

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

Edward
d Silva

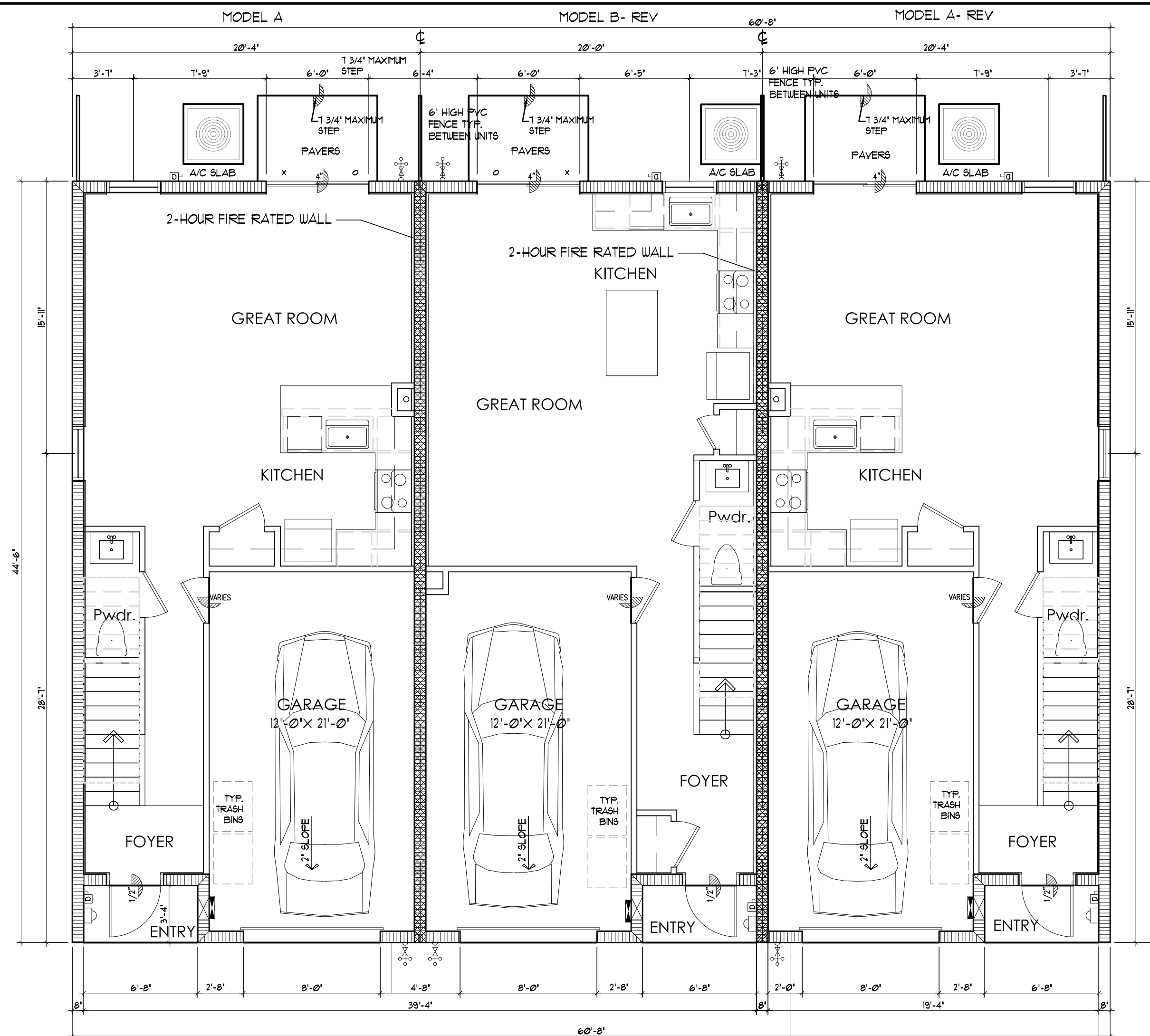
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by Edward Silva
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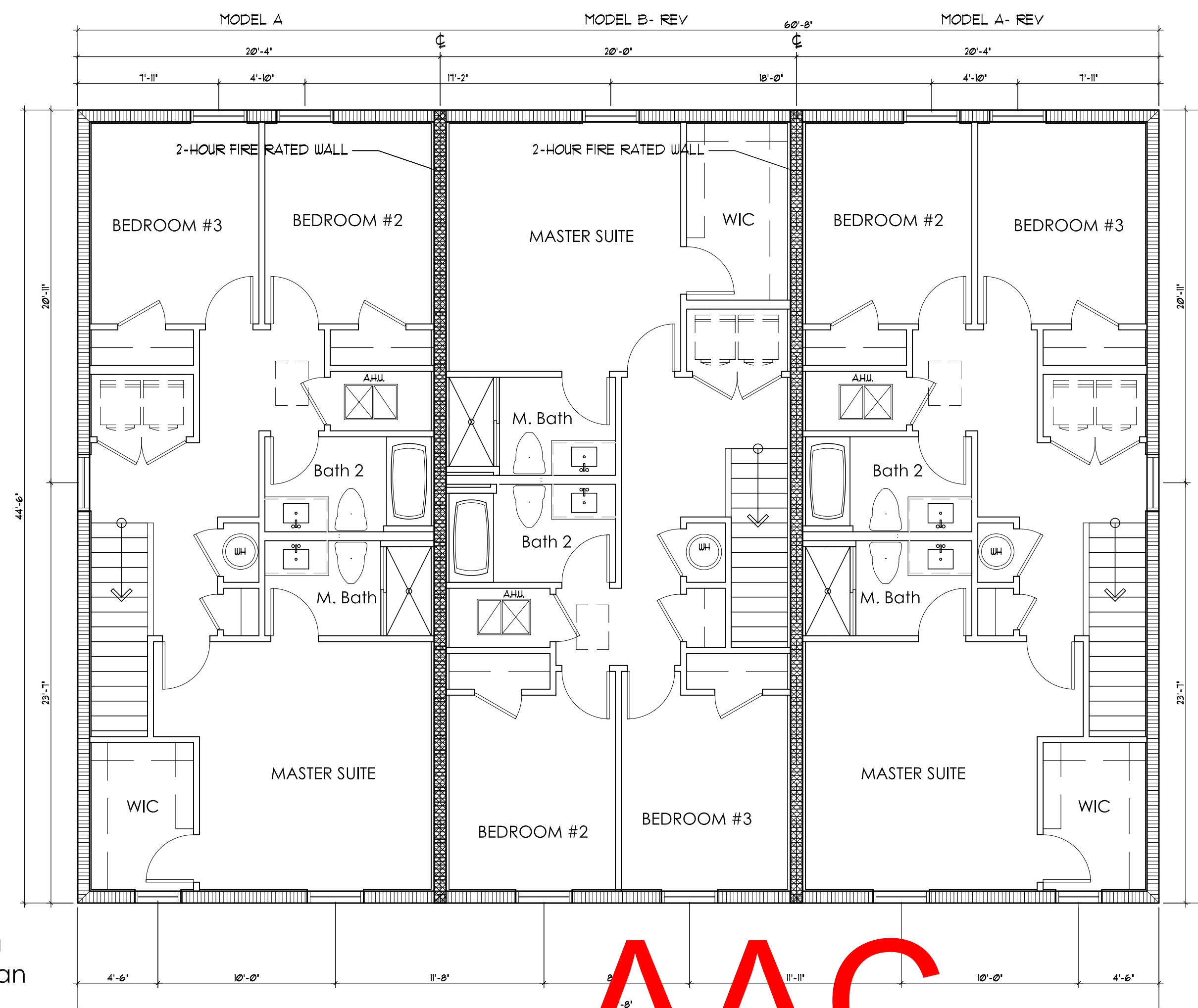
PZ13-12000041
07/06/2021

