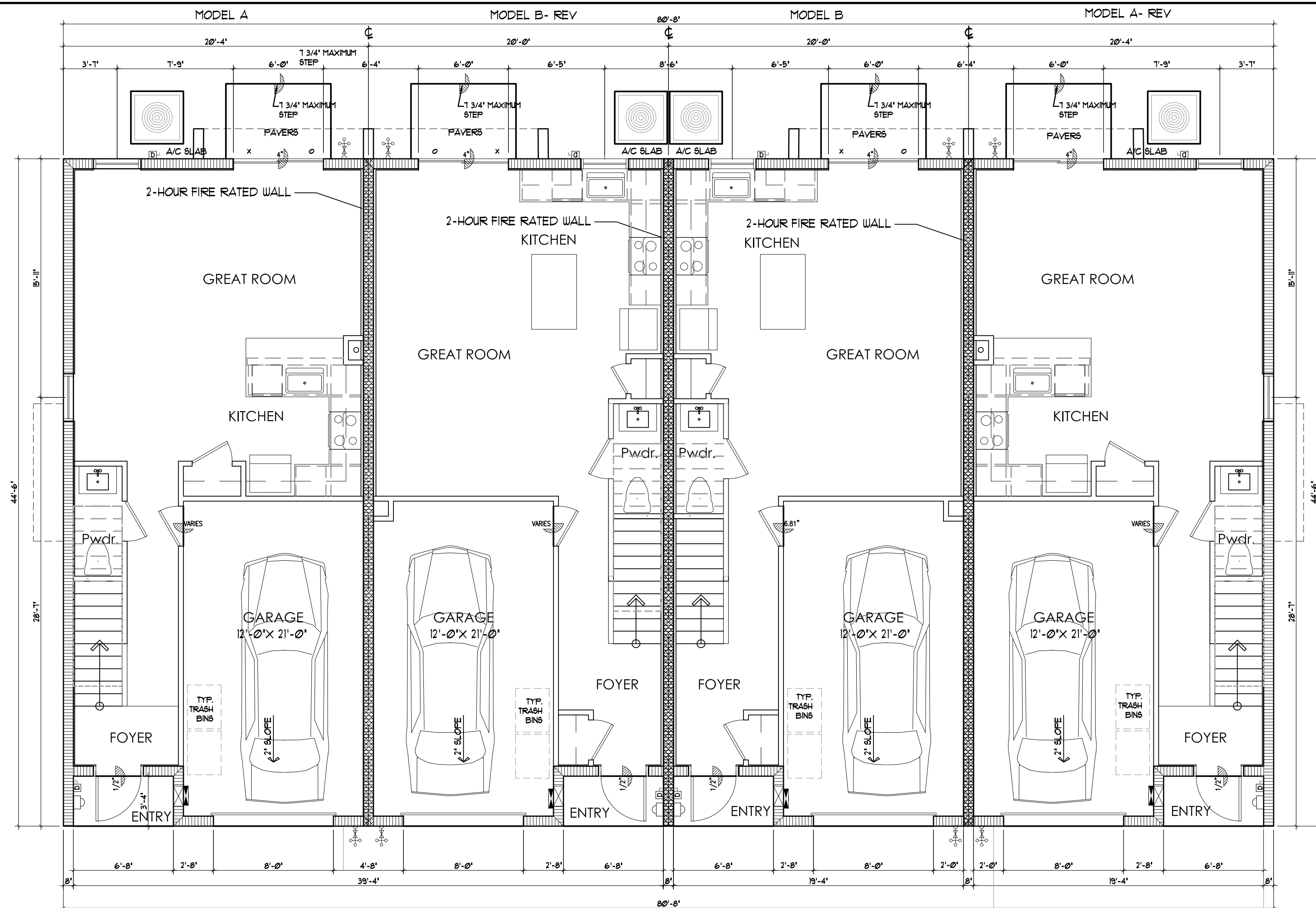


NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/ IN 4'-0" OF COMMON WALLS
AS PER FBC R302.2.2(2).

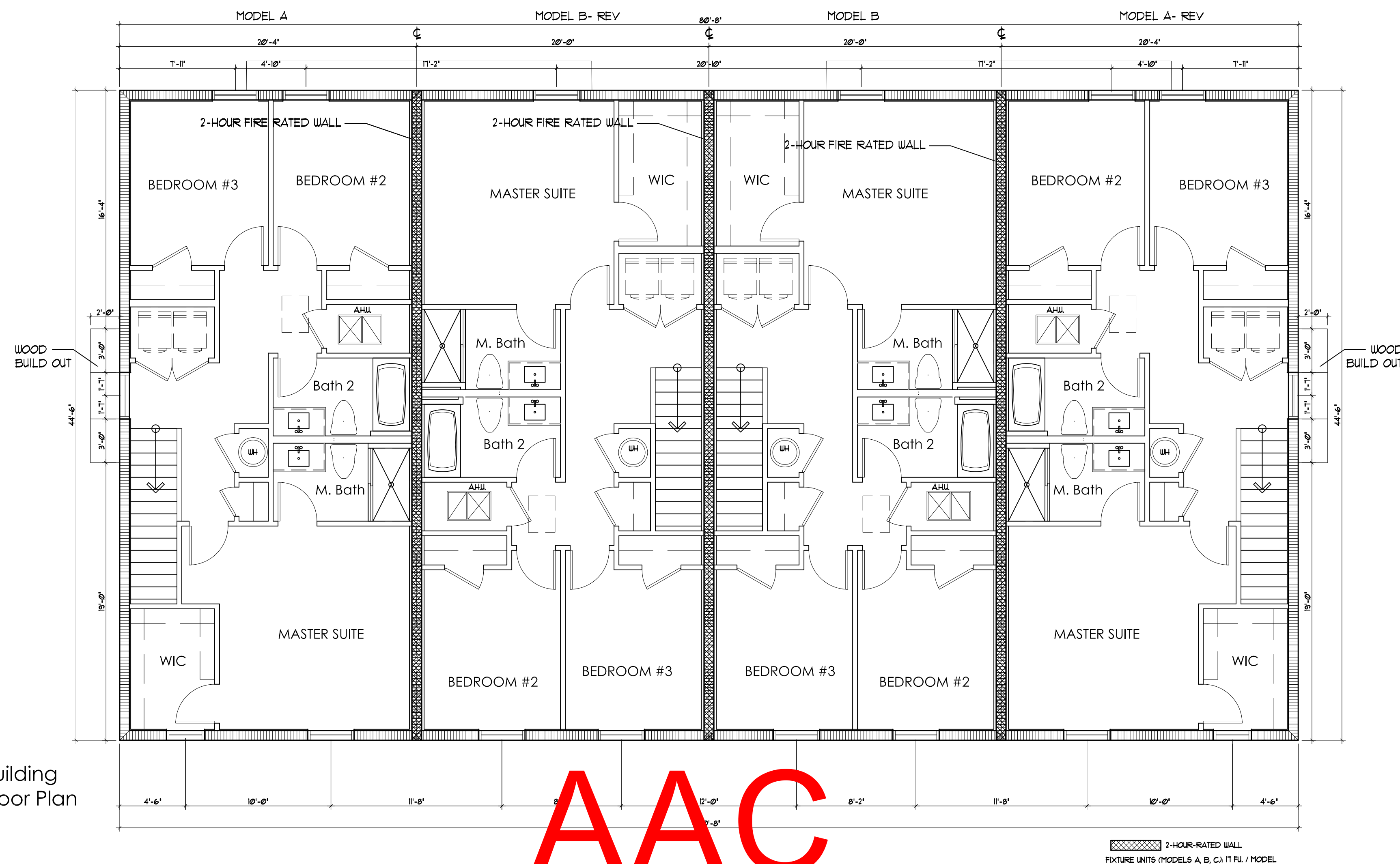
 2-HOUR-RATED WALL

SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2011
FBC (MIN. 1/300 OF CEILING AREA) WHEN 50% OF THE REQUIRED
VENT. AREA PROVIDED BY VENTILATOR AT LEAST 3' ABOVE EAVE

$\frac{300}{300}$ SQ. FT. = 30 SQ. FT.
300
SOFFIT VENTS:
 SIZE OF VENT = $\frac{5 \times 22}{144}$ = .764 SQ. FT./VENT
 $50\% (30 \text{ SQ. FT.}) = 15 \text{ SQ. FT.}$.764 = 19 VENTS OF 5'X 22'
 19 VENTS / 4 CLEAR OPENG = 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 = $\frac{15 \times 24}{144}$ = 2 SQ. FT./VENT - 1 VENT PROVIDED



4-Unit Building
First Floor Plan



4-Unit Building
Second Floor Plan

AAC

PZ13-12000041

8/3/2021

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward Silva

Digitally signed by Edward Silva
Date: 2021.07.09 12:27:36 -04'00'

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

OVERALL FLOOR PLAN
HIGHLAND OAKS- 4 UNIT BUILDING

Job No.: 3165-1'-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

E.S.A.

Design Group, Inc.

