

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

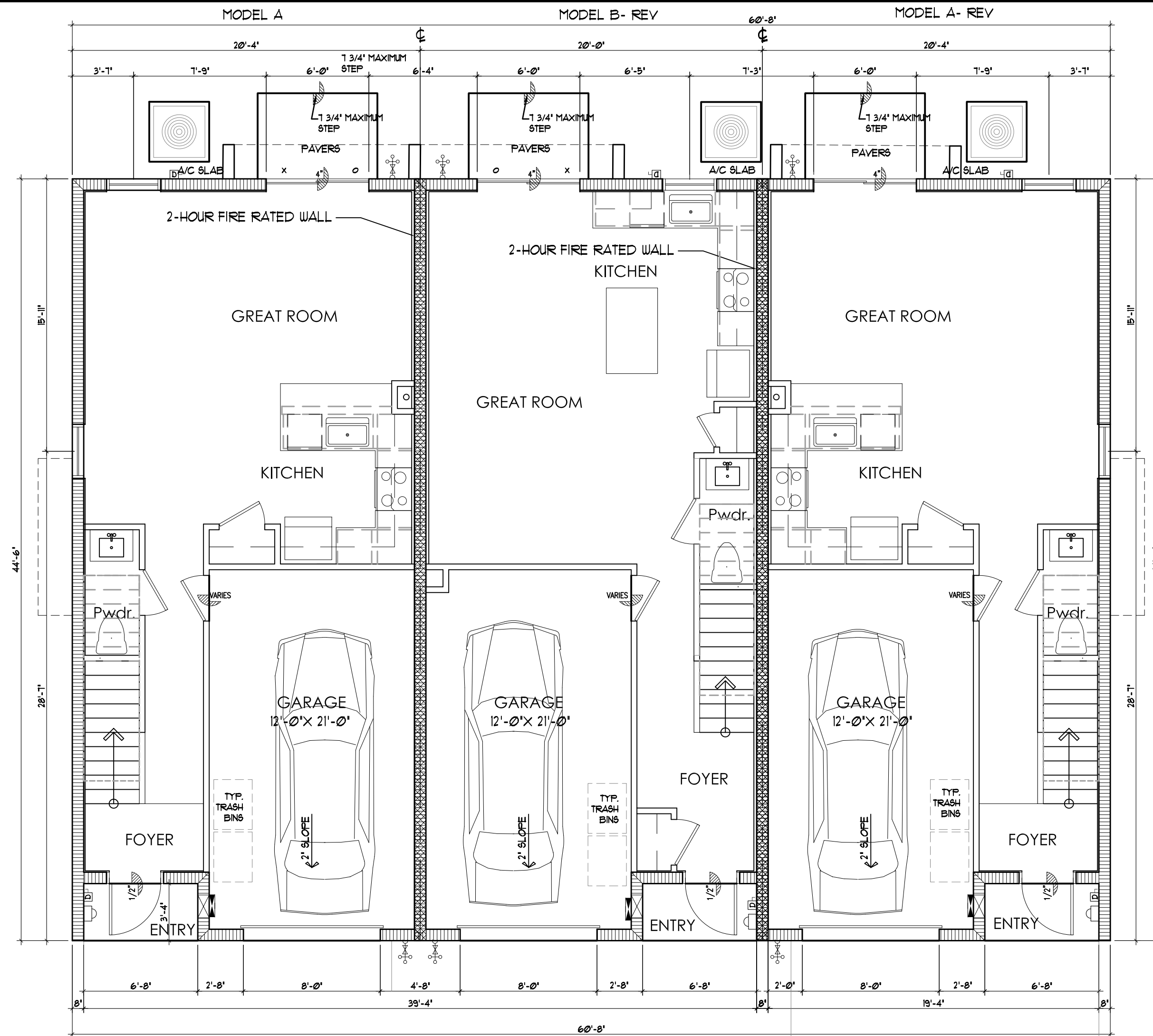
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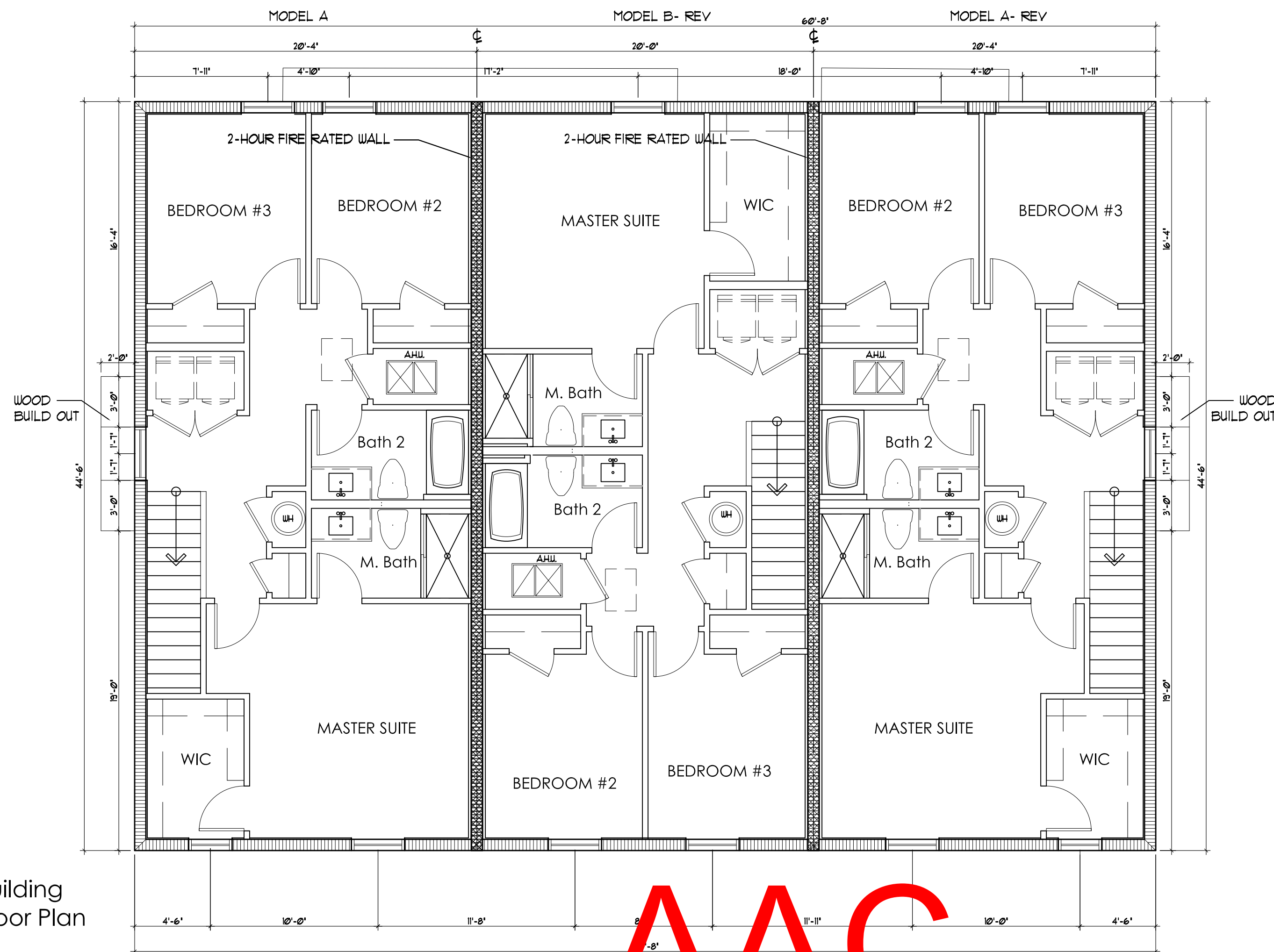
AAC

PZ13-12000041
8/3/2021

3-Unit Building
First Floor Plan



3-Unit Building
Second Floor Plan



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PZ13-12000041

8/3/2021

ISSUANCE FOR

☐ BIDDING ☐ CONSTRUCTION ☐ PERMIT

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Date: 2021.07.09 13:26:52

REV 2 04'00'

REV 1 04'00'

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

OVERALL FLOOR PLAN

HIGHLAND OAKS- 3 UNIT BUILDING

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

EDWARD SILVA, ARCHITECT

REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

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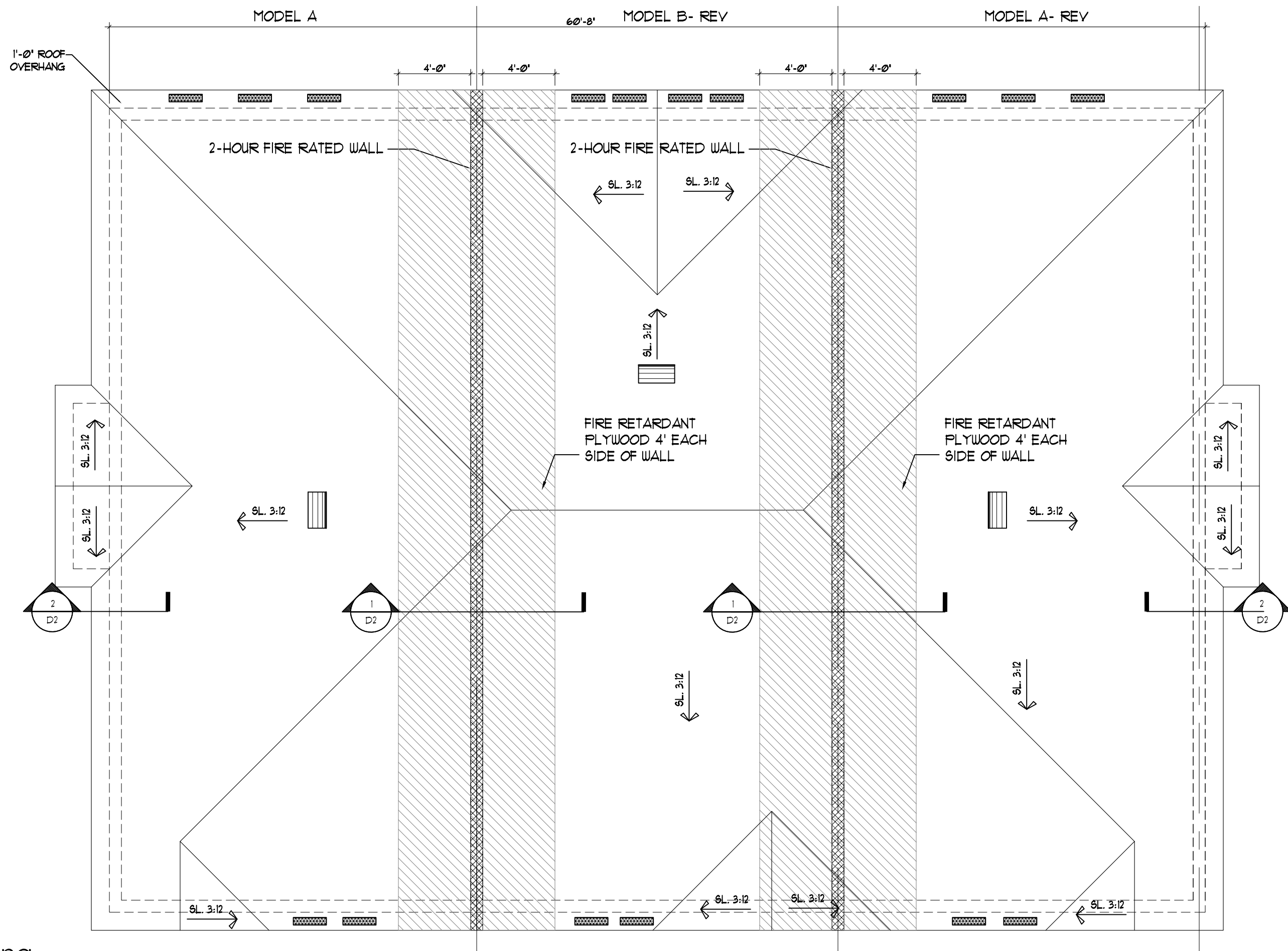
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Design Group, Inc.

OV-3U-1

of

3-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).

2-HOUR-RATED WALL

SOFFIT VENT CALCULATIONS	
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	
50% SQ. FT. = 30 SQ. FT.	
300	
SOFFIT VENTS:	
SIZE OF VENT = 5'X22' = .764 SQ. FT./VENT	
50%/30 SQ. FT. = 15 SQ. FT. / .764 = 19 VENTS OF 5'X 22'	
19 VENTS / 4 CLEAR OPENING = 4.75 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'X4' = 2 SQ. FT./VENT - 1 VENT PROVIDED	

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8/3/2021

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Edward
Silva
Date:
2021.07.09
13:26:36

REV 1

REV 2

REV 3

REV 4

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Client: _____
Address: _____
Address: _____
Phone: _____
Plan: OVERALL ROOF PLAN
HIGHLAND OAKS - 3 UNIT BUILDING

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

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REG. No. 0011131
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OV-3U-2
of

The drawing shows the front elevation of a house with two models, Model A and Model B, separated by a vertical dashed line. The overall width is 20'-0".