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6/1/2021



3-Unit Building
First Floor Plan



3-Unit Building
Second Floor Plan

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6/1/2021

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Date: 2021.05.11 09:53:56 -0400

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Client: Address: Address: Phone: Plan:

OVERALL FLOOR PLAN
HIGHLAND OAKS- 3 UNIT BUILDING

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

Drawn By: 03-01-21

Scale: 03-01-21

Lot: Block:

EDWARD SILVA, ARCHITECT

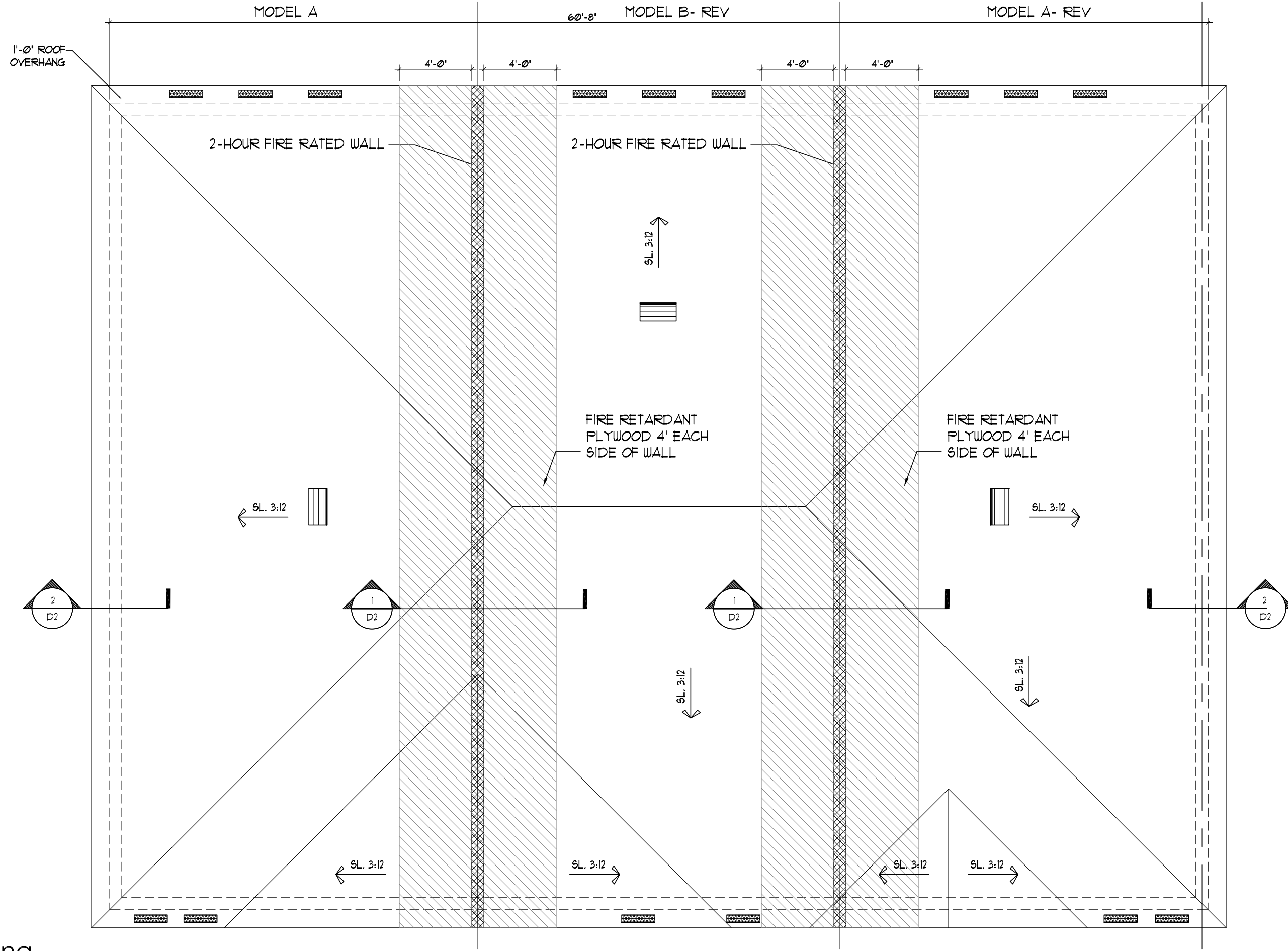
REG. No. 0011131

8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

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

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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

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.

302 SQ. FT. = 30 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = $5 \times 22 \div 144 = .764$ SQ. FT./VENT
 $50\% / 30 \text{ SQ. FT.} = 15 \text{ SQ. FT.} / .764 = 19$ VENTS OF 5'X 22'
19 VENTS / .4 CLEAR OPENING = 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 = $12 \times 24 \div 144 = 2$ SQ. FT./VENT - 1 VENT PROVIDED

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Date: 2021.05.11 09:53:28 -0400

REV 4

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Client: Address: Address: Phone: Plan:

OVERALL ROOF PLAN
HIGHLAND OAKS - 3 UNIT BUILDING

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

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

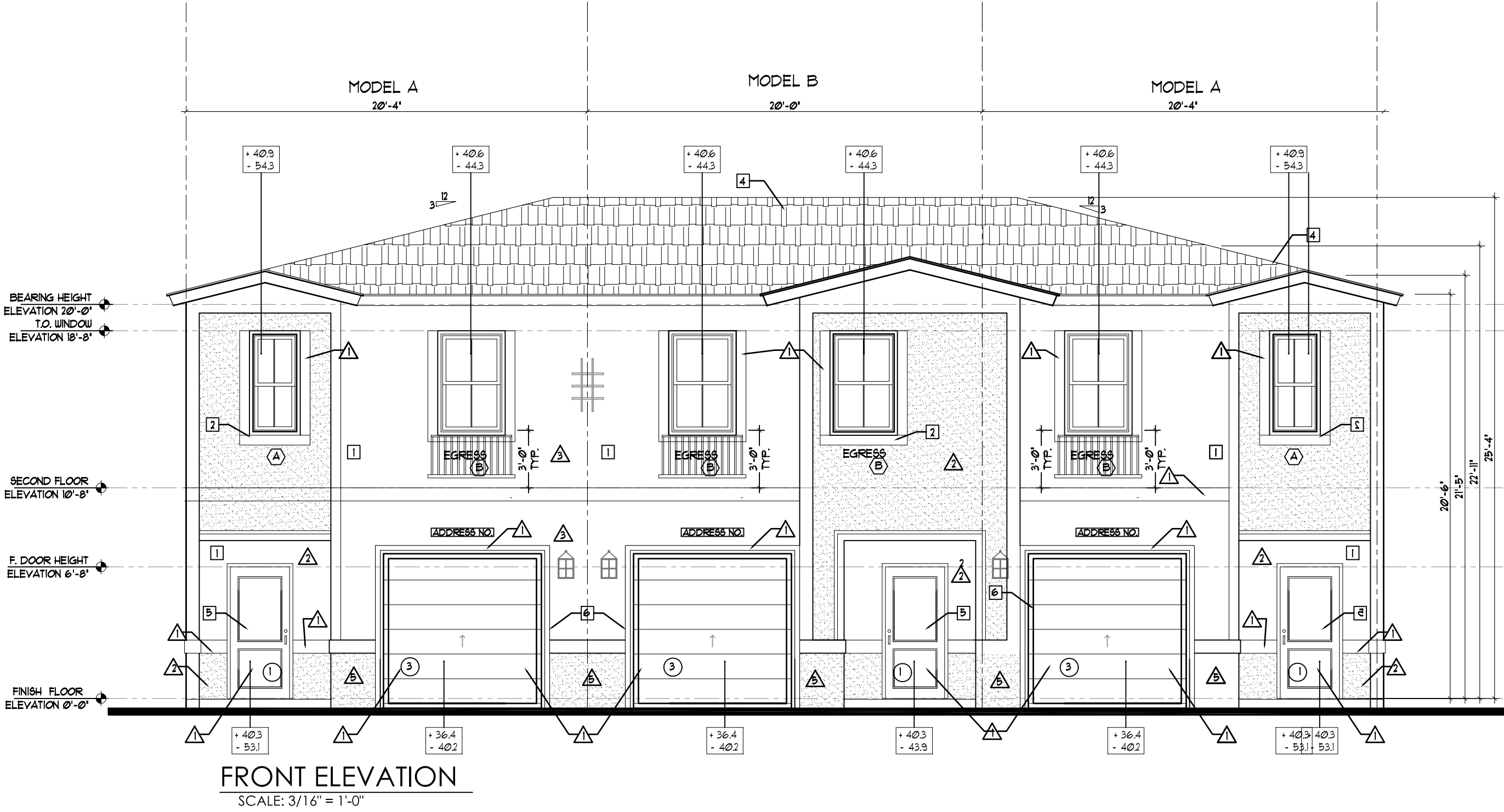