OV-4U-1

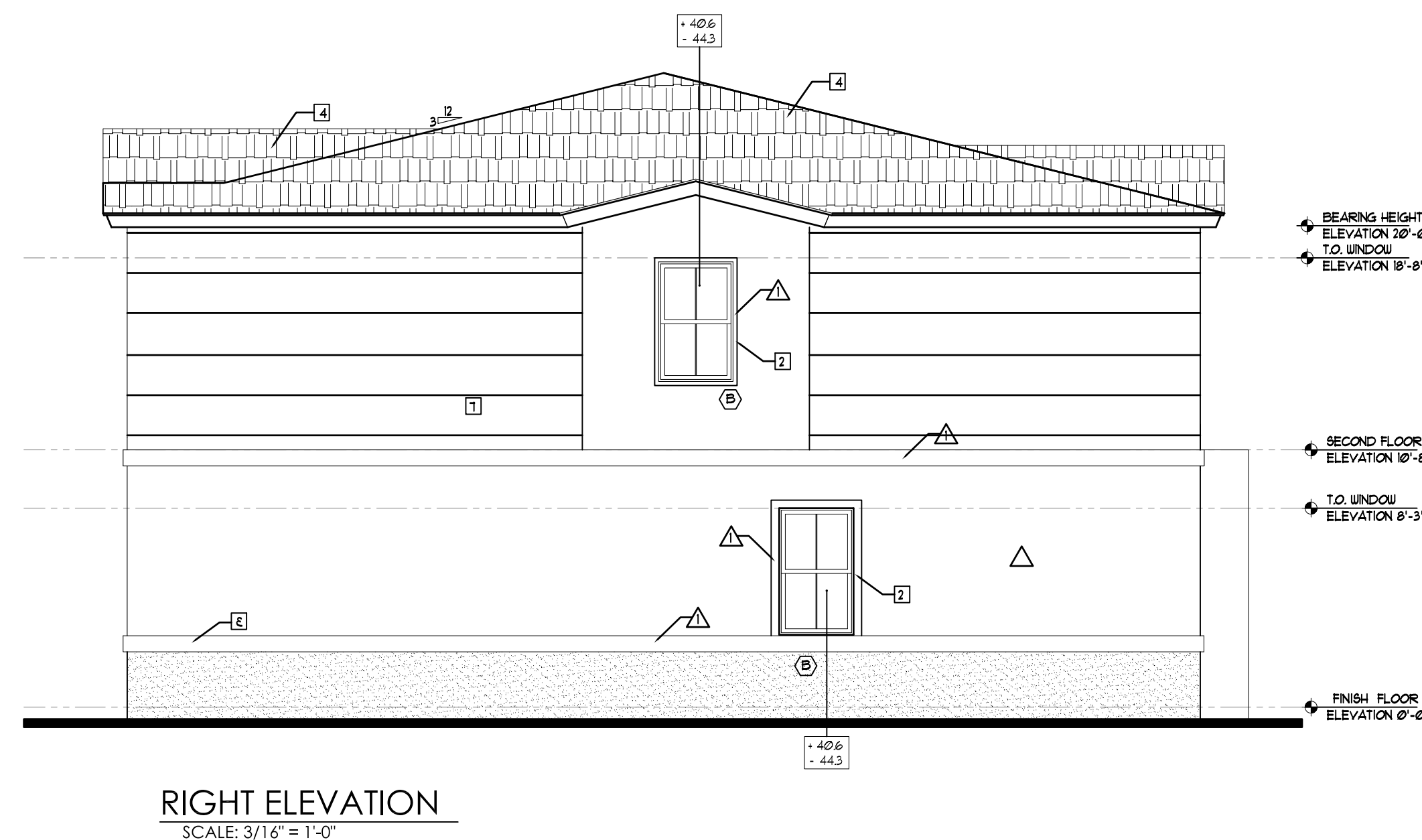
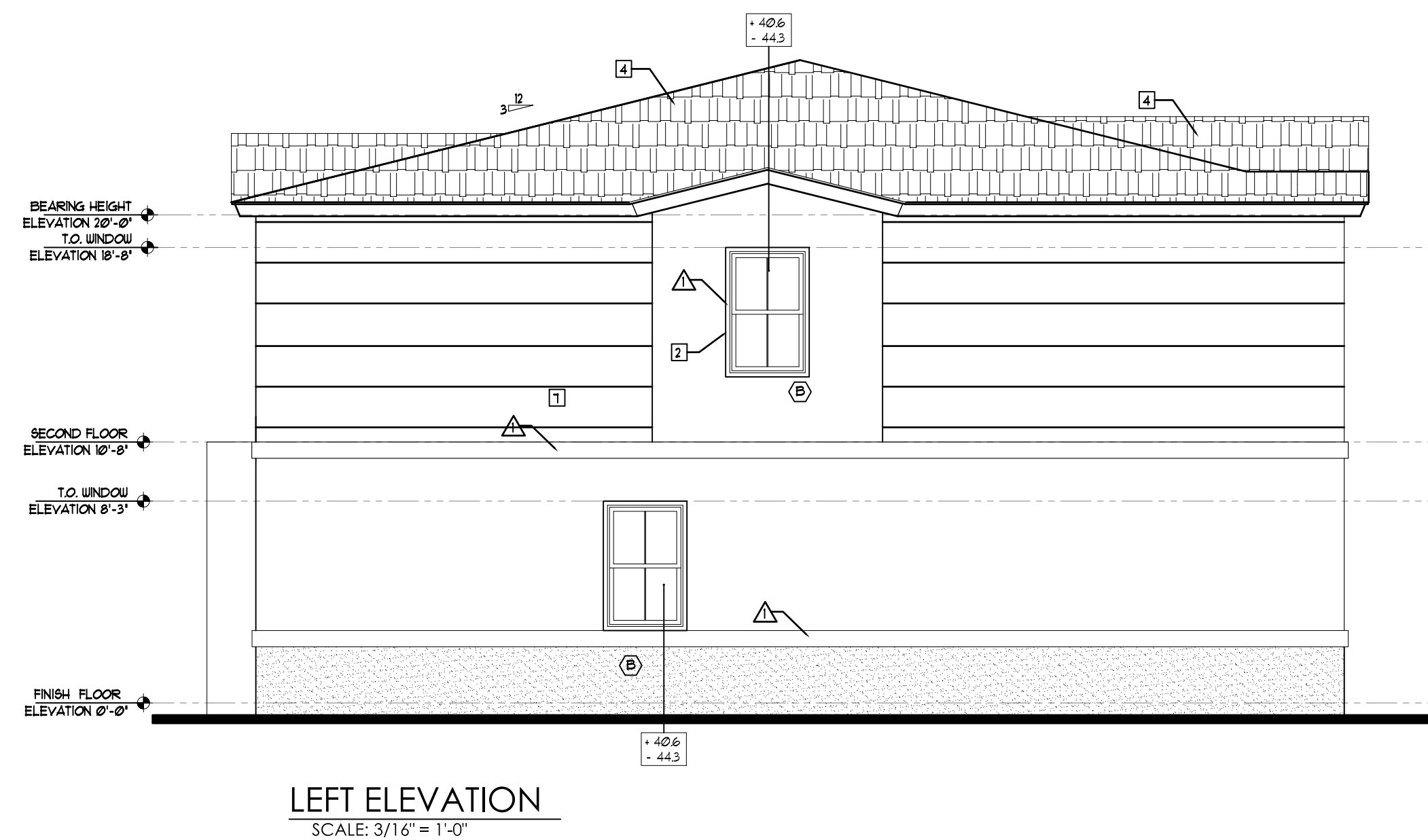
of



PZ13-12000041
8/3/2021

AAC

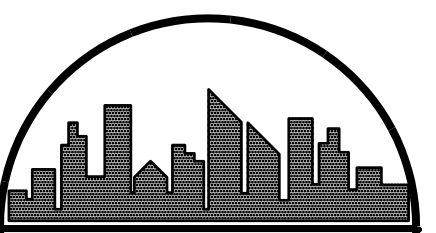
8/3/2021



AAC

PZ13-12000041

8/3/2021

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward
Silva

Digitally signed by Edward Silva

Date: 2021.07.09
12:26:43 -0400 REV4

AFFIX SEAL HERE

Client:
Address:
Address:
Phone:
Plan:

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


EDWARD SILVA, ARCHITECT
REG. No. 0011131
8900 SW 17 AVE #B107, MIAMI, FLORIDA
(305) 275-8383 / FAX - (305) 275-8381

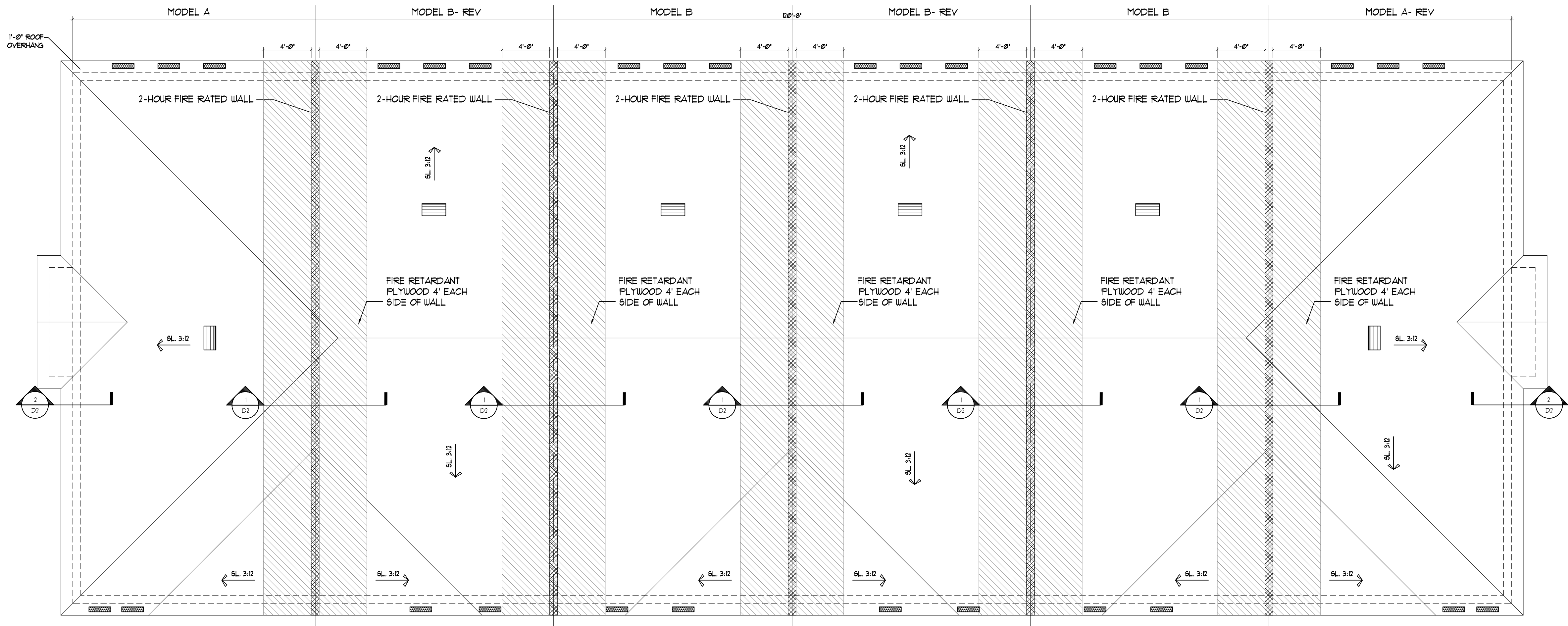
E.S.A.
Design Group, Inc.

0V-4U-4

of



 2-HOUR-RATED WALL
FIXTURE UNITS (MODELS A, B, C): IT FU / MOD



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

SOFFIT VENT CALCULATIONS
SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2011
FBC (MIN. 1/500 OF CEILING AREA) WHEN 50% OF THE REQUIRED
VENT. AREA PROVIDE BY VENTILATOR AT LEAST 3' ABOVE EAVE
302 SQ. FT. = 3.0 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = 5'X22 = .164 SQ. FT./VENT
144
50%/3.0 SQ. FT. = 15 SQ. FT. / .164 = 19 VENTS OF 5'X 22"
19 VENTS / 4 CLEAR OPNG = 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'X24 = 2 SQ. FT./VENT - 1 VENT PROVIDED
144

AAC

PZ13-12000041

8/3/2021

ISSUANCE FOR
☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT
Edward Silva
Digitally signed by
Edward Silva
Date: 2021.07.09
12:26:12 -04'00'
AFFIX SEAL HERE

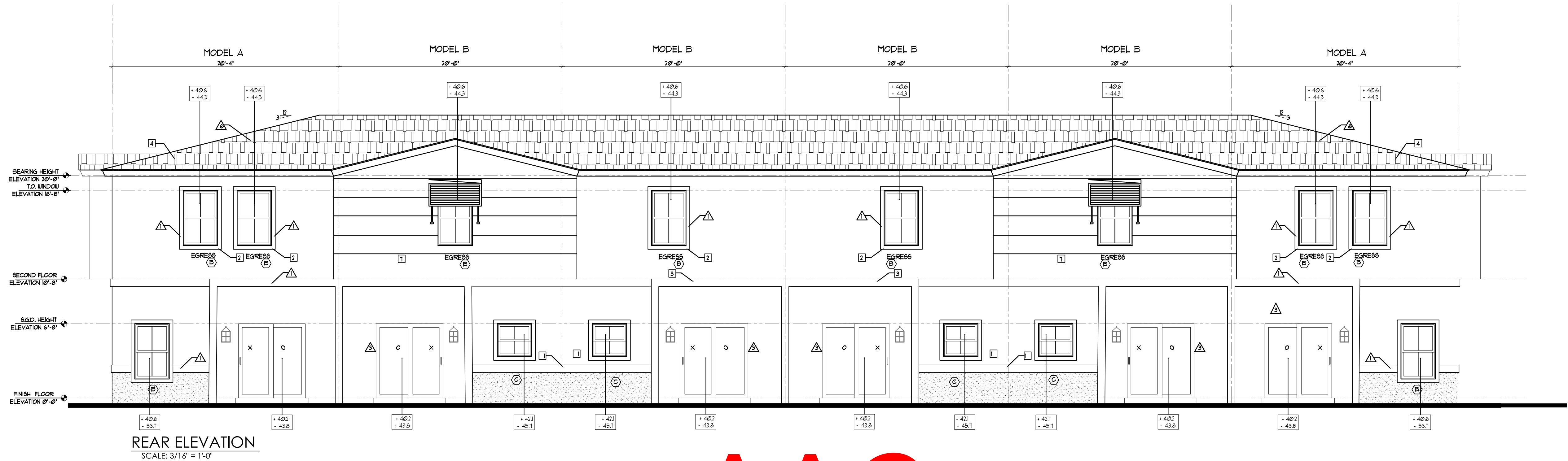
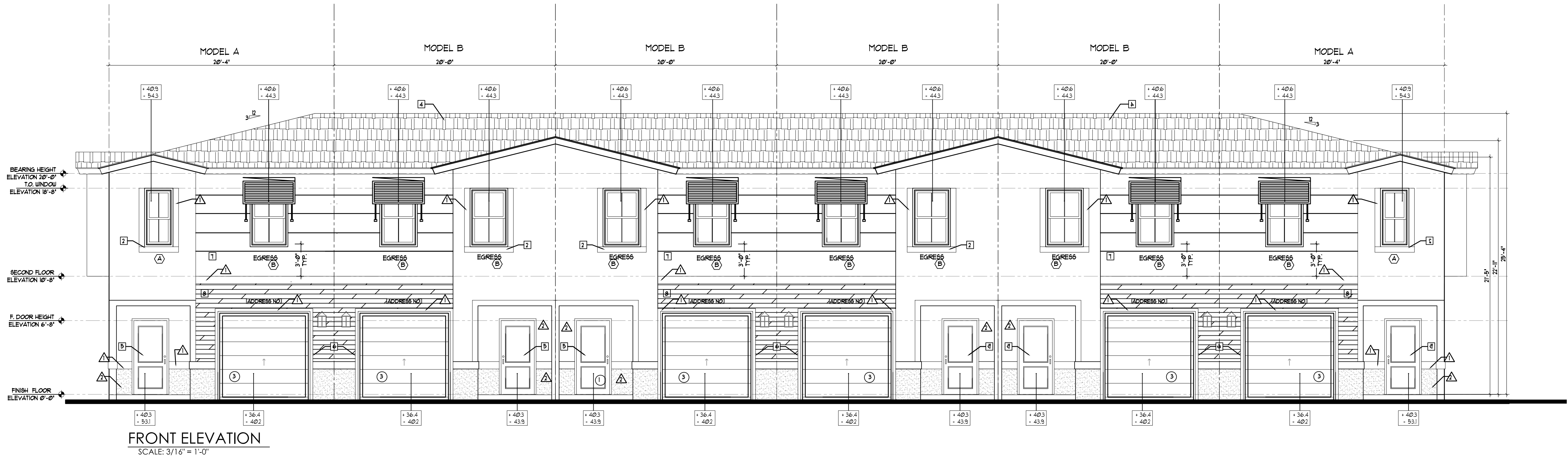
Client: Address: Address: Phone: Plan:
OVERALL ROOF PLAN
HIGHLAND OAKS- 6 UNIT BUILDING

Job No.:
Drawn By: 3/16"=1'-0"
Scale: 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
E.S.A.
Design Group, Inc.