Model A (Left): 10'-4" wide. It features a gabled roof with a 12/12 pitch. The front facade includes a central entrance door (labeled 1) flanked by two windows (labeled 2). The roofline is marked with a 12/12 pitch. The front elevation is labeled "FRONT ELEVATION" and "SCALE: 3/16" = 1'-0"

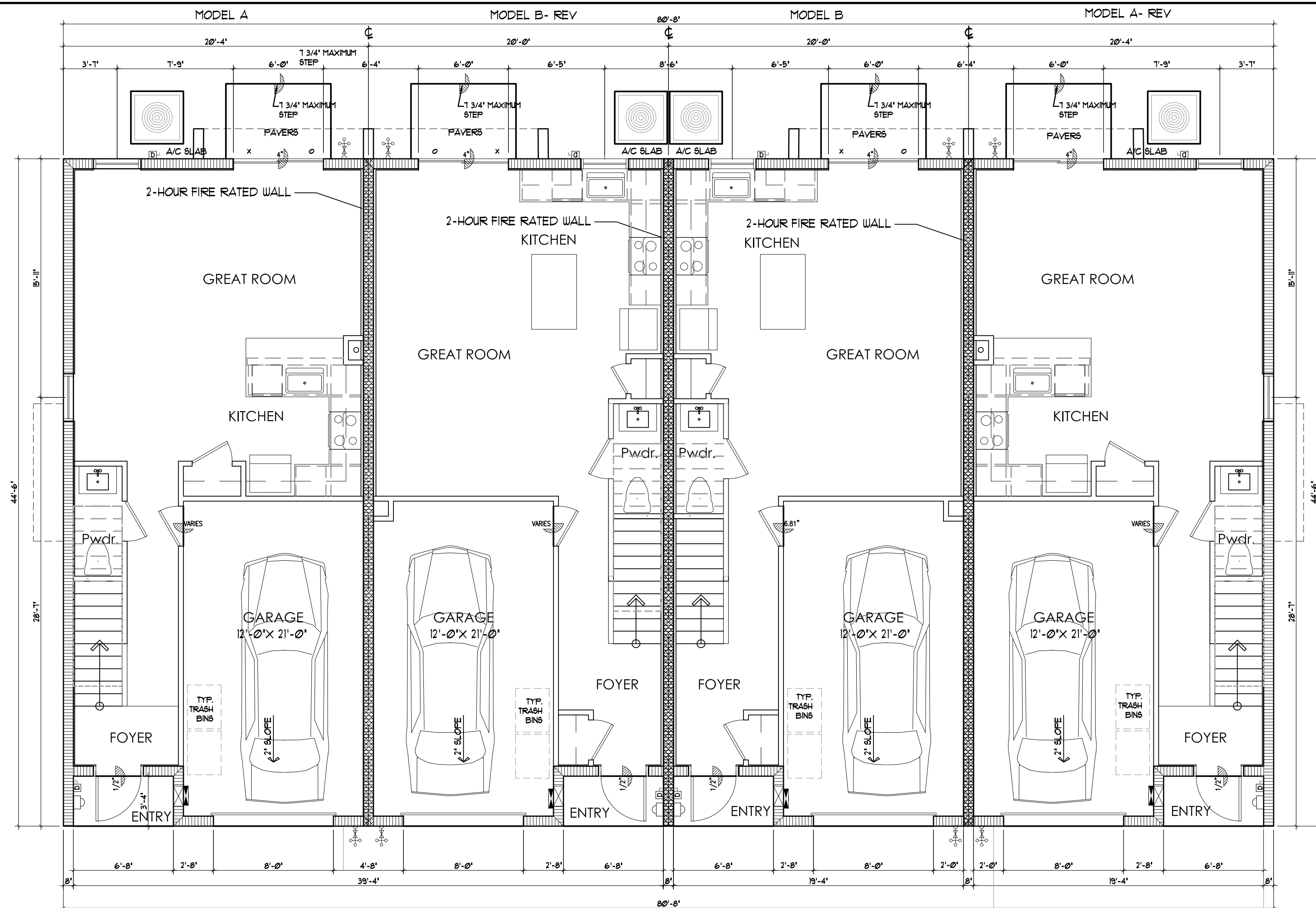
Model B (Right): 10'-0" wide. It features a gabled roof with a 12/12 pitch. The front facade includes a central entrance door (labeled 1) flanked by two windows (labeled 2). The roofline is marked with a 12/12 pitch. The front elevation is labeled "FRONT ELEVATION" and "SCALE: 3/16" = 1'-0"

Annotations and Dimensions:

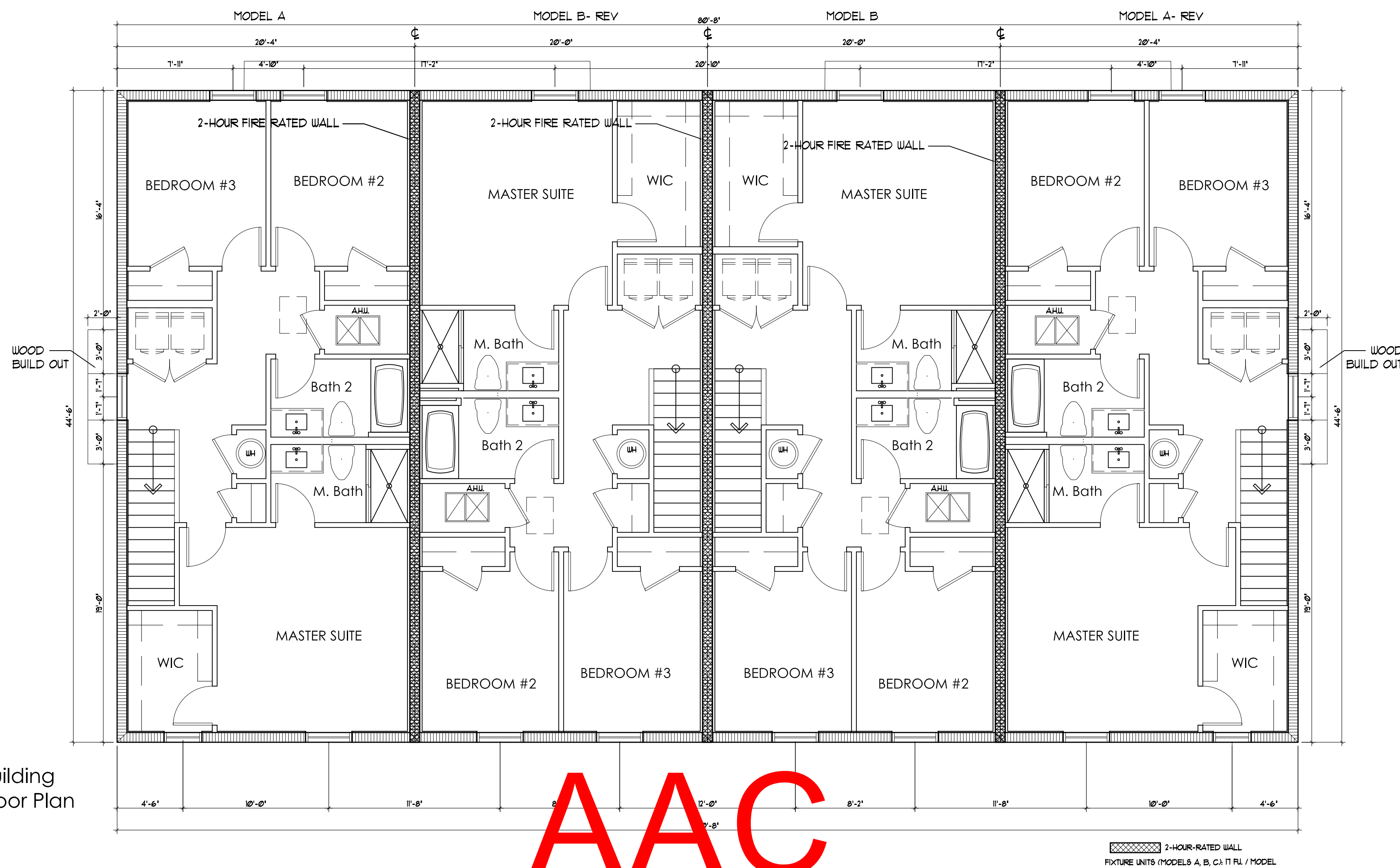
- Model A (Left):**
 - Roof pitch: 12/12
 - Front door height: 6'-9"
 - Second floor window height: 8'-8"
 - Second floor window elevation: 20'-0"
 - Second floor window elevation: 9'-8"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"
- Model B (Right):**
 - Roof pitch: 12/12
 - Front door height: 6'-9"
 - Second floor window height: 8'-8"
 - Second floor window elevation: 20'-0"
 - Second floor window elevation: 9'-8"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"
 - Front door height: 6'-9"
 - Front door elevation: 6'-9"

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4-Unit Building
First Floor Plan



4-Unit Building
Second Floor Plan

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8/3/2021

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Date: 2021.07.09 13:25:51

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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

Date: 03-01-21

Lot: Block:

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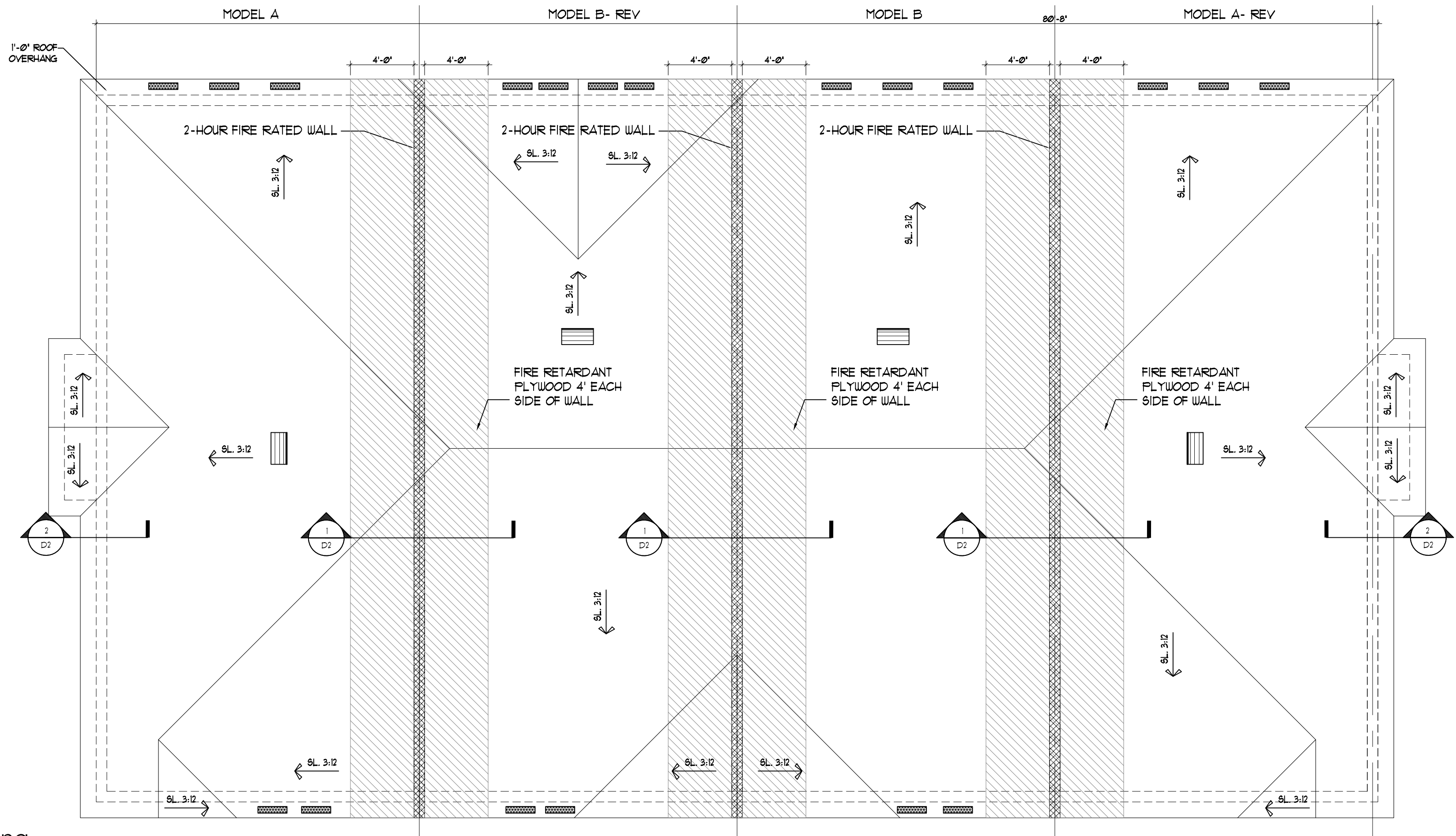
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4-Unit Building
Roof Plan



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 R302.22(2).