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8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
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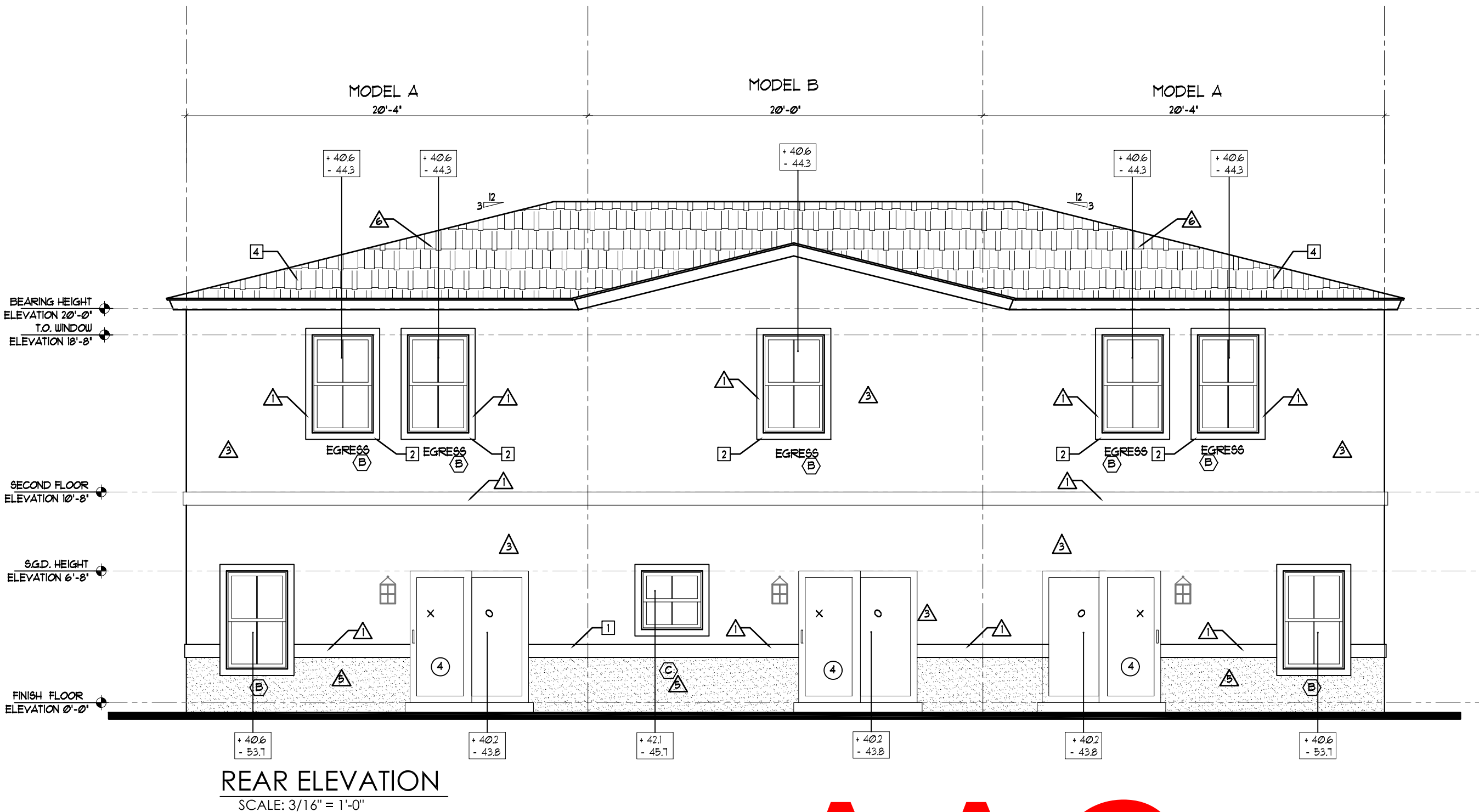
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0V-3U-2