OV-6U-2
of

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 (SU 9666)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SU 0055)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	FRONT BAND	AMAZING GRAY (SU 1044)	SHERWIN WILLIAMS	DORIAN GRAY (SU 1071)	SHERWIN WILLIAMS
4	SHINGLES ROOF	SKYLINE STEEL (SU 1075)	SHERWIN WILLIAMS	SHERWIN WILLIAMS	DRIFT OF MIST (SU 9666)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL	FRONT DOOR (SECTION A)	BREEZY (SU 1066)	SHERWIN WILLIAMS	GRANITE PEAK (SU 6750)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	FRONT DOOR (SECTION B)	URBANE BRONZE (SU 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SU 0871)	SHERWIN WILLIAMS
7	STUCCO REVEALS	GARAGE 1 CORREL (PER ELEVATION: SECTION A)	FEELT WOOL (SU 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SU 1068)	SHERWIN WILLIAMS
8	STONE	GARAGE 1 CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SU 1065)	SHERWIN WILLIAMS	IRON ORE (SU 1065)	SHERWIN WILLIAMS
OUTLOOKERS DETAIL STYROFOAM AND GLUED AS PER MANUFACTURE SPECIFICATION		ROOF	COLOR DRIFTWOOD BRONZE	MANUFACTURER		
FOAM OUTLOOKER DETAIL MANUFACTURER: FYPON		WINDOW FRAME + DECO IRON				



AAC

PZ13-12000041

8/3/2021

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward Silva

Digitally signed by Edward Silva

Date: 2021.07.09 12:25:49 -0400' REV 4

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

ELEVATIONS HIGHLAND OAKS - 6 UNIT BUILDING

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

Lot: Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

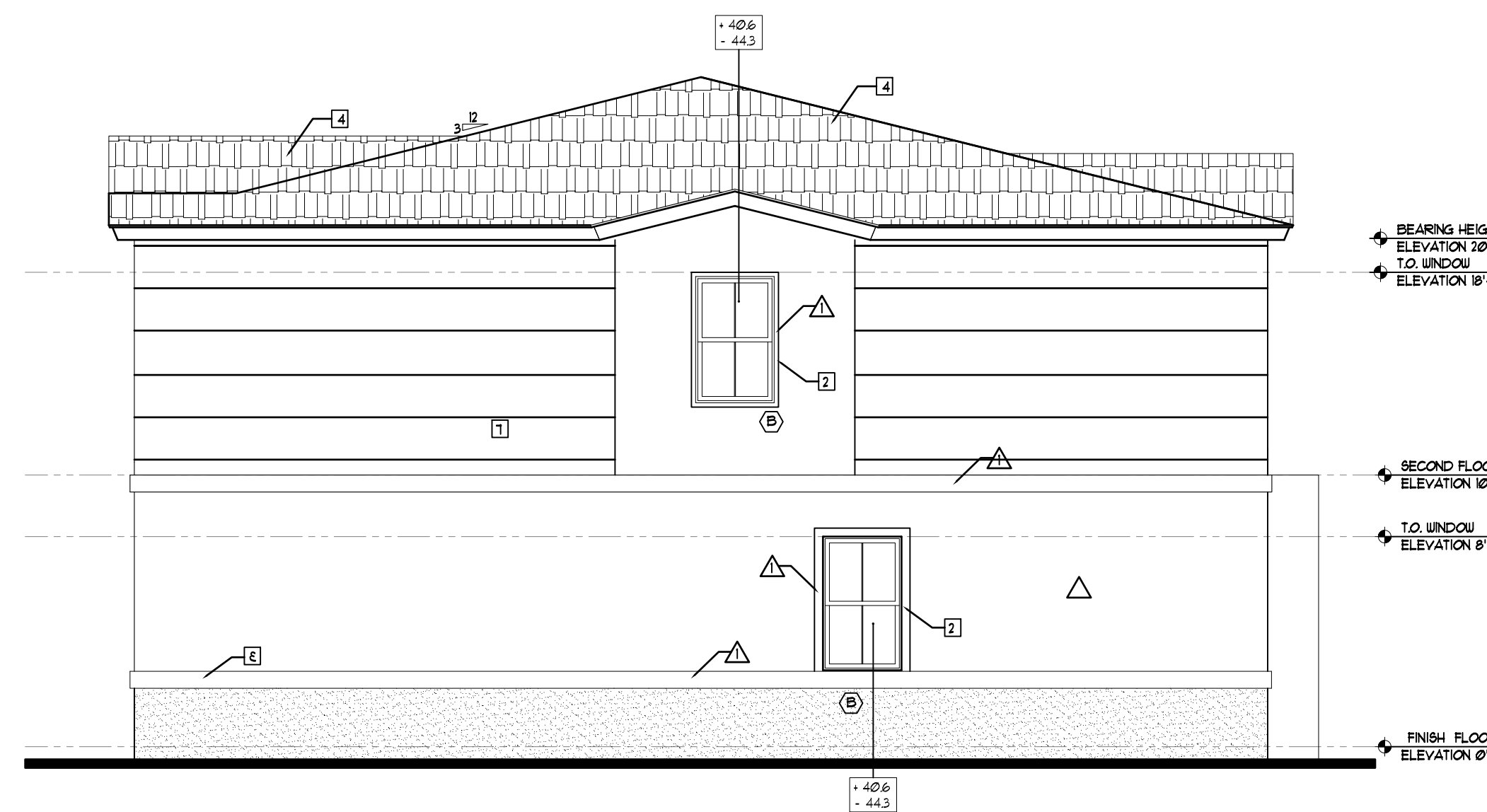
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

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

E.S.A. Design Group, Inc.

OV-6U-3

of



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

8/3/2021

of

Edward
Silva

Digitally signed by
Edward Silva
Date: 2021.07.09
12:25:20 -0400' RE:4

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan: OVERALL FLOOR PLAN
HIGHLAND OAKS - 7 UNIT BUILDING

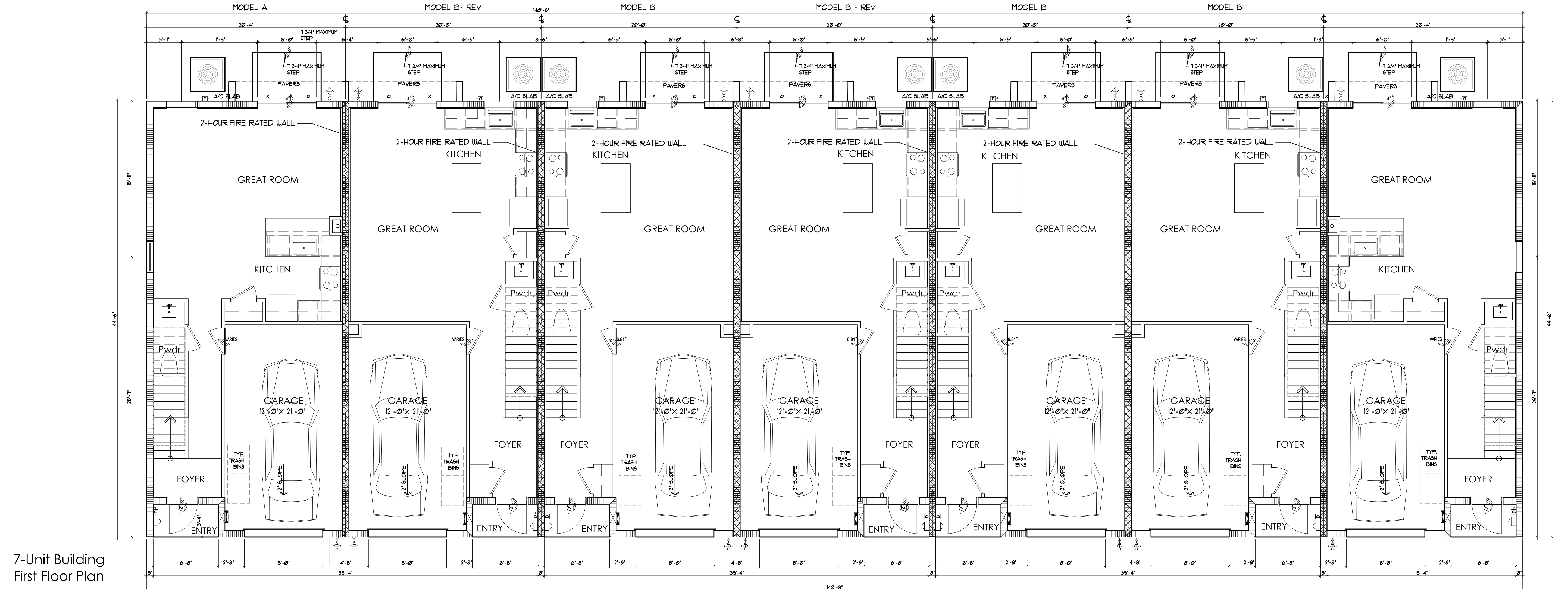
Job No.: 3165-1-07
Drawn By: 03-01-21
Scale: 1/8"=1'-0"
Date: 03-01-21
Lot: Block:

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

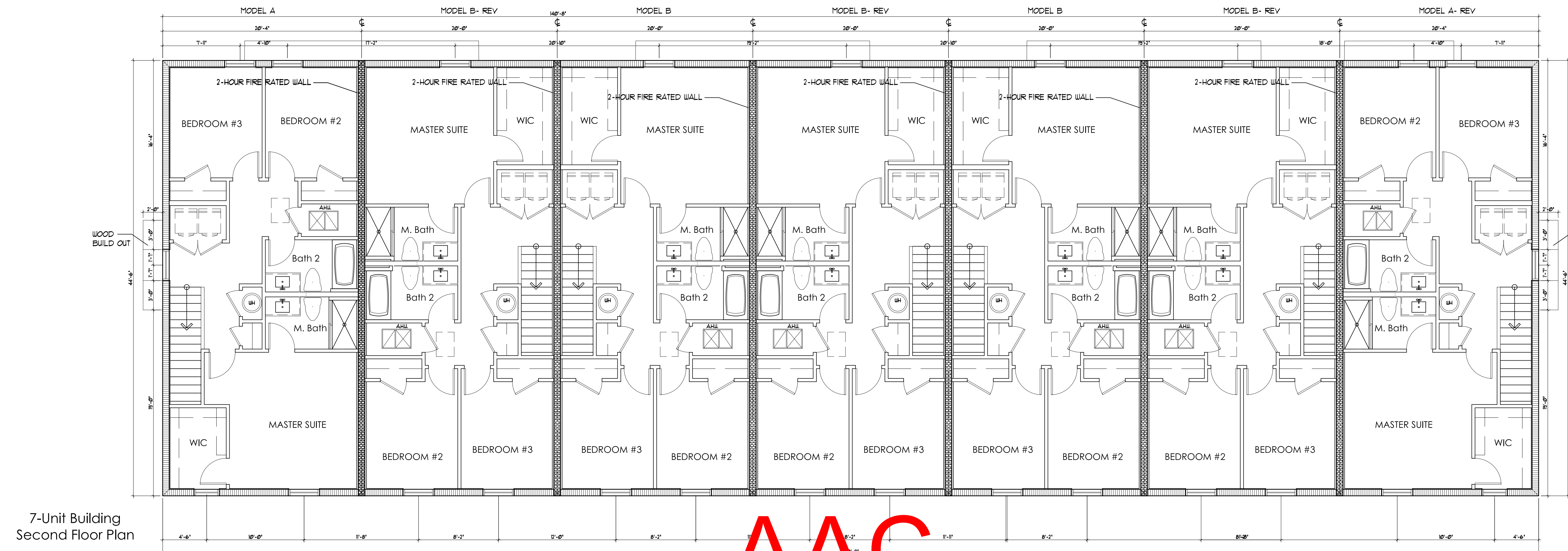
E.S.A.
Design Group, Inc.