2-HOUR-RATED WALL

2-HOUR-RATED WALL	
SOFFIT VENT CALCULATIONS	
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	
300 SQ. FT. = 30 SQ. FT.	300
SOFFIT VENTS:	
SIZE OF VENT = 5'x22' = 110 SQ. FT./VENT	110
50% (30 SQ. FT.) = 15 SQ. FT. / 110 = 13 VENTS OF 5'x22'	13
13 VENTS / 4 CLEAR OPNG = 4.9 VENTS (5 VENTS)	5
5 VENTS PROVIDED	
15 SQ. FT. : 15 SQ. FT. TO BE PROVIDED BY GOOSE NECKS	
GOOSE NECK VENTS:	
SIZE OF VENT = 12'x4' = 48 SQ. FT./VENT = 1 VENT PROVIDED	1

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Client:

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Address:

Phone:

Plan:

OVERALL ROOF PLAN
HIGHLAND OAKS- 4 UNIT BUILDING

Job No.:

Drawn By:

Scale:

Date:

3/16"=1'-0"

03-01-21

Lot:

Block:

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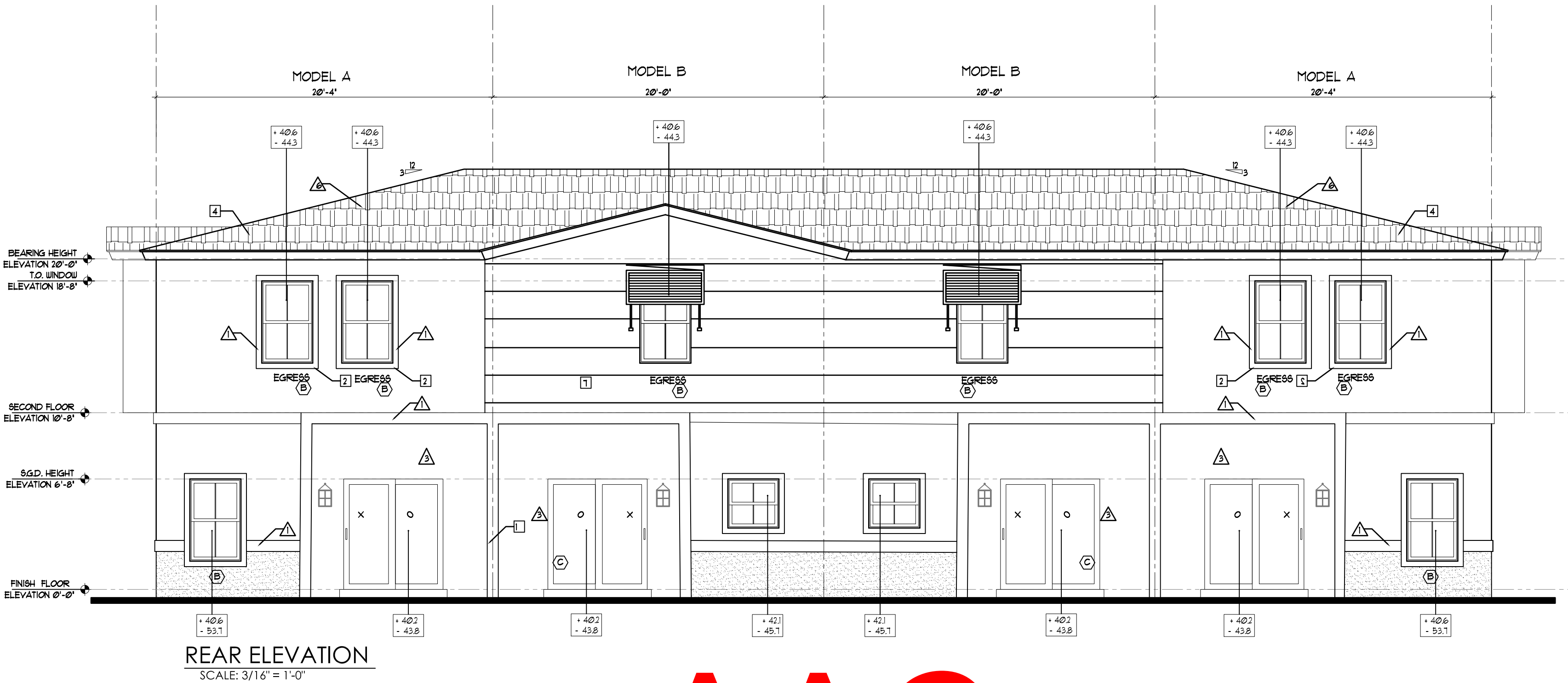
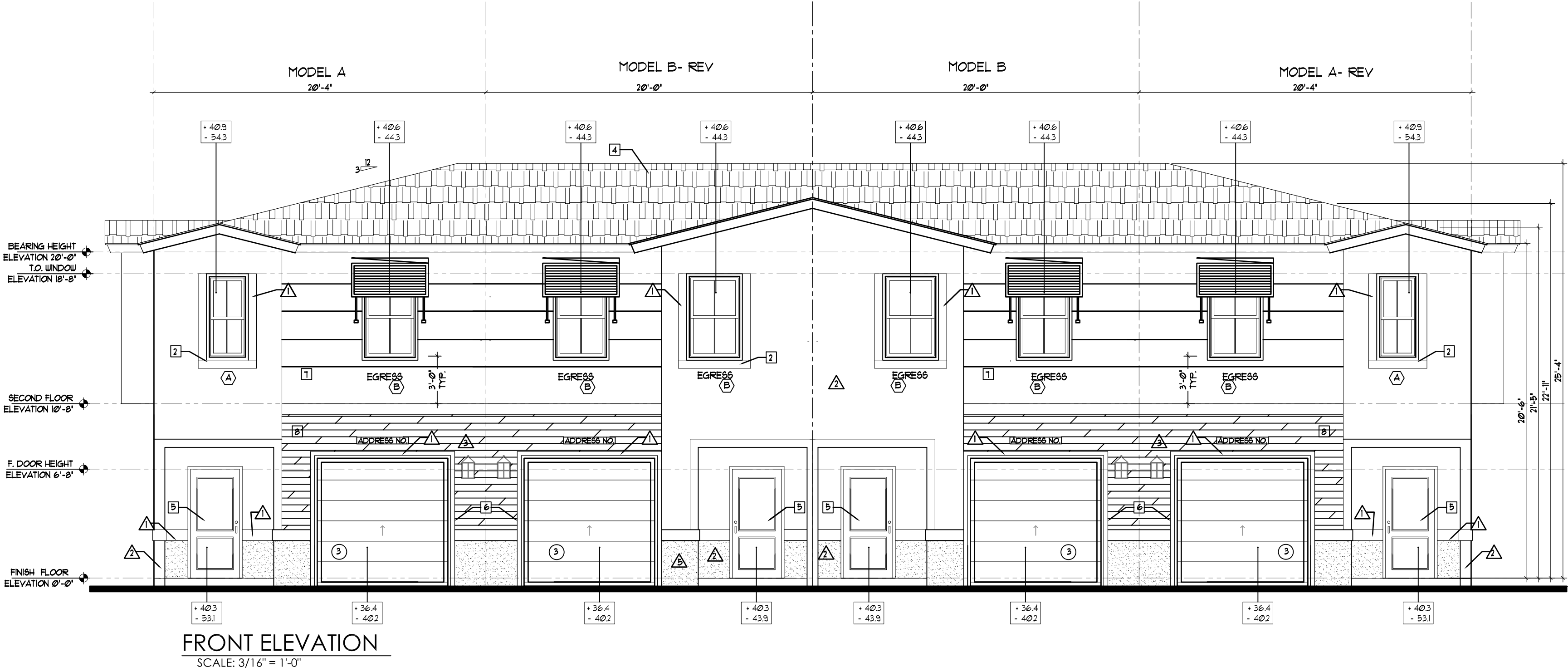
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OV-4U-2

of

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 1011)	SHERWIN WILLIAMS
3	SHINGLES ROOF	TRIM + FASCIA	SKYLINE STEEL (SW 1015)	SHERWIN WILLIAMS	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS
4	FRONT DOOR: METAL	FRONT DOOR (SECTION A)	BREEZY (SW 1616)	SHERWIN WILLIAMS	GRANITE PEAK (SW 6250)	SHERWIN WILLIAMS
5	GARAGE DOOR: METAL	FRONT DOOR (SECTION B)	URBANE BRONZE (SW 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SW 6011)	SHERWIN WILLIAMS
6	STUCCO REVEALS	GARAGE + CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 1068)	SHERWIN WILLIAMS
7	STONE	GARAGE + CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 1625)	SHERWIN WILLIAMS	IRON ORE (SW 1069)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE	
		WINDOW FRAME + DECO IRON				



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8/3/2021

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REL 1 REV 2 REV 3

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

Address: Address: Address: Address: Address:

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

3/16"=1'-0"

03-01-21

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REG. No. 0011131

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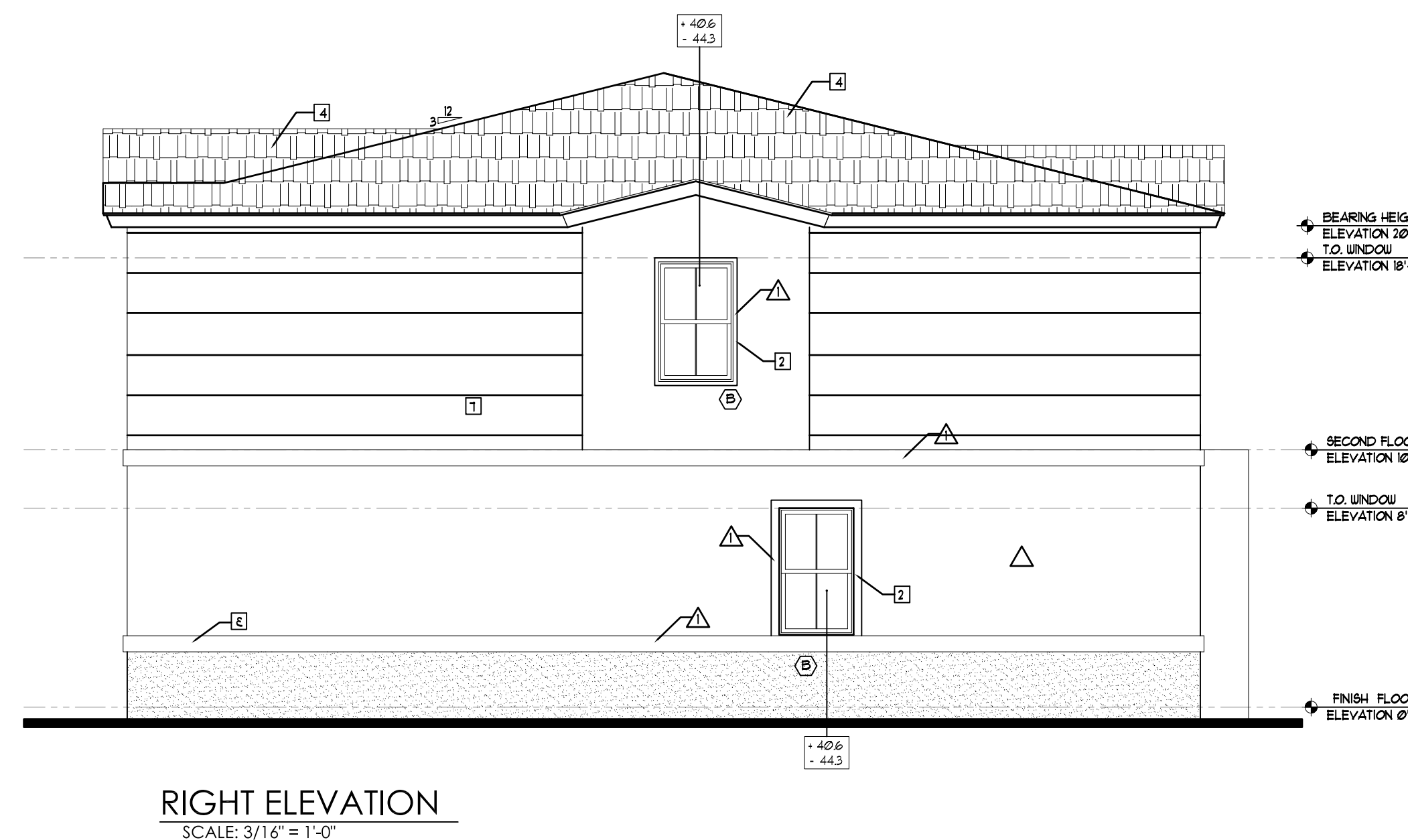
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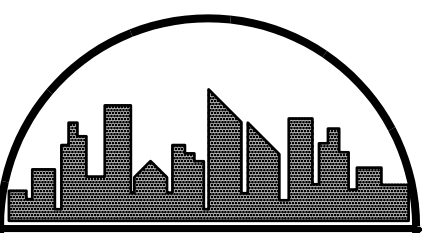
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Address:
Phone:
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Job No.:	
Drawn By:	
Scale:	3/16"=1'-0"
Date :	03-01-21
Lot:	
Block:	