KEY NOTES		LOCATION	COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CEMENTITIOUS 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 6071)	SHERWIN WILLIAMS
		GARAGE & CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 917)	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 BRONZE		COLOR DRIFTWOOD BRONZE	
		WINDOW FRAME & DECO IRON				



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



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

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6/1/2021

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Date: 2021.05.11 09:52:24 -0400

REV 4

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Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS- 3 UNIT BUILDING

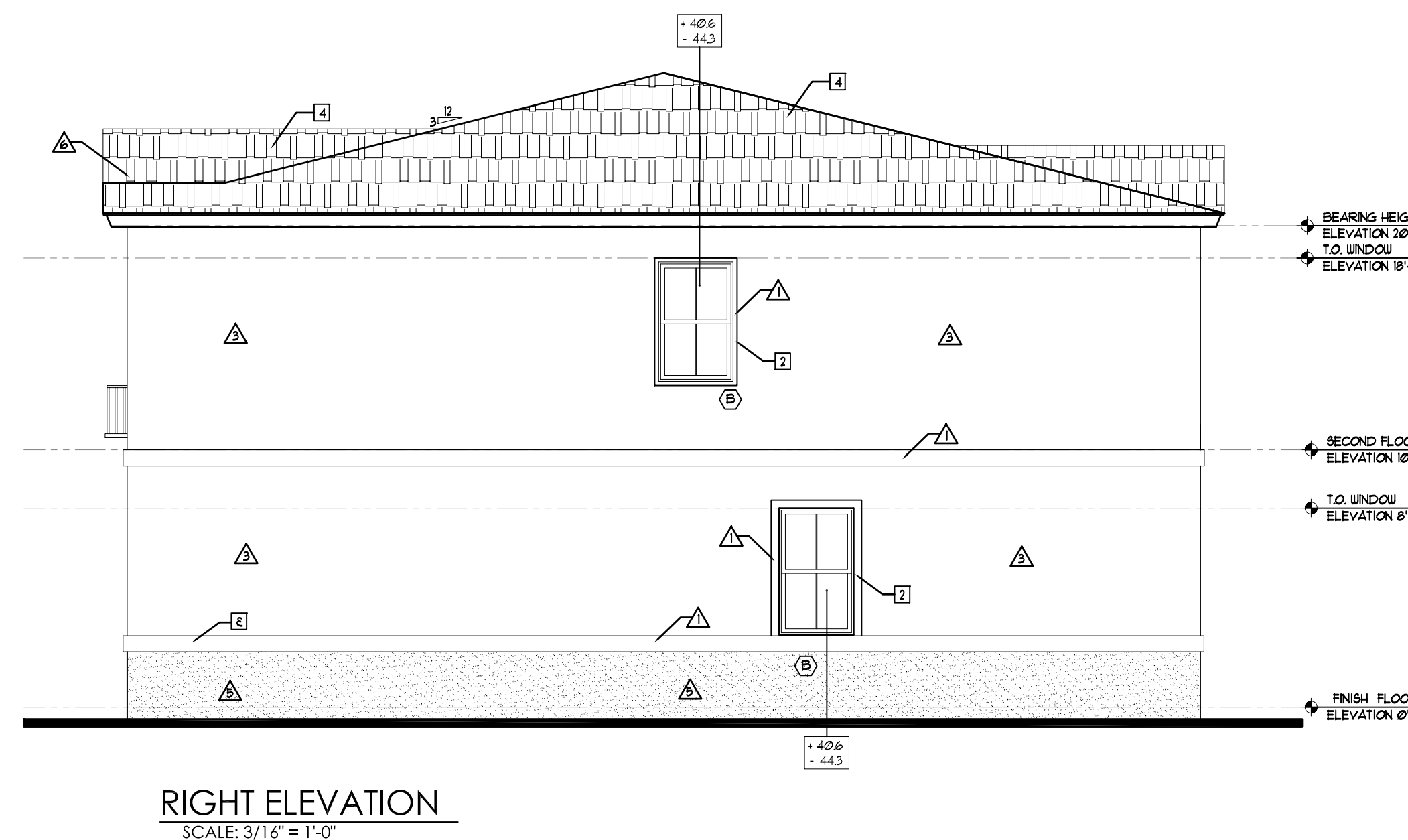
Job No.: Drawn By: Scale: Date: Lot: Block:

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

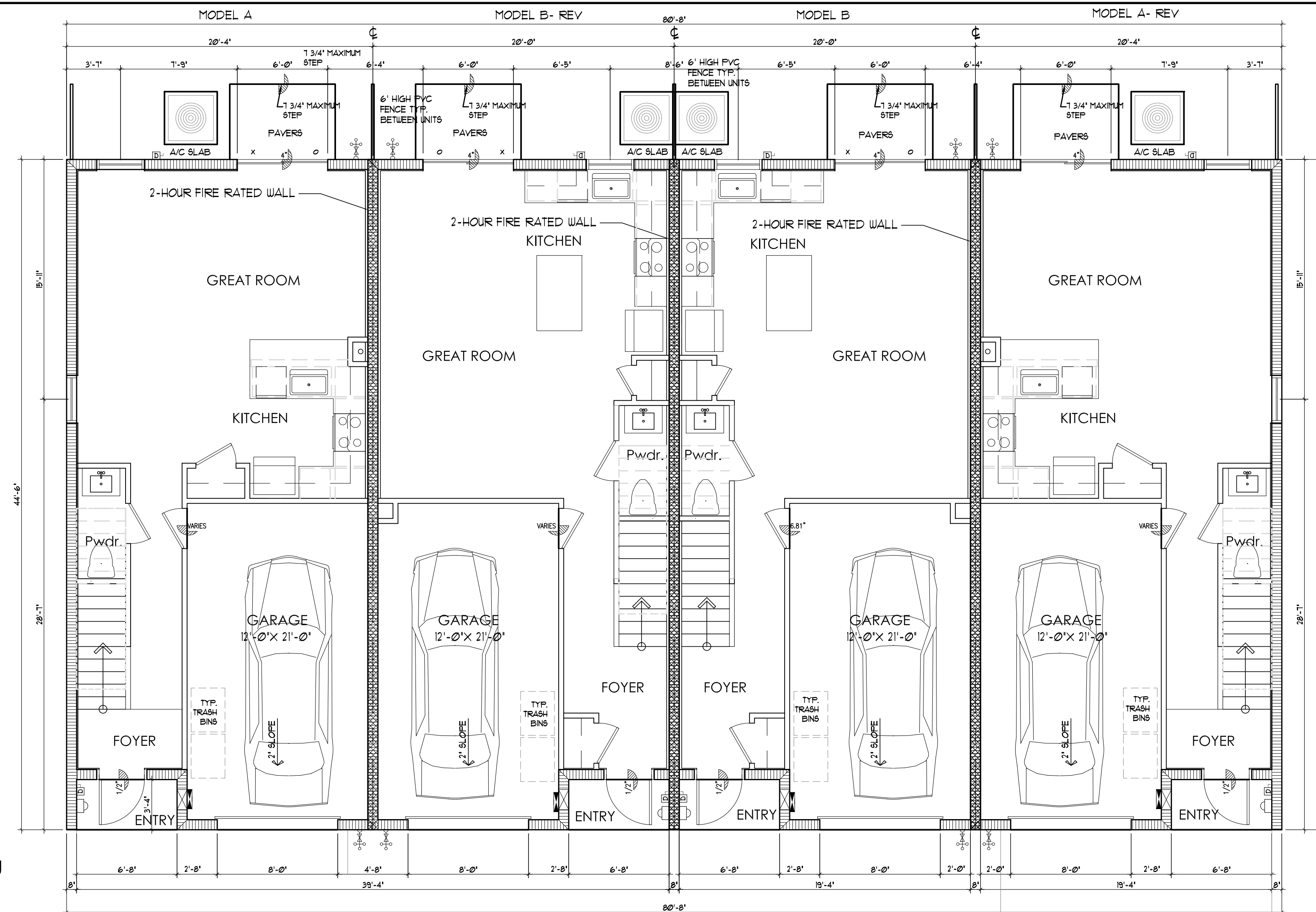
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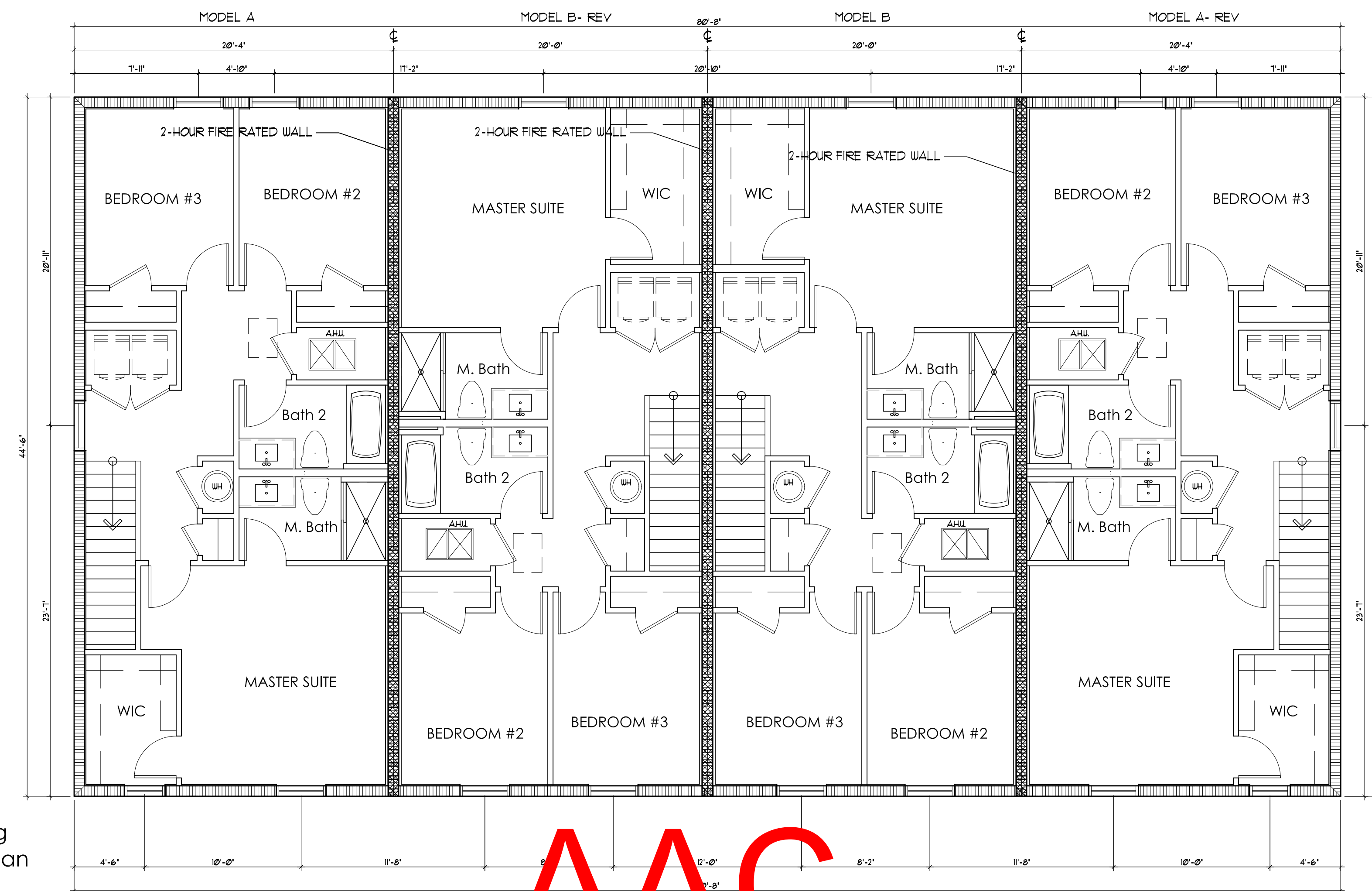
0V-3U-2