OV-7U-1
of

DESIGNS, DRAWINGS AND RELATED DOCUMENTS PREPARED BY E.S.A. DESIGN GROUP ARE INSTRUMENTS OF SERVICE FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE THE PROPERTY OF E.S.A. DESIGN GROUP. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF E.S.A. DESIGN GROUP. E.S.A. DESIGN GROUP ASSUMES NO LIABILITY FOR ANY OTHER WORK PERFORMED BY ANY OTHER WORK WITHOUT THE WRITTEN CONSENT OF E.S.A. DESIGN GROUP. E.S.A. DESIGN GROUP ASSUMES NO LIABILITY FOR ANY OTHER WORK PERFORMED BY ANY OTHER WORK WITHOUT THE WRITTEN CONSENT OF E.S.A. DESIGN GROUP.



7-Unit Building
First Floor Plan



7-Unit Building
Second Floor Plan

AAC
PZ13-12000041
8/3/2021



NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/ IN 4'-0" OF COMMON WALLS
AS PER FBC R302.2.2(2).

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 AREA

905 SQ. FT. = 3.0 SQ. FT.
300

SOFFIT VENTS:

SIZE OF VENT = $5 \times 22 = \frac{.764 \text{ SQ. FT.}}{144}$ VENT

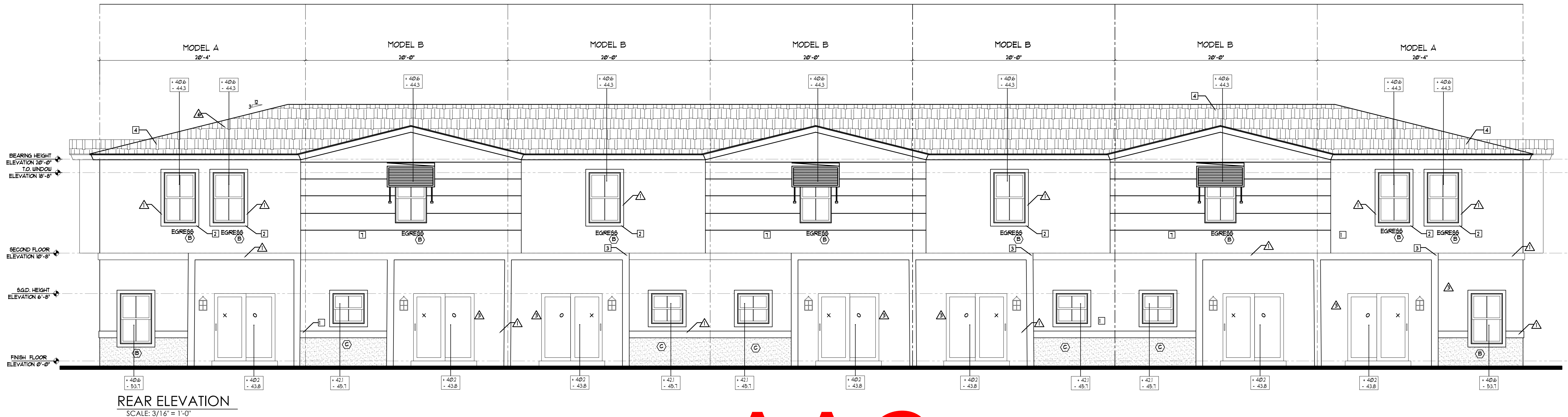
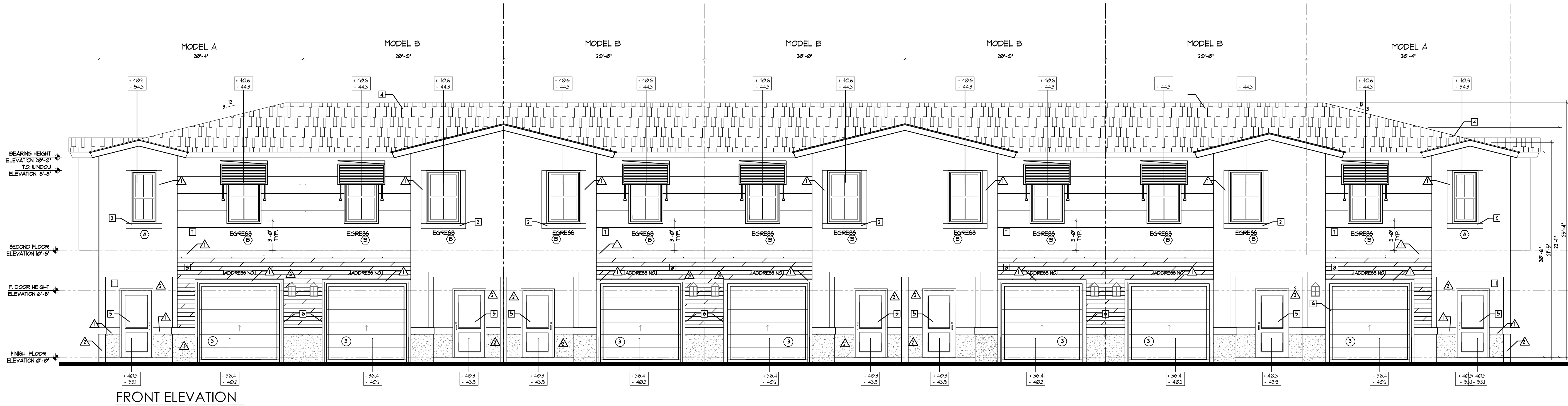
50% (3.0 SQ. FT.) = 1.5 SQFT. / .764 = 1.9 VENTS OF 5'X 22'

1.9 VENTS / 4 CLEAR OPENG = 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 = $20 \times 4 = \frac{2 \text{ SQ. FT.}}{144}$ VENT - 1 VENT PROVIDED

KEY NOTES		COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED GENTLESHIPS FINISH	LOCATION	COLOR	MANUFACTURER	COLOR
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	DRIFT OF H1ST (SU 1666)	SHERWIN WILLIAMS	DRIFT OF H1ST (SU 1666)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	AMAZING GRAY (SU 1044)	SHERWIN WILLIAMS	AMAZING GRAY (SU 1044)	SHERWIN WILLIAMS
4	SHINGLES ROOF	SKYLINE STEEL (SU 1015)	SHERWIN WILLIAMS	SKYLINE STEEL (SU 1015)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL	BREEZY (SU 1666)	SHERWIN WILLIAMS	BREEZY (SU 1666)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	URBANE BRONZE (SU 1048)	SHERWIN WILLIAMS	URBANE BRONZE (SU 1048)	SHERWIN WILLIAMS
7	STUCCO REVEALS	FEELT WOOD (SU 911)	SHERWIN WILLIAMS	FEELT WOOD (SU 911)	SHERWIN WILLIAMS
8	STONE	MOUNT ETNA (SU 1625)	SHERWIN WILLIAMS	MOUNT ETNA (SU 1625)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD	ROOF	COLOR DRIFTWOOD
		WINDOW FRAME	DECOR IRON	WINDOW FRAME	DECOR IRON



AAC

PZ13-12000041

8/3/2021

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward Silva

Digitally signed by Edward Silva

Date: 2021.07.09 12:24:44 -0400

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

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

DESIGN GROUP, INC.

E.S.A.

Design Group, Inc.