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Date: 2021.07.09 15:24:52 -0400

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Client: Address: Address: Phone: Plan:

OVERALL FLOOR PLAN

HIGHLAND OAKS - 6 UNIT BUILDING

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

Scale: Date: 03-01-21

Lot: Block:

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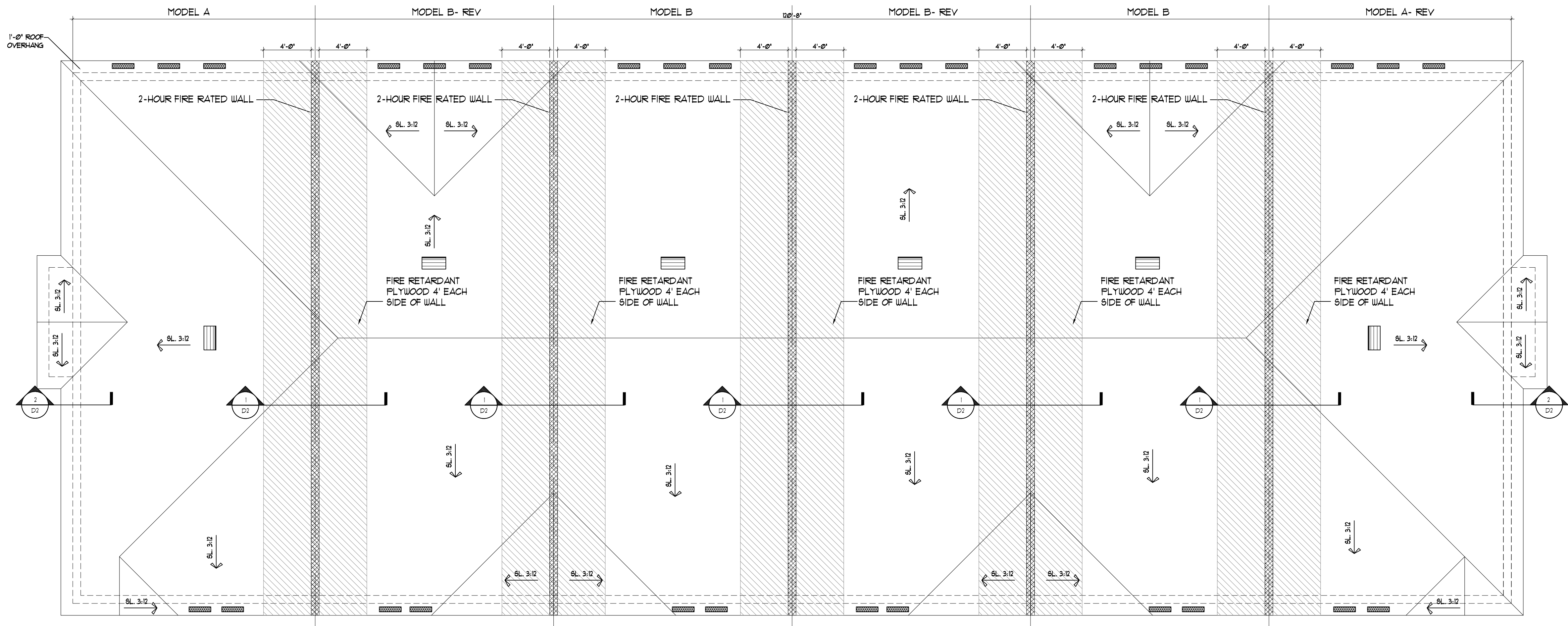
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OV-6U-1

of

6-Unit Building
First Floor Plan

6-Unit Building
Second Floor Plan



6-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 HOUR-RATED WALL

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.

3025 SQ. FT. = 3.0 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = 5X22 = .164 SQ. FT./VENT
144
50%/3.0 SQ. FT.=15 SQ.FT. / .164 = 19 VENTS OF 5"X 22"
19 VENTS/ .4 CLEAR OPENG = 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 = 12X24 = 2 SQ. FT./VENT- 1 VENT PROVIDED
144

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8/3/2021

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Date: 2021.07.09 13:24:38 -04'00'

REV1 REV2 REV3 REV4

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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:

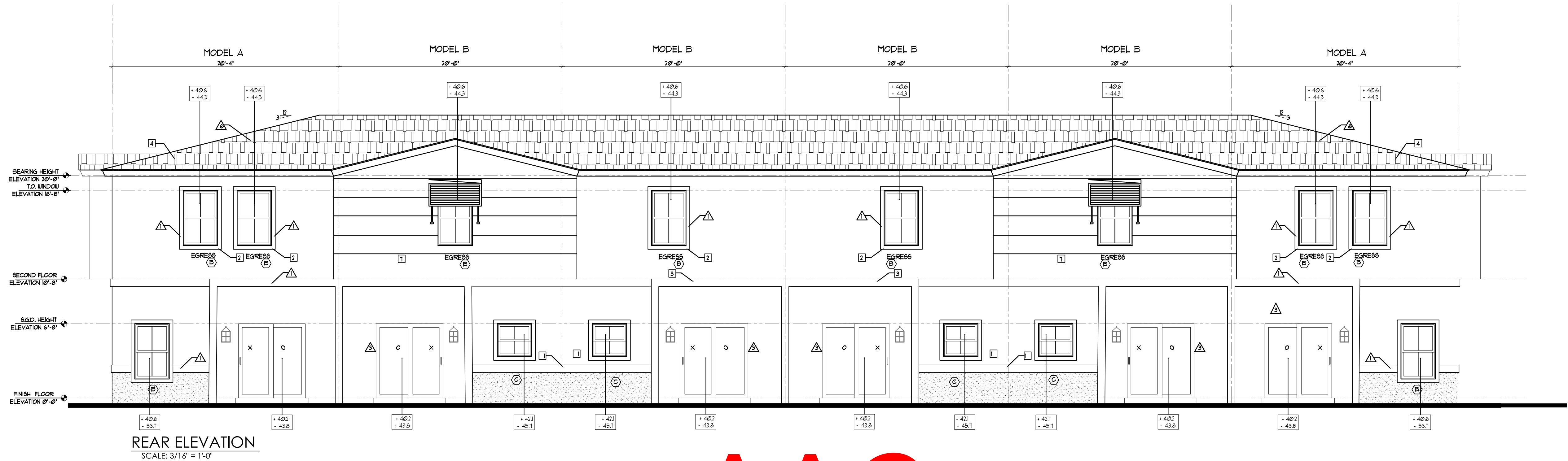
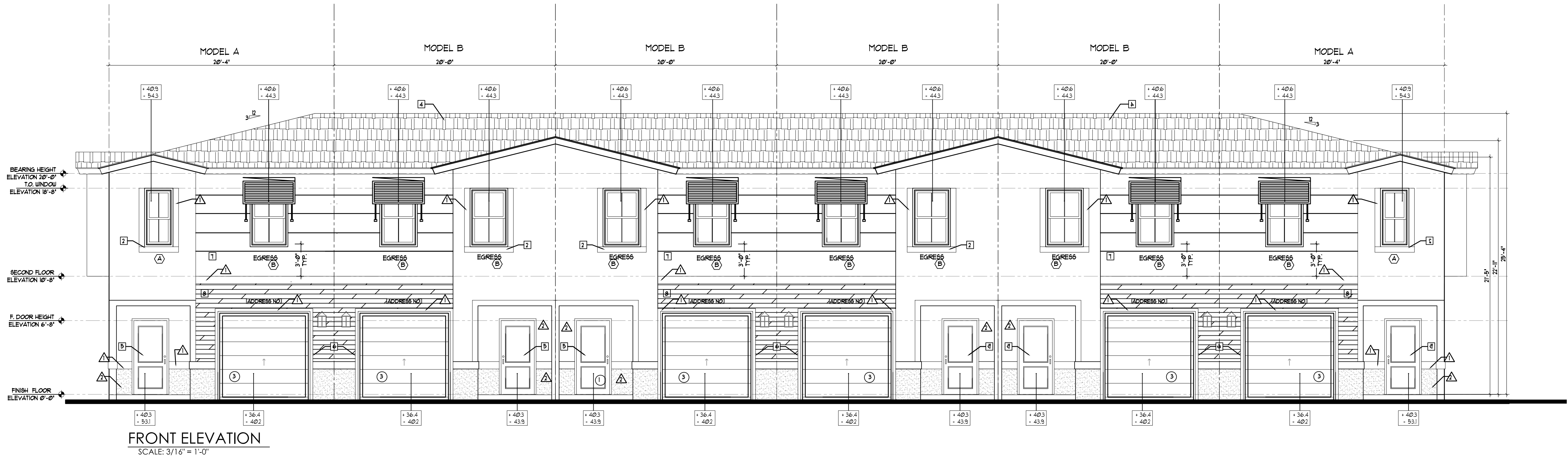
EDWARD SILVA, ARCHITECT
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OV-6U-2

of

KEY NOTES		COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CEMENTITIOUS FINISH	LOCATION	COLOR	MANUFACTURER	COLOR
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	DRIFT OF MIST (SU 966)	SHERWIN WILLIAMS	DRIFT OF MIST (SU 966)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	AMAZING GRAY (SU 1044)	SHERWIN WILLIAMS	DORIAN GRAY (SU 1071)	SHERWIN WILLIAMS
4	SHINGLES ROOF	SKYLINE STEEL (SU 1075)	SHERWIN WILLIAMS	DRIFT OF MIST (SU 966)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL	BREEZY (SU 1616)	SHERWIN WILLIAMS	GRANITE PEAK (SU 6750)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	URBANE BRONZE (SU 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SU 0871)	SHERWIN WILLIAMS
7	STUCCO REVEALS	FEELT WOOL (SU 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SU 1068)	SHERWIN WILLIAMS
8	STONE	MOUNT ETNA (SU 1625)	SHERWIN WILLIAMS	IRON ORE (SU 1065)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD		
		WINDOW FRAME & DECO IRON	BRONZE		



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8/3/2021

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Date: 2021.07.09 13:24:24 -04'00'

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Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS- 6 UNIT BUILDING

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

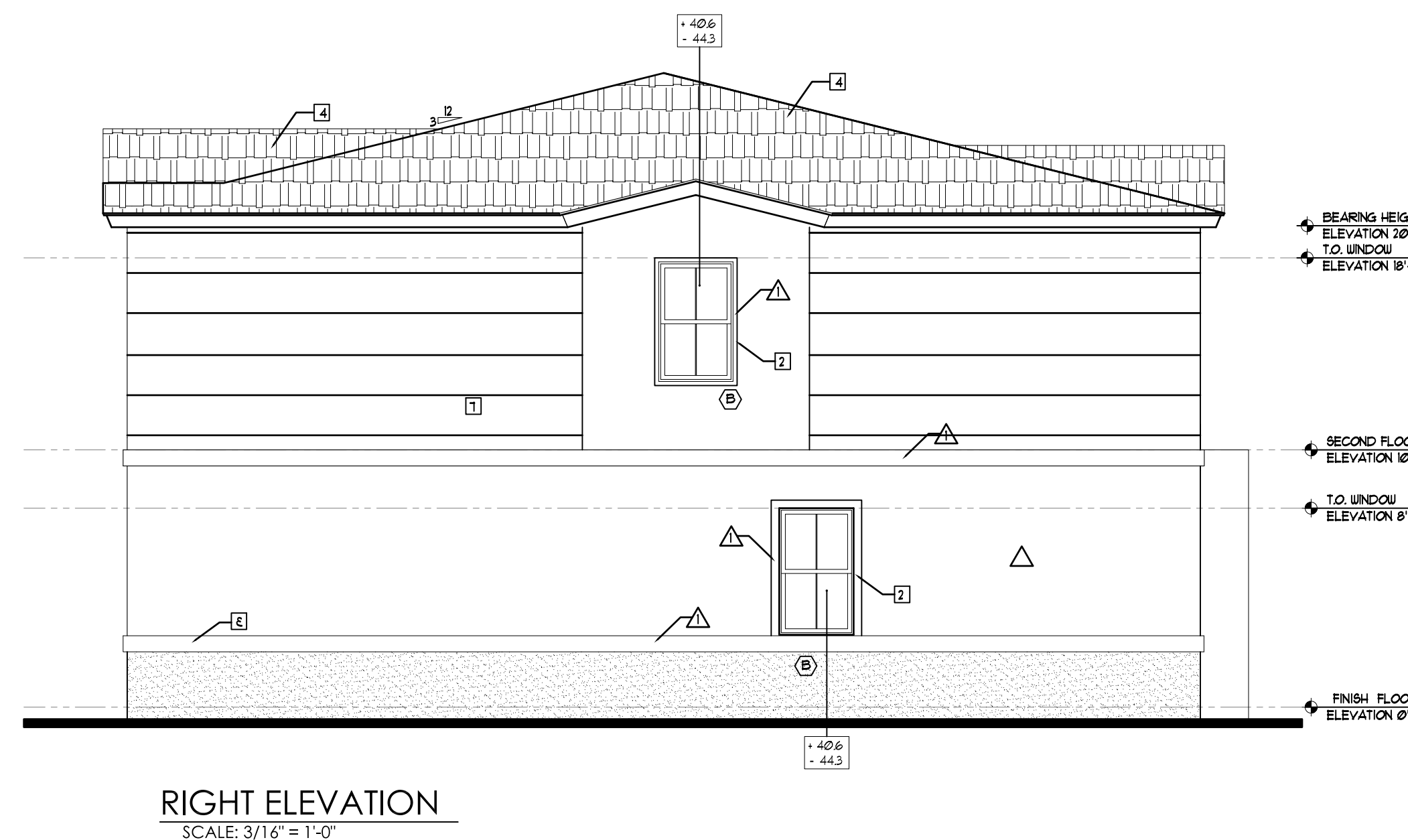
EDWARD SILVA, ARCHITECT
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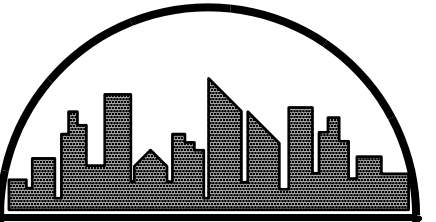
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8/3/2021