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6/1/2021



4-Unit Building
First Floor Plan



4-Unit Building
Second Floor Plan

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07/06/2021

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6/1/2021

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Date: 2021.05.11 09:51:14
 REV 2
 REV 504'00'
 REV 504'00'

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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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OV-4U1

Architectural drawing of the front elevation of a four-unit townhouse building. The drawing shows four units labeled MODEL A, MODEL B-REV, MODEL B, and MODEL A-REV. Each unit has a front door, a large window, and a garage. The drawing includes elevation markers for the bearing height (20'-0"), second floor (8'-0"), and first floor (6'-0"). The drawing also includes a scale of 3/16" = 1'-0".

Architectural elevation drawing of the rear elevation of a house, showing four models (A and B) with various elevations and dimensions.

Model A (Left): 20'-4" wide. Features a gable roof with a 3/12 pitch. The second floor has two windows, each labeled "EGRESS (B)". The first floor has a window labeled "B" and a door labeled "4".

Model B (Middle-Left): 20'-0" wide. Features a gable roof with a 3/12 pitch. The second floor has one window labeled "EGRESS (B)". The first floor has a window labeled "C" and a door labeled "4".

Model B (Middle-Right): 20'-0" wide. Features a gable roof with a 3/12 pitch. The second floor has one window labeled "EGRESS (B)". The first floor has a door labeled "4" and a window labeled "C".