OV-7U-3

of


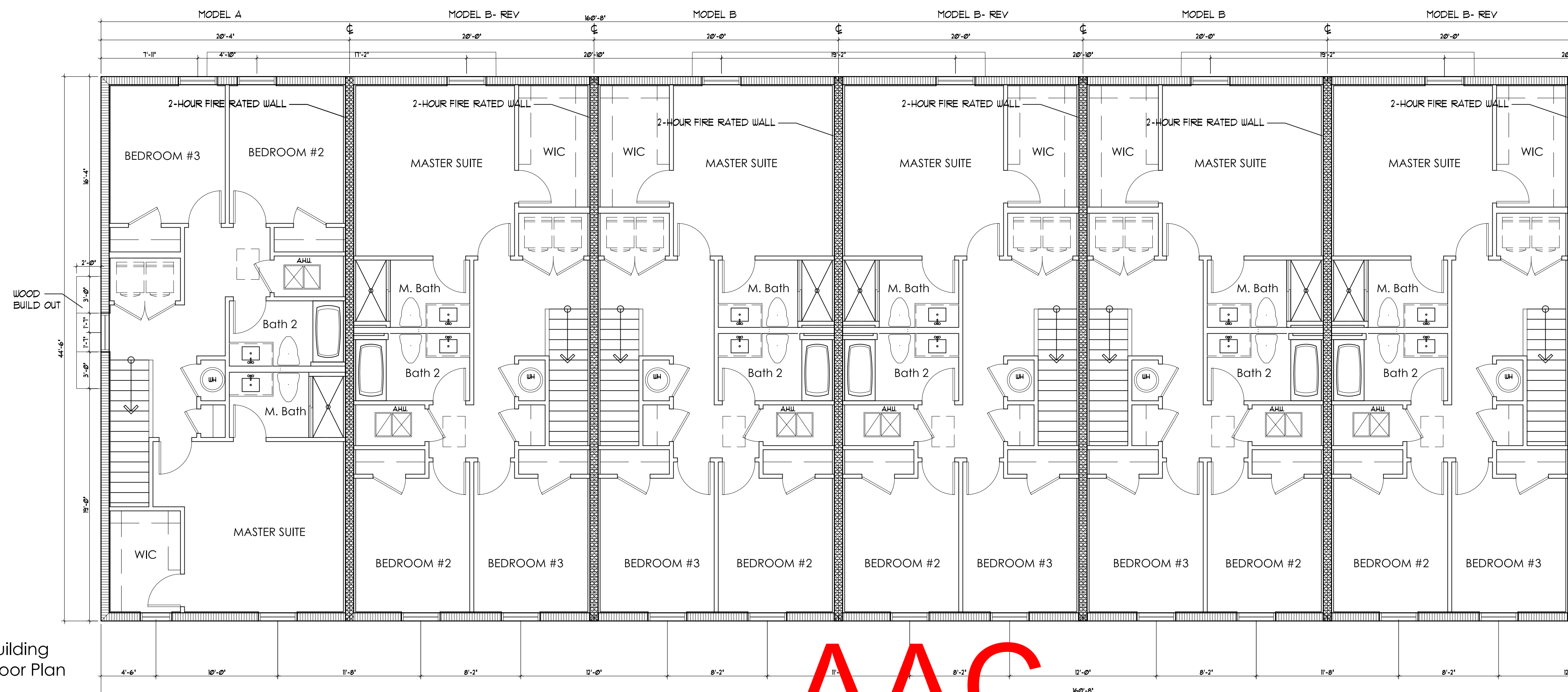
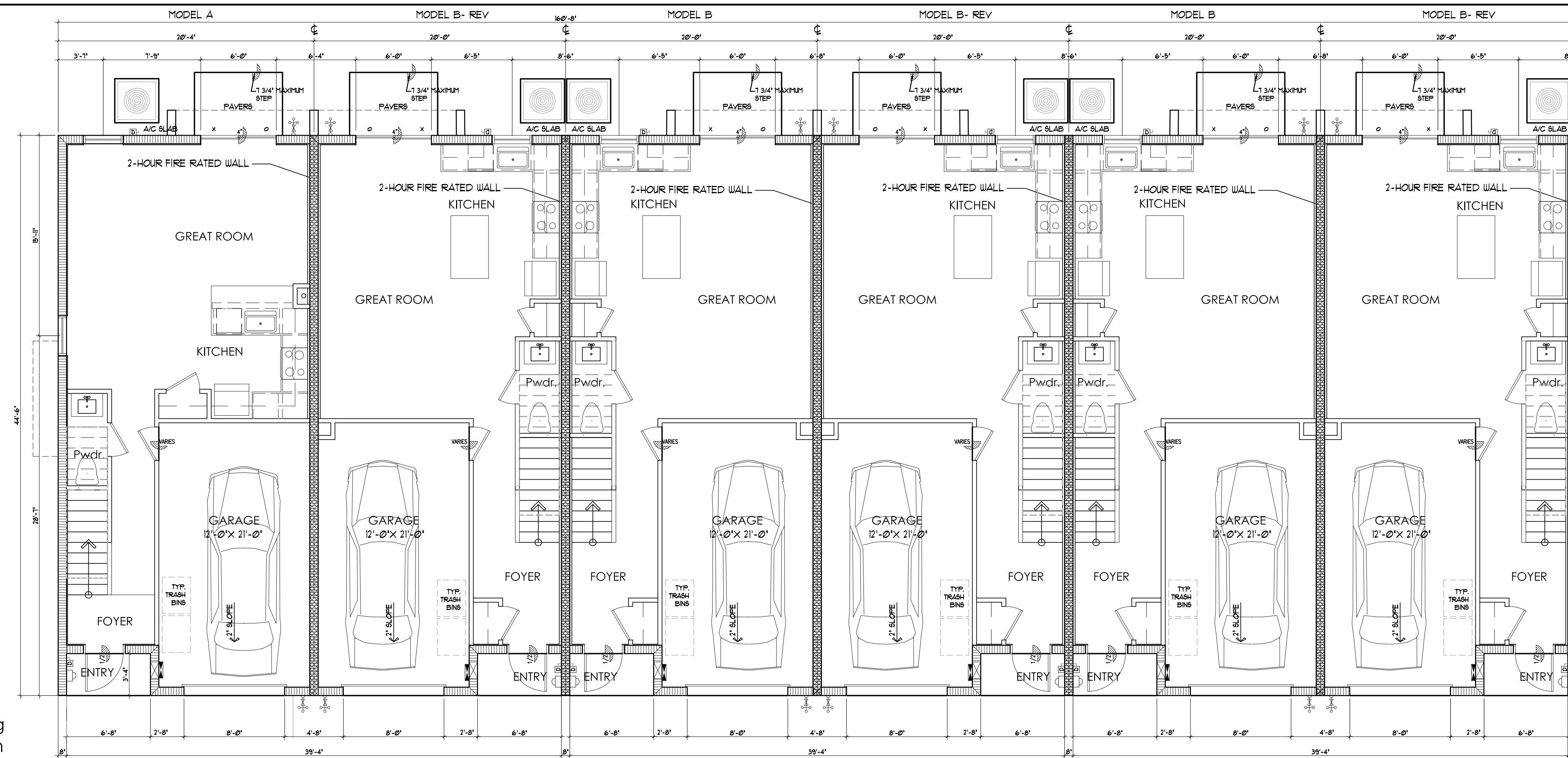
DESIGN, DRAWINGS AND RELATED DOCUMENTS PREPARED BY E.S.A. DESIGN GROUP ARE INSTRUMENTS OF SERVICE FOR THE EXECUTION OF THE WORK AND ARE THE PROPERTY OF E.S.A. DESIGN GROUP. REPRODUCING OR TRANSMITTING IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF E.S.A. DESIGN GROUP IS PROHIBITED.