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Edward
Silva

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Edward Silva

Date: 2021.07.09

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Client: _____

Address: _____

Address: _____

Phone: _____

Plan: _____

ELEVATIONS


HIGHLAND OAKS--6 UNIT BUILDING

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

EDWARD SILVA, ARCHITECT

REG. No. 0011131

REG. NO. 000151
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
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Date: 2021.07.09 13:23:50 -04'00'

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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: 03-01-21

Block: 03-01-21

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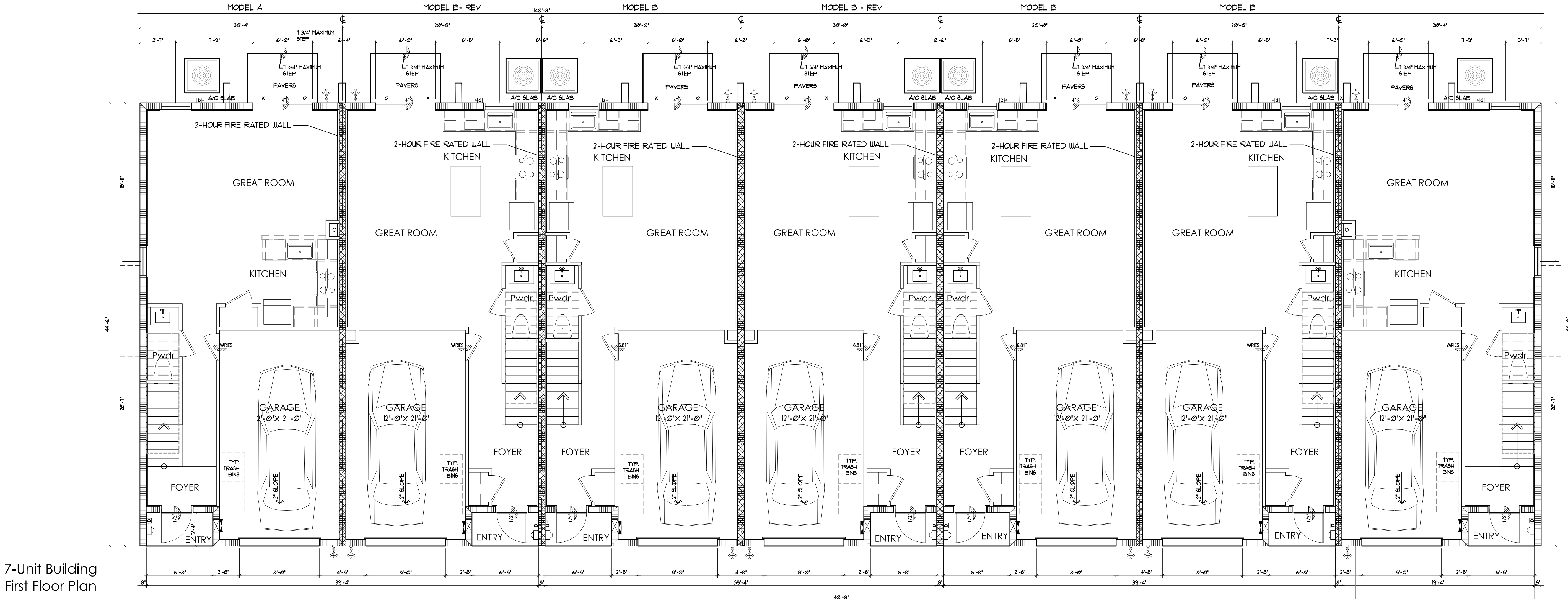
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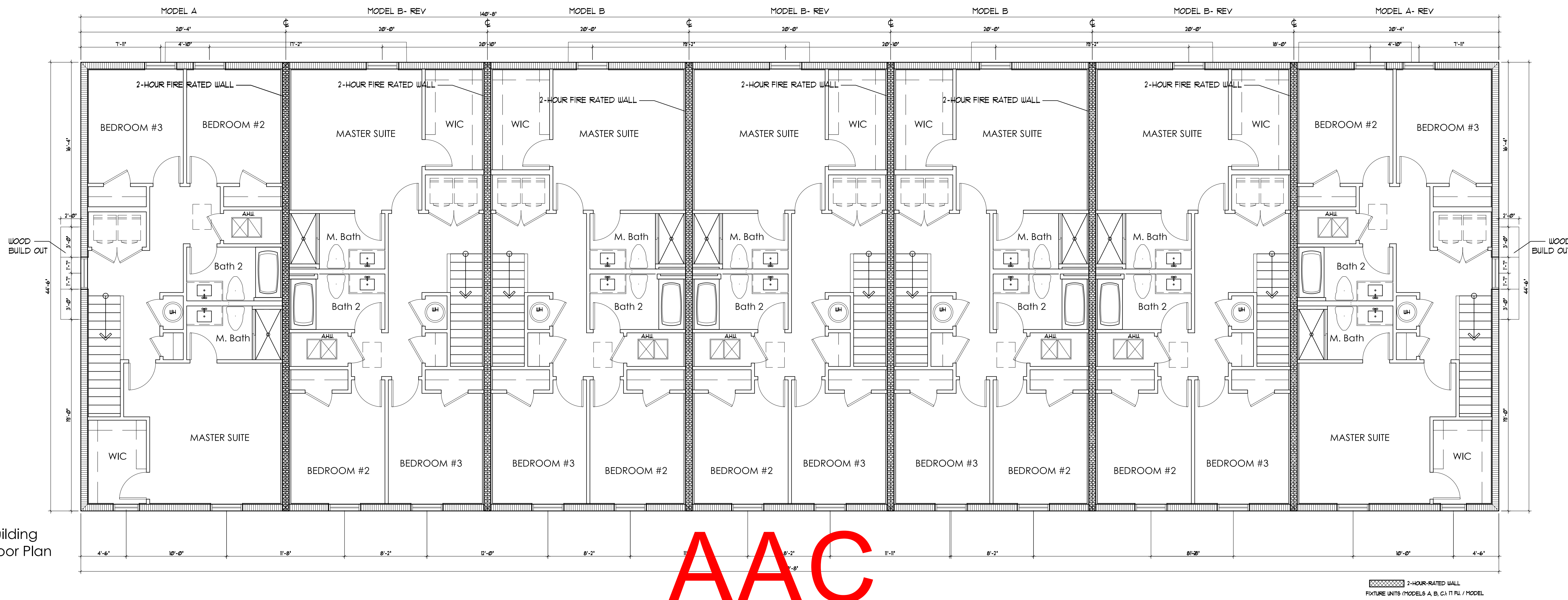
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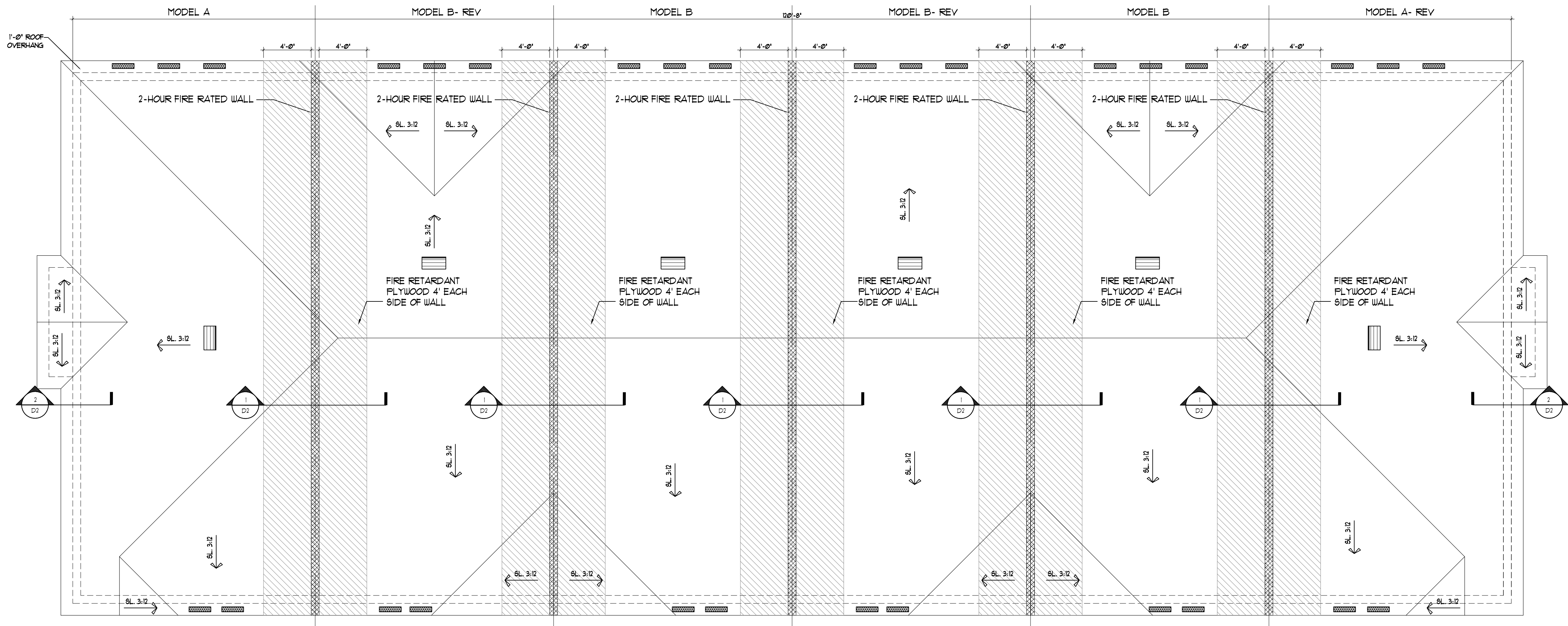
7-Unit Building
First Floor Plan



7-Unit Building
Second Floor Plan

AAC
PZ13-12000041
8/3/2021

2-HOUR-RATED WALL
FIXTURE UNITS (MODELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)



6-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 HOUR-RATED WALL

2-HOUR-RATED WALL

SOFFIT VENT CALCULATIONS
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GOOSE NECK VENTS:
SIZE OF VENT = 12X24 = 2 SQ. FT./VENT- 1 VENT PROVIDED

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by Edward Silva
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2021.07.09
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REV2
REV3
REV4

AFFIX SEAL HERE

Client: Address: Address: Phone: Plan:

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

Lot: Block:

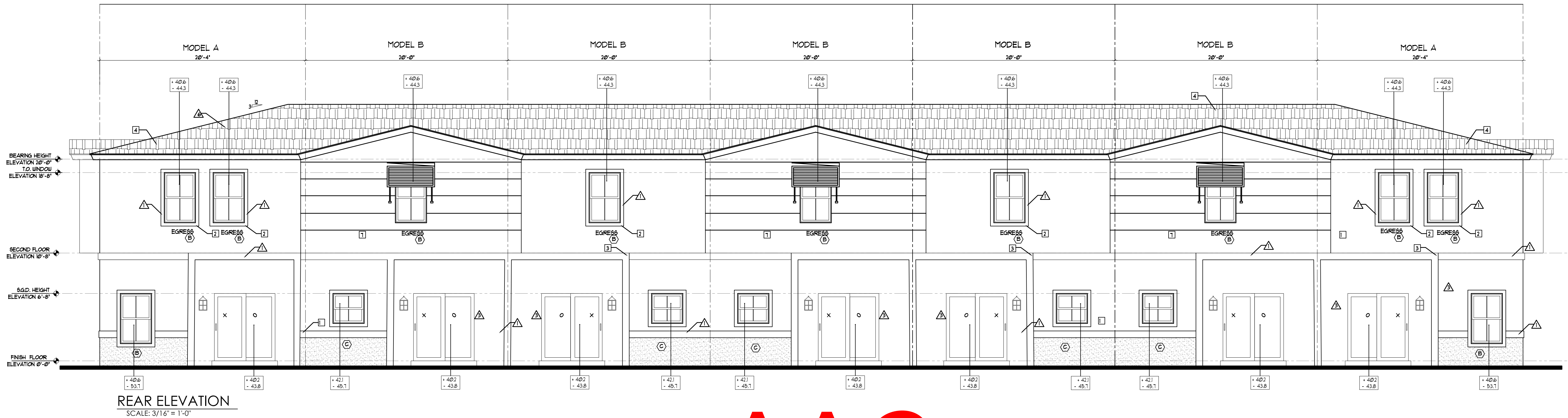
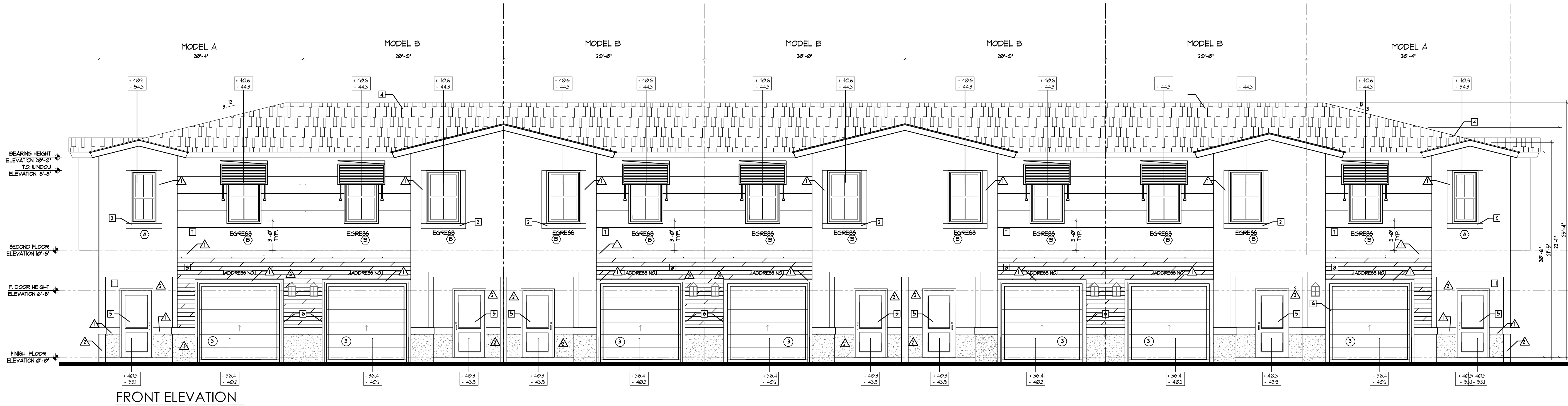
OVERALL ROOF PLAN
HIGHLAND OAKS- 6 UNIT BUILDING

EDWARD SILVA, ARCHITECT
REG. NO. 0011131
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
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OV-6U-2
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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 MIST (SU 1666)	SHERWIN WILLIAMS	DRIFT OF MIST (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	FELTED WOOD (SU 911)	SHERWIN WILLIAMS	FELTED WOOD (SU 911)	SHERWIN WILLIAMS
8	STONE	MOUNT ETNA (SU 1625)	SHERWIN WILLIAMS	MOUNT ETNA (SU 1625)	SHERWIN WILLIAMS
OUTLOOKERS DETAIL STYROFOAM AND GLUED AS PER MANUFACTURE SPECIFICATION		ROOF	COLOR DRIFTWOOD BRONZE	MANUFACTURER	COLOR
FOAM OUTLOOKER DETAIL MANUFACTURER: FTYON		WINDU FRAME 4 DECO IRON			



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Client: Address: Address: Phone: Plan: ELEVATIONS HIGHLAND OAKS- 7 UNIT BUILDING

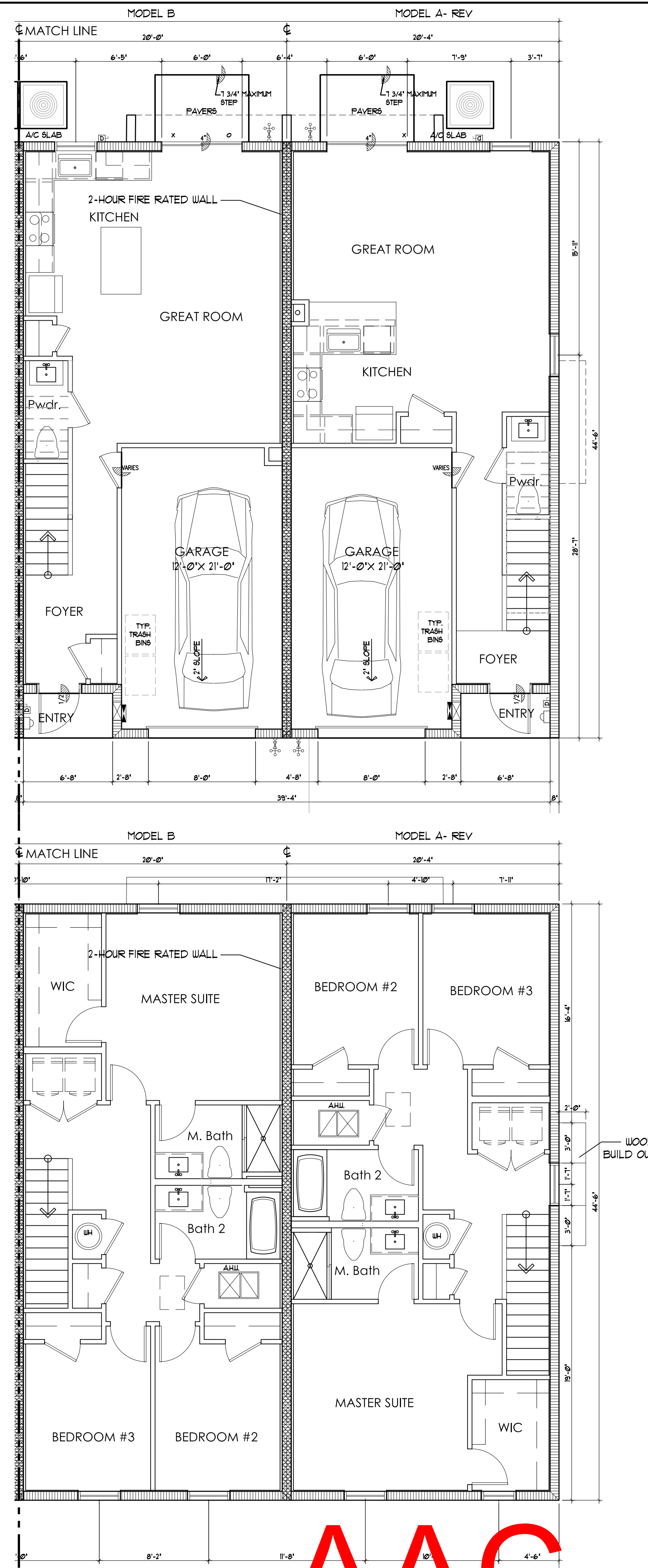
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0V-7U-3

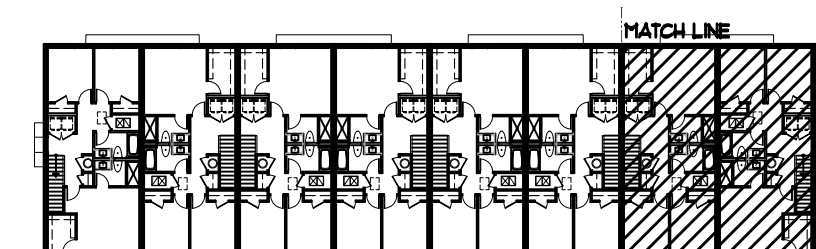
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8-Unit Building Second Floor Plan

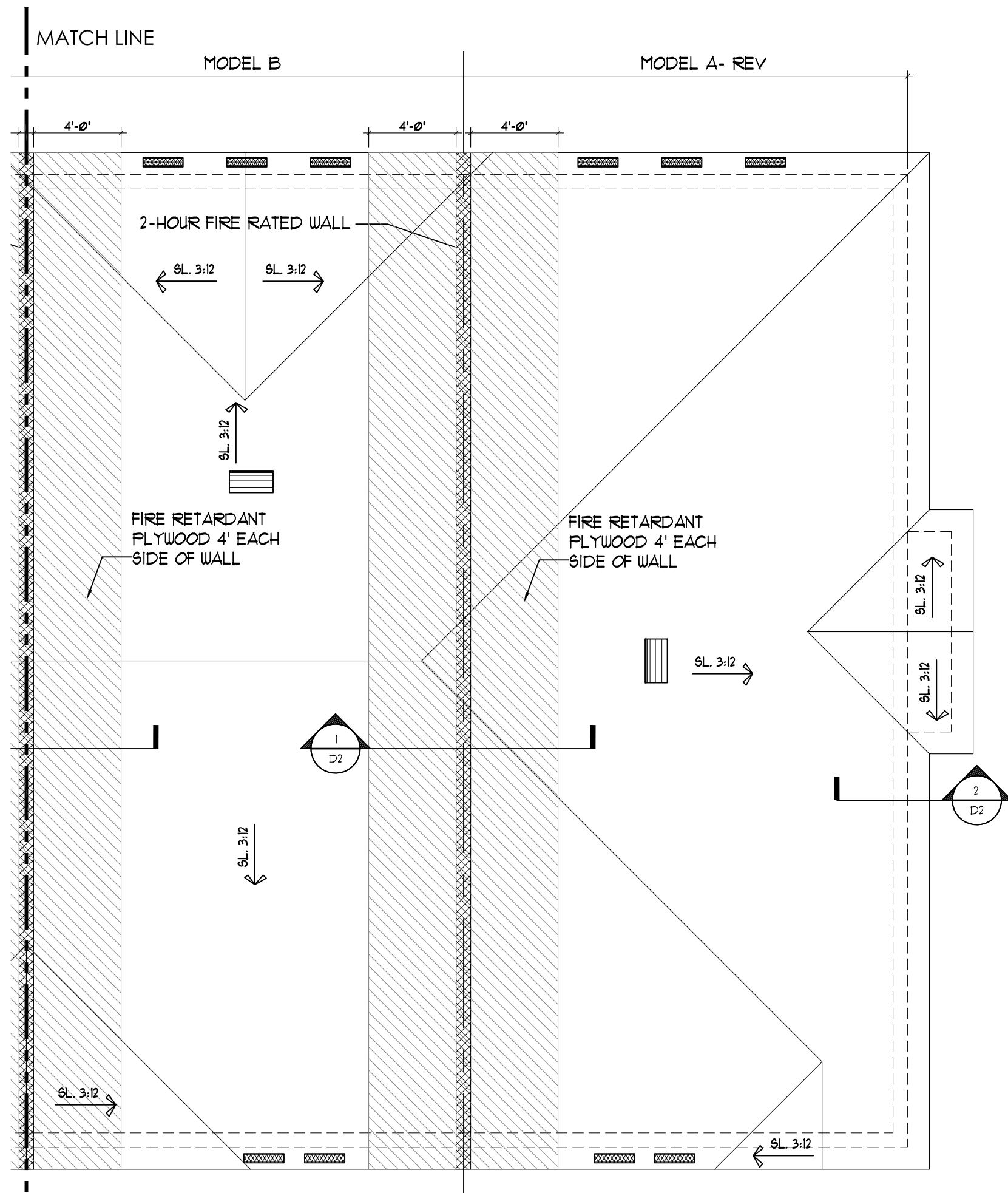
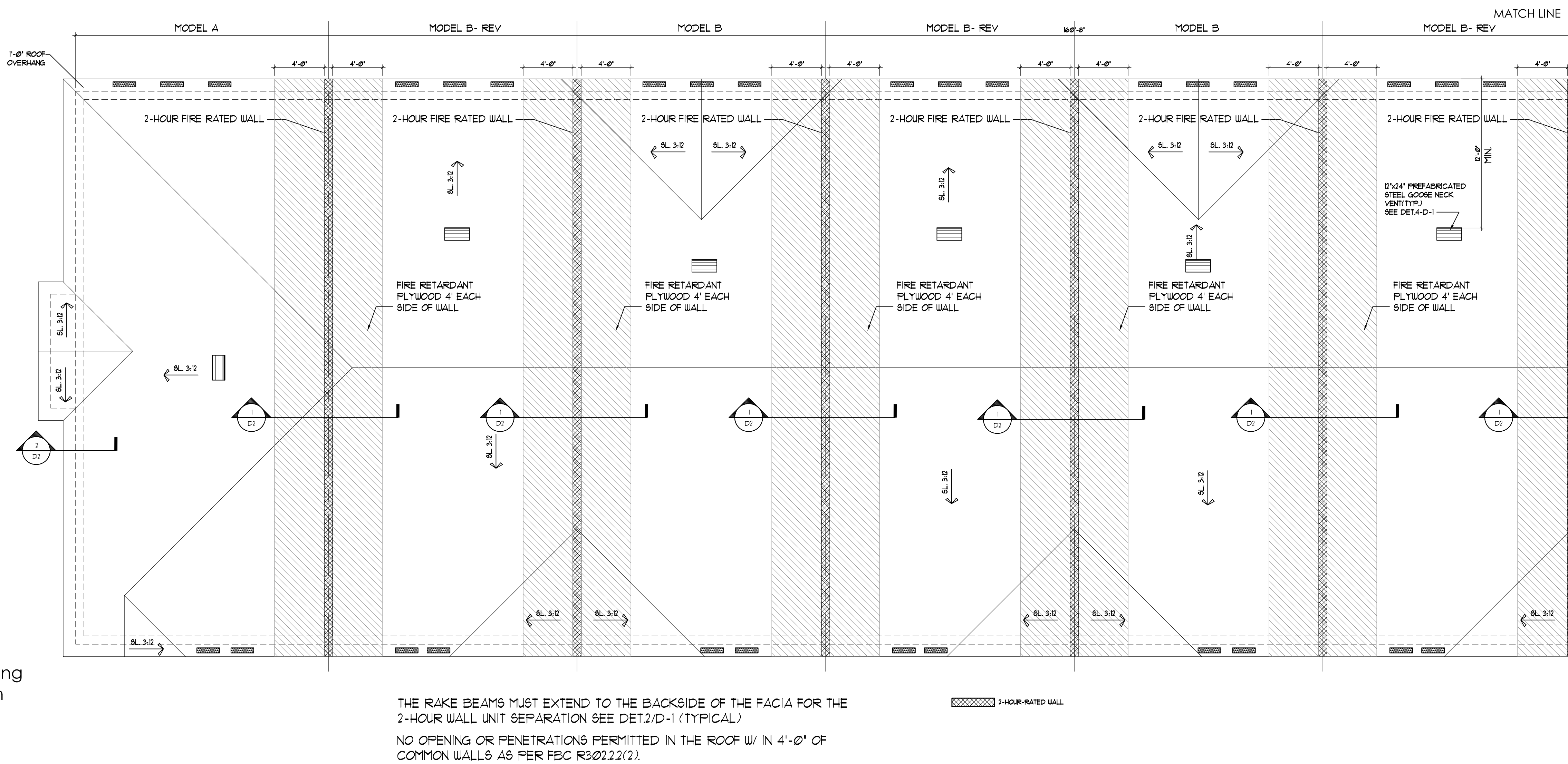