REVISIONS

DATE

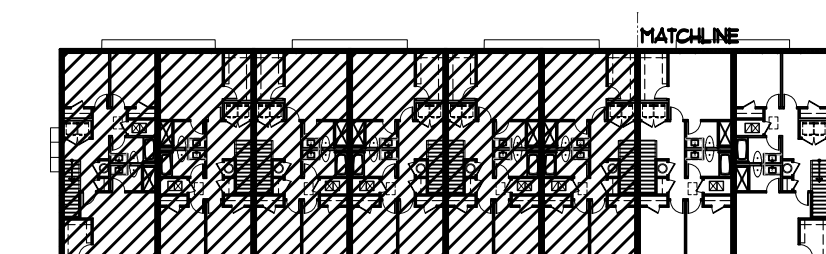
BY

DESCRIPTION

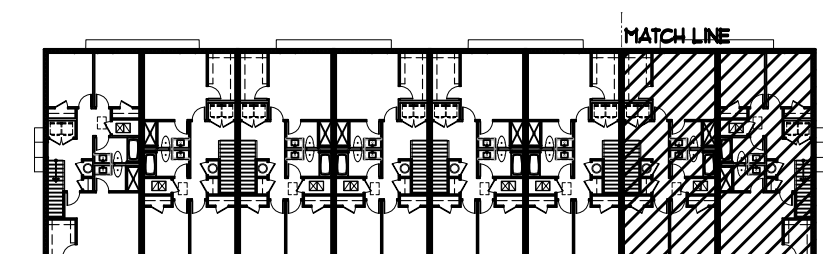
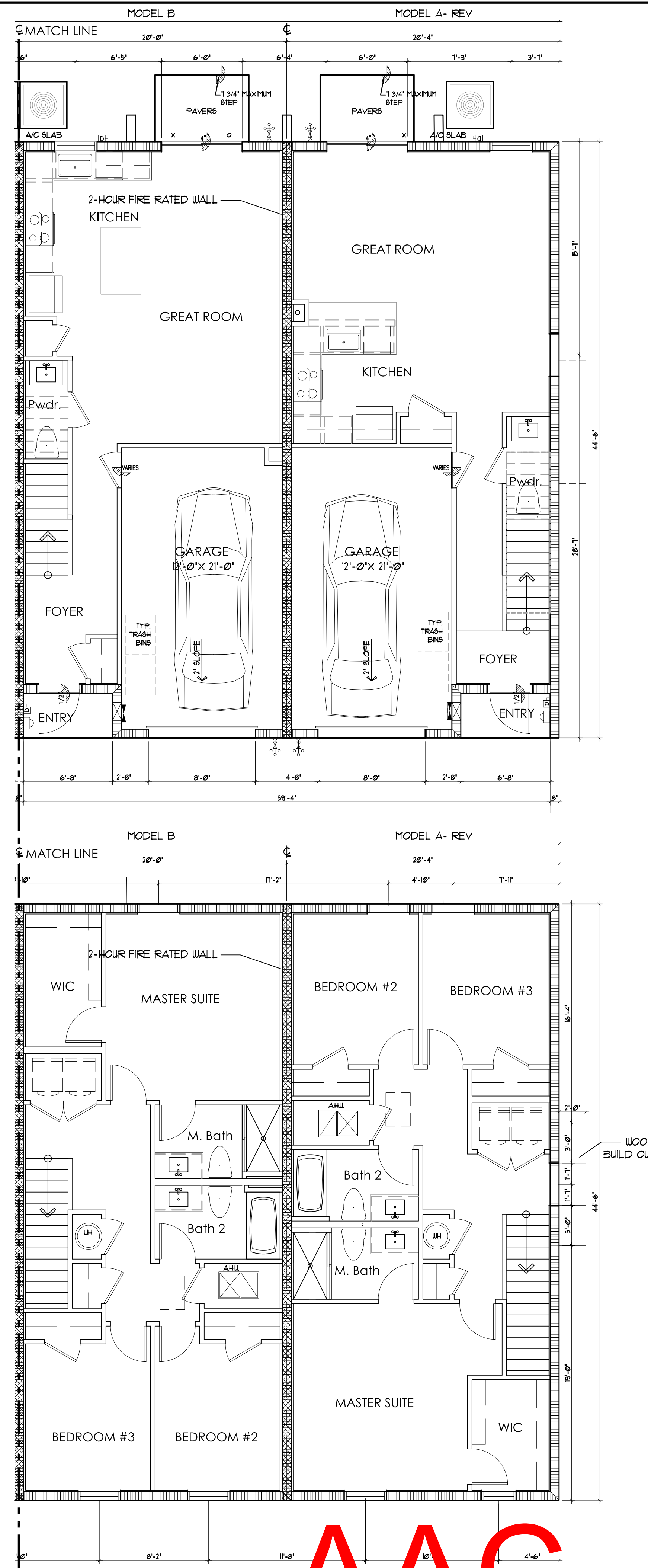


AAC

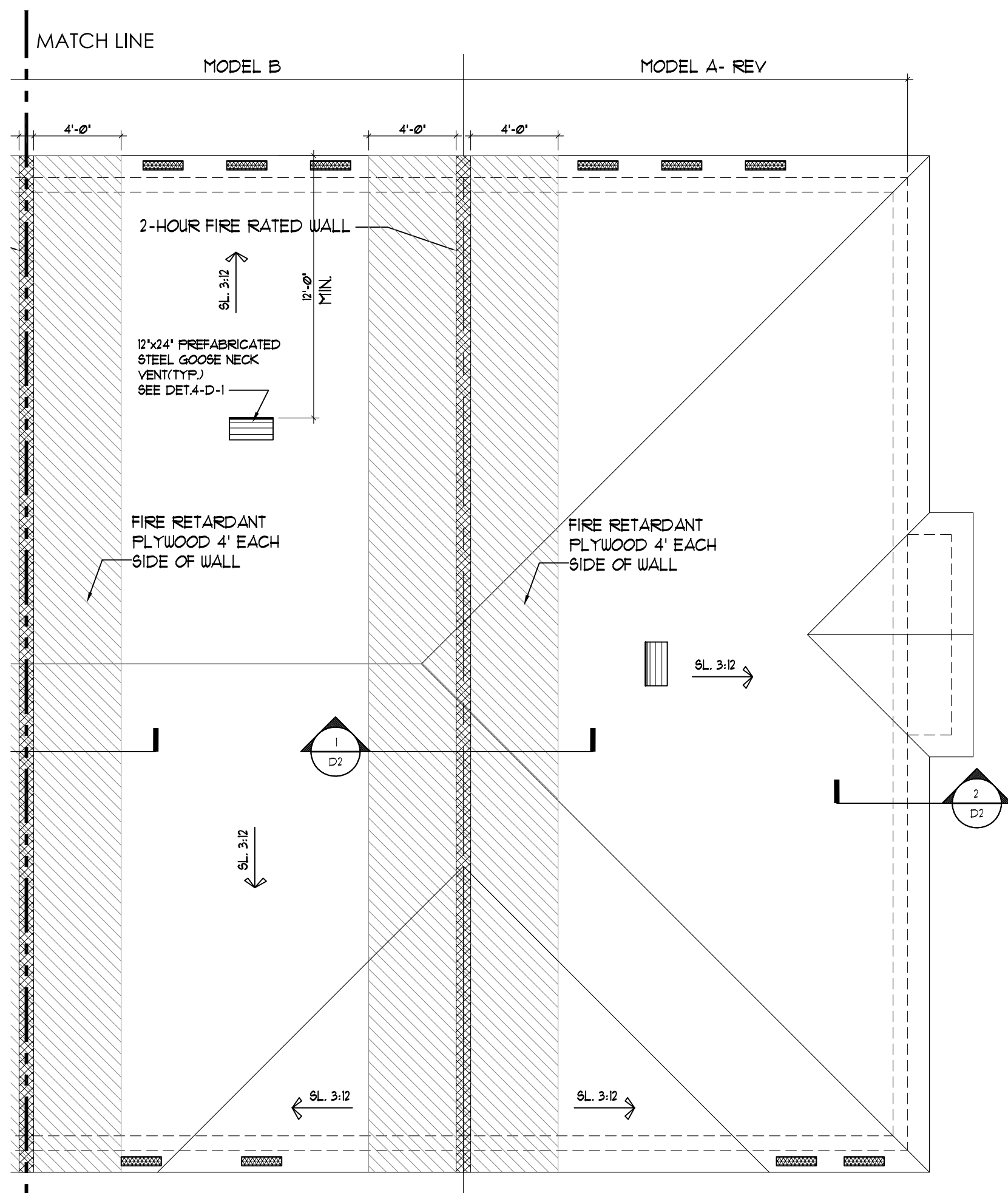
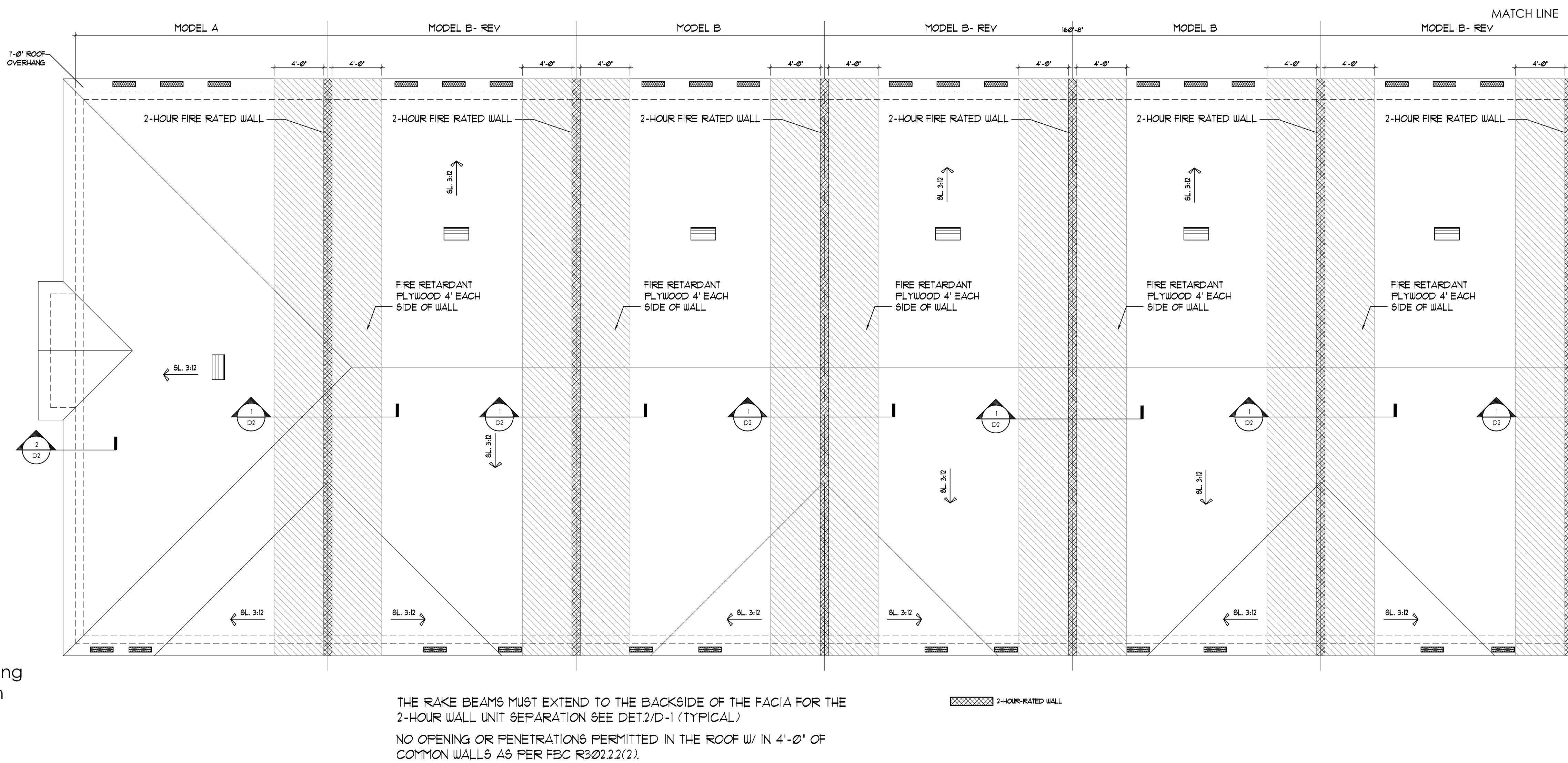
PZ13-12000041
8/3/2021