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8-Unit Building
Roof Plan



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

$300 \text{ SQ. FT.} \div 300 = 1 \text{ SQ. FT.}$

SOFFIT VENTS:

SIZE OF VENT = $\frac{50 \times 22}{144} = .764 \text{ SQ. FT./VENT}$

$50 \div .764 = 65.57 \text{ SQ. FT.} \div 15 \text{ SQ. FT.} = 4.37 \text{ VENTS OF } 5' \times 22'$

15 VENTS / 4 CLEAR OPENING = 4.37 VENTS (5 VENTS)

5 VENTS PROVIDED

15 SQ. FT. \div 15 SQ. FT. TO BE PROVIDED BY GOOSE NECKS

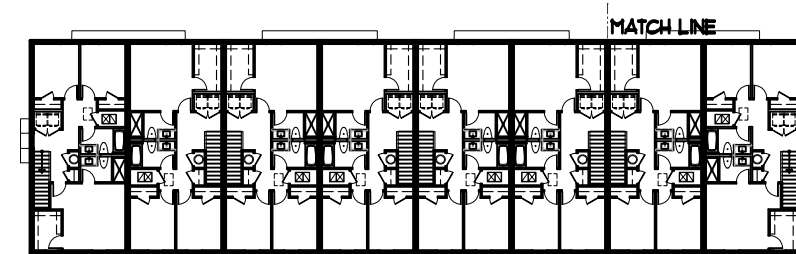
GOOSE NECK VENTS:

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

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REV3

REV4

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Address: Address: Address: Address: Address:

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

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

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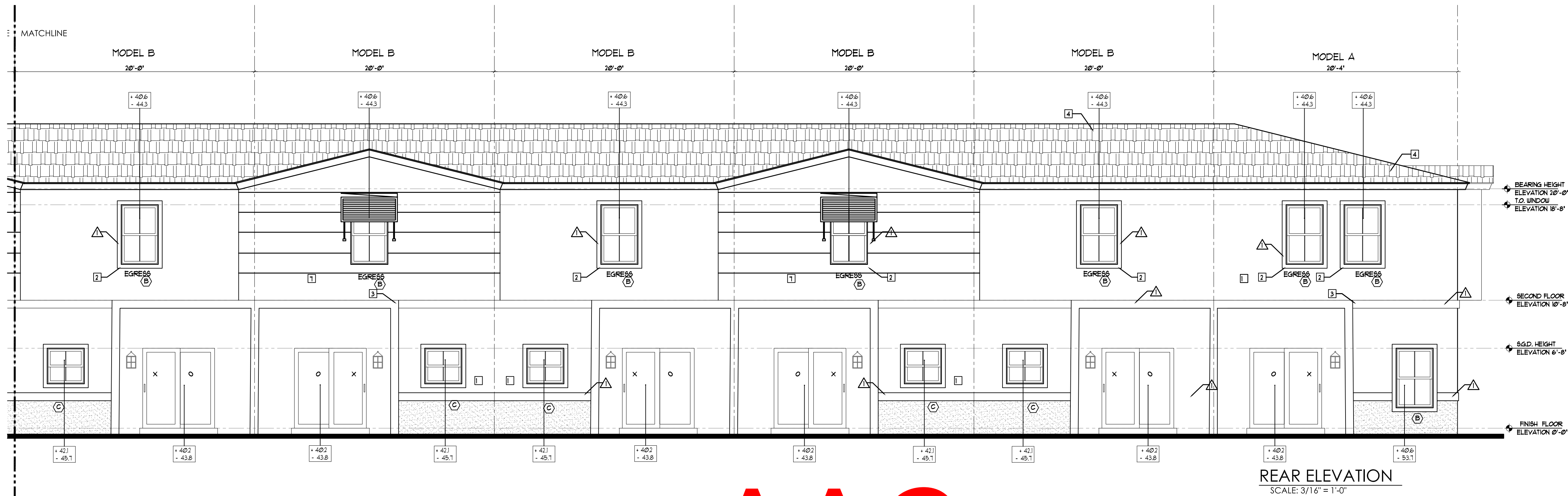
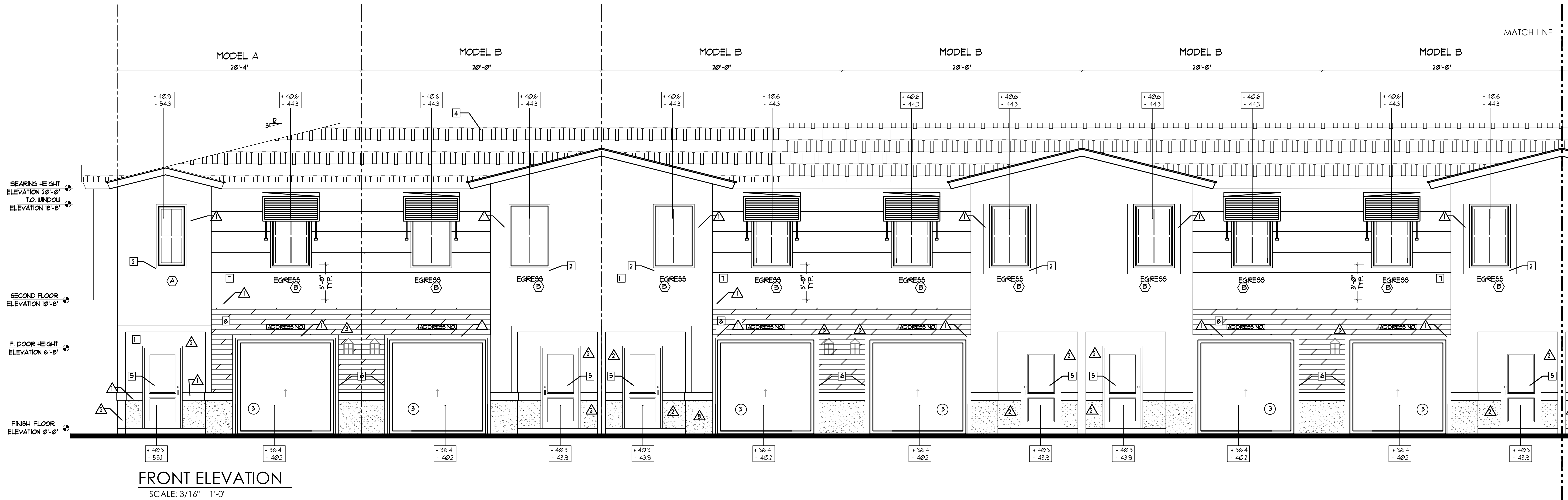
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KEY NOTES		LOCATION	COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CERAMITICUS FINISH		COLOR	MANUFACTURER	COLOR	MANUFACTURER
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	BODY	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SW 6055)	SHERWIN WILLIAMS
3	HARD COATED 8" EPS BAND (1" THICK STANDARD)	BELOW BAND	AMAZING GRAY (SW 1044)	SHERWIN WILLIAMS	DORIAN GRAY (SW 1017)	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 6077)	SHERWIN WILLIAMS
7	STUCCO REVEALS	GARAGE + CORREL (PER ELEVATION SECTION A)	FELTED WOOL (SW 917)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 1068)	SHERWIN WILLIAMS
8	STONE	GARAGE + CORREL (PER ELEVATION SECTION B)	MOUNT ETNA (SW 1025)	SHERWIN WILLIAMS	IRON ORE (SW 1069)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE	
		WINDOW FRAME + DECO IRON				



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ELEVATIONS

HIGHLAND OAKS - 8 UNIT BUILDING

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

Drawn By: 03-01-21

Scale: 03-01-21

Date: 03-01-21

Lot: Block:

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REG. No. 0011131

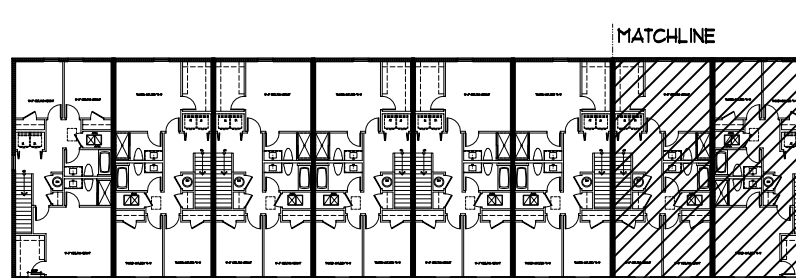
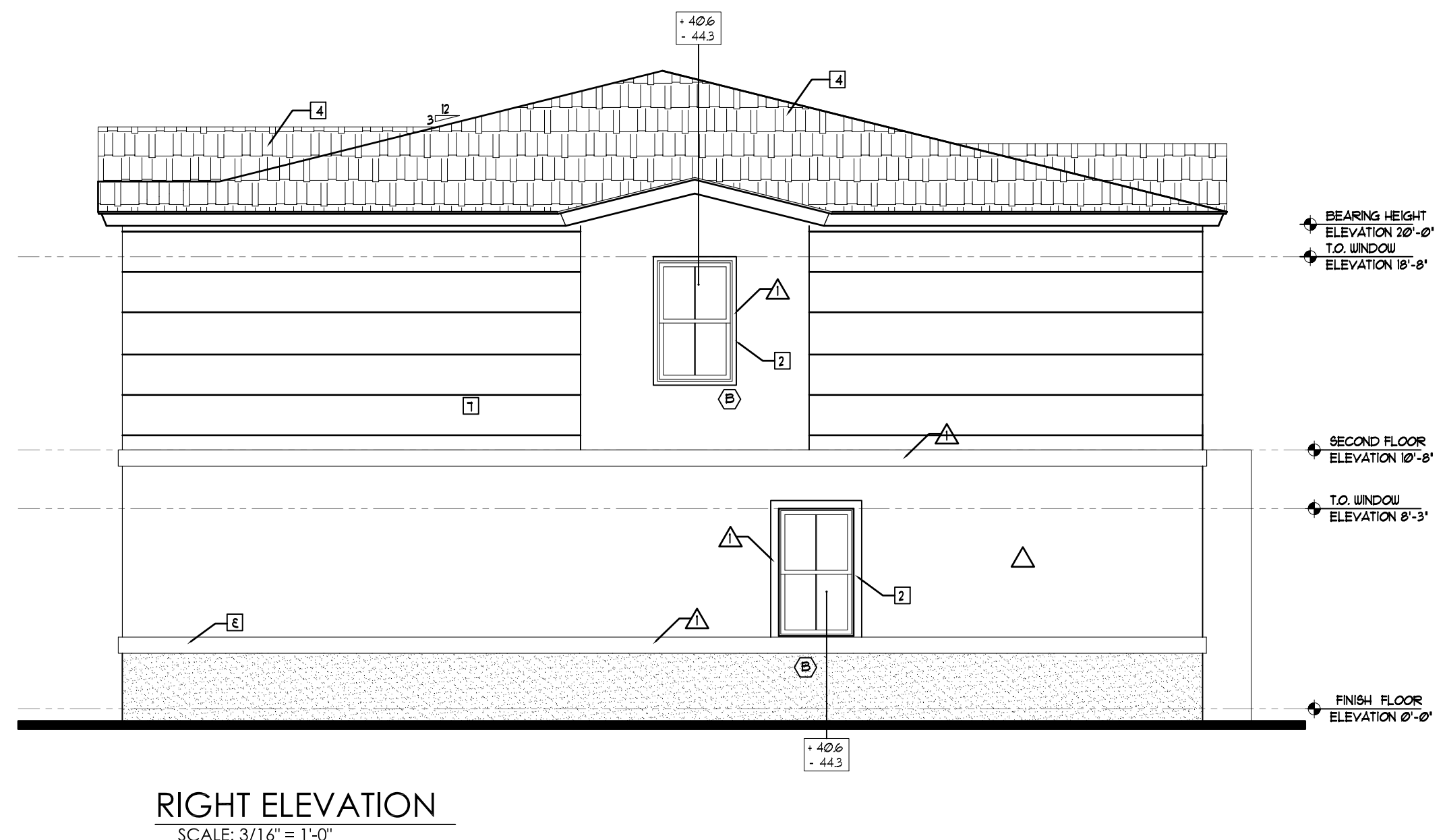
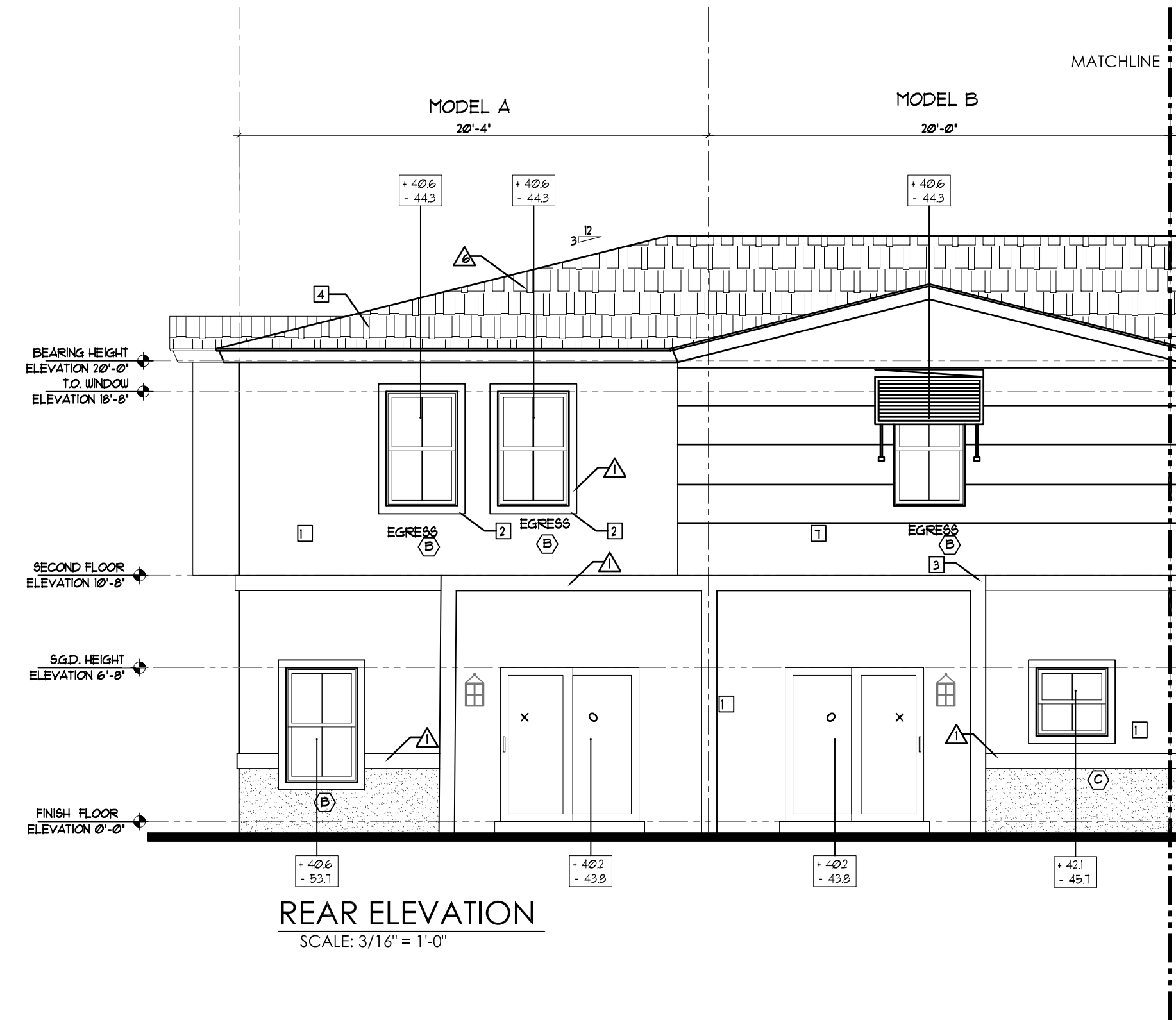
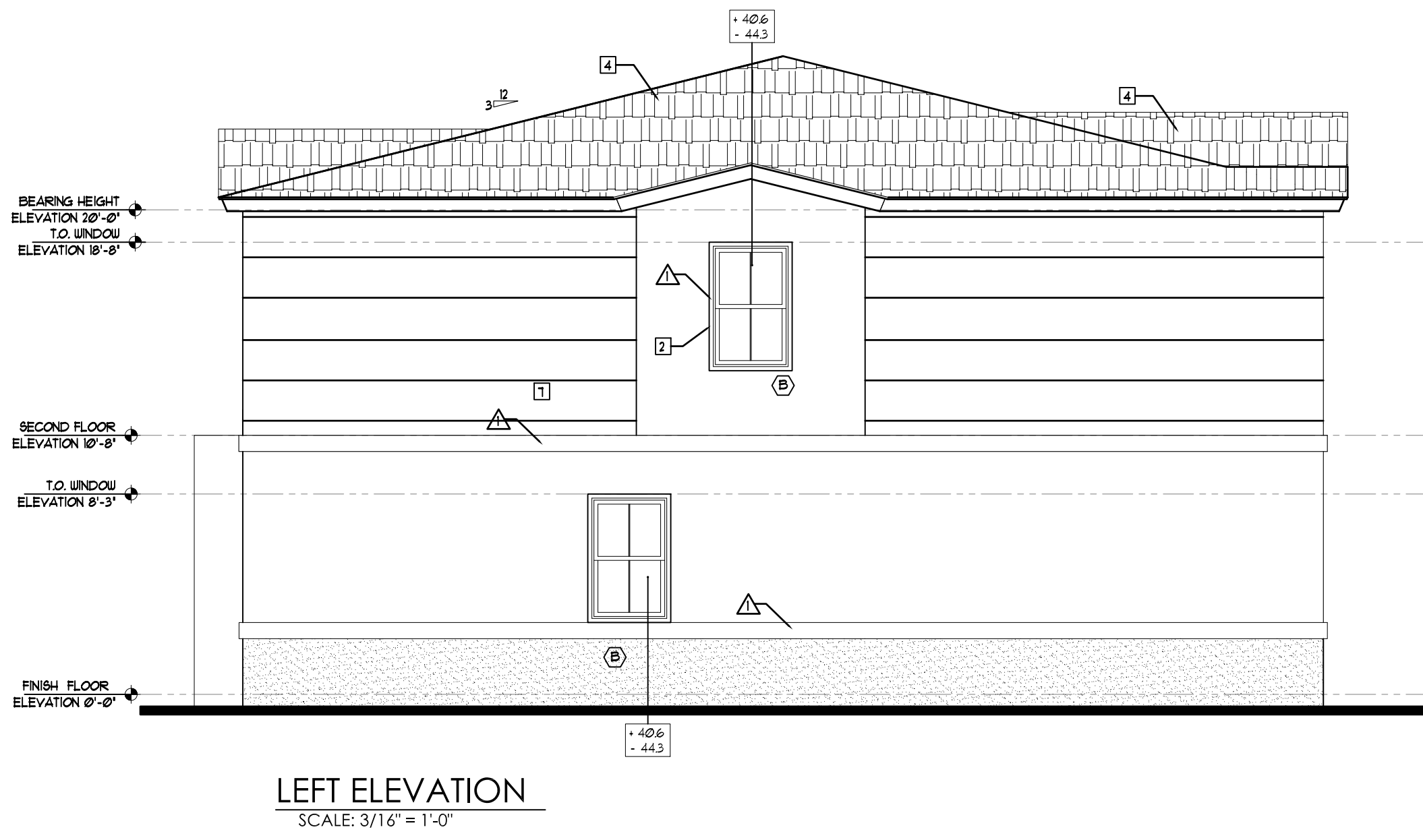
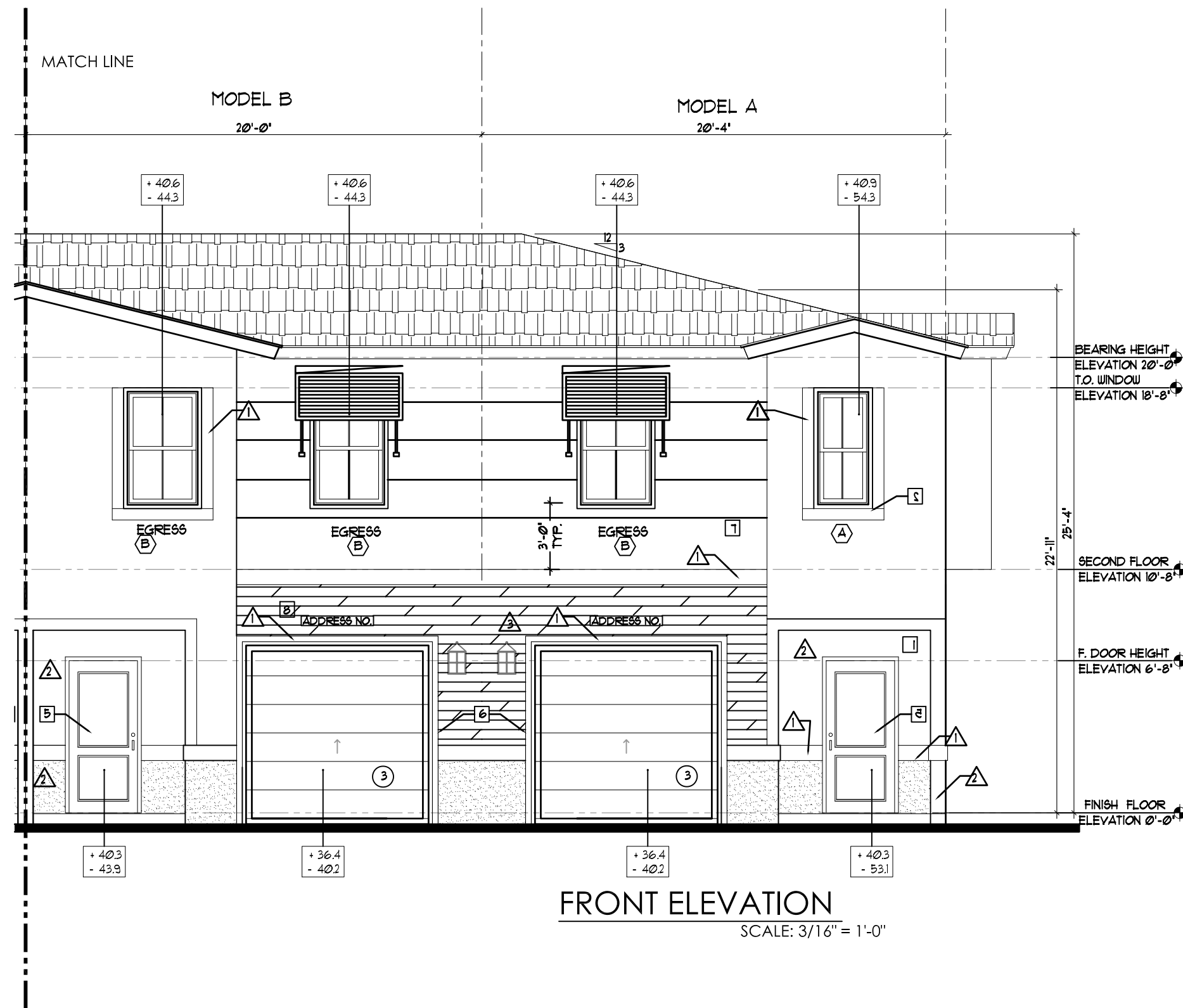
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Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS - 8 UNIT BUILDING

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

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

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