8-Unit Building Second Floor Plan



8-Unit Building
Roof Plan

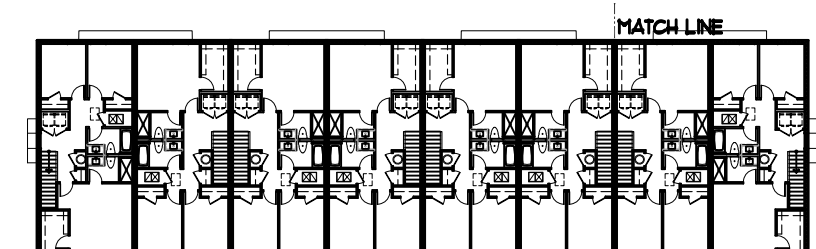


SOFFIT VENT CALCULATIONS	
SOFFIT VENT CALCULATIONS ARE AS FOLLOWS PER 6TH EDITION 2017 FBC (MIN. 1/300 OF CEILING AREA) WHEN 50% OF THE REQUIRED VENT AREA PROVIDED BY VENTILATOR AT LEAST 3' ABOVE EAVE	
300 SQ. FT. ± 30 SQ. FT.	300
SOFFIT VENTS:	
SIZE OF VENT = $\frac{300}{144} = 2.08$ SQ. FT./VENT	
50% (30 SQ. FT.) ± 15 SQ. FT. / 164 ± 15 VENTS OF 5"X 22"	
15 VENTS / 4 CLEAR OPENING = 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 = $\frac{15}{144} = 0.104$ SQ. FT./VENT - 1 VENT PROVIDED	

AAC

PZ13-12000041

8/3/2021



ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Digitally signed by Edward Silva

Date: 2021.07.09 12:23:41

REV: 04/09

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

OVERALL ROOF PLAN

HIGHLAND OAKS - 8 UNIT BUILDING

Job No.: Drawn By: Scale: Date: Lot: Block:

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

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

0000000000

0000000000

0000000000

E.S.A.

Design Group, Inc.

OV-8U-3

of

KEY NOTES		LOCATION	COLOR SCHEME 1		COLOR SCHEME 2	
			COLOR	MANUFACTURER	COLOR	MANUFACTURER
1	TEXTURED CERAMITICUS 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 1616)	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 6077)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	GARAGE + CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 917)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 1068)	SHERWIN WILLIAMS
7	STUCCO REVEALS	GARAGE + CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 1025)	SHERWIN WILLIAMS	IRON ORE (SW 1065)	SHERWIN WILLIAMS
8	STONE	ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE	

1'-0"

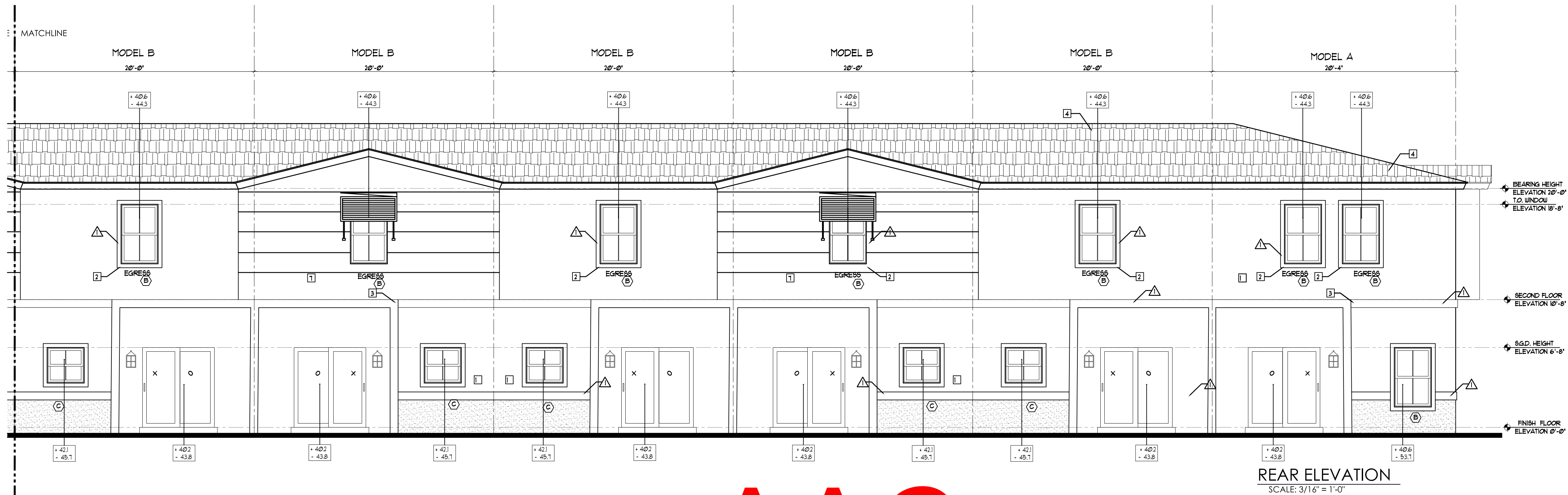
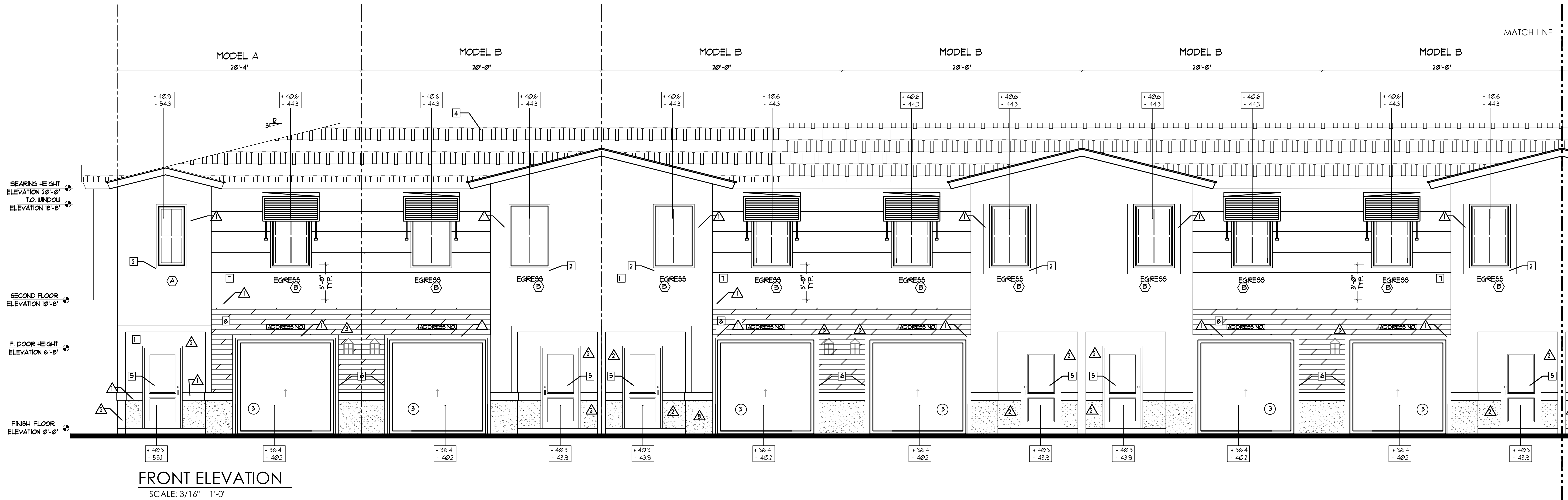
4"

8"

12"

OUTLOOKERS DETAIL
STYROFOAM AND GLUED AS
PER MANUFACTURER
SPECIFICATION

FOAM OUTLOOKER DETAIL
MANUFACTURER: PTFON



AAC

PZ13-12000041

8/3/2021

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

Edward Silva

Digitally signed by Edward Silva

Date: 2021.07.09 2:23:25-04'00'

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS- 8 UNIT BUILDING

Job No.: Drawn By: Scale: Date: Lot: Block:

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

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

E.S.A.
Design Group, Inc.

OV-8U-4

of