Model A (Right): 20'-4" wide. Features a gable roof with a 3/12 pitch. The second floor has two windows, each labeled "EGRESS (B)". The first floor has a door labeled "4" and a window labeled "B".

Elevations and Dimensions:

- BEARING HEIGHT ELEVATION 10'-0"** (Top of roofline)
- 12.0 WINDOW ELEVATION 8'-0"** (Top of second floor windows)
- SECOND FLOOR ELEVATION 8'-0"** (Top of second floor walls)
- 8.0 G.D. HEIGHT ELEVATION 6'-0"** (Top of first floor walls)
- FINISH FLOOR ELEVATION 0'-0"** (Ground level)

Dimensions:

- Roof pitch: 3/12
- Model A width: 20'-4"
- Model B width: 20'-0"
- Scale: 3/16" = 1'-0"

REAR ELEVATION

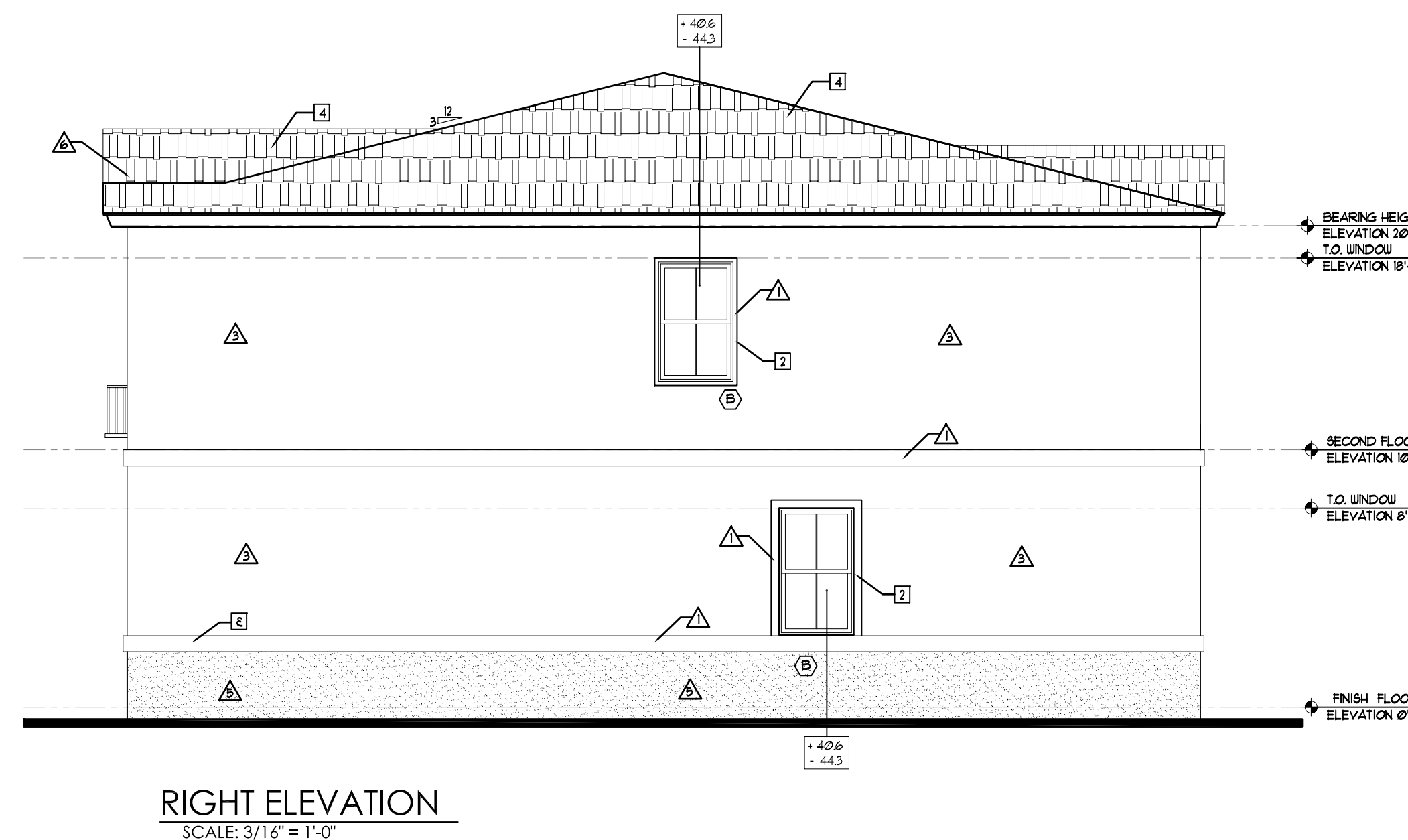
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6/1/2021



OV-4U 2



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6/1/2021

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Date: 2021.05.11 09:42:52

REV: 04'00'

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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-Unit Building
First Floor Plan

6-Unit Building
Second Floor Plan

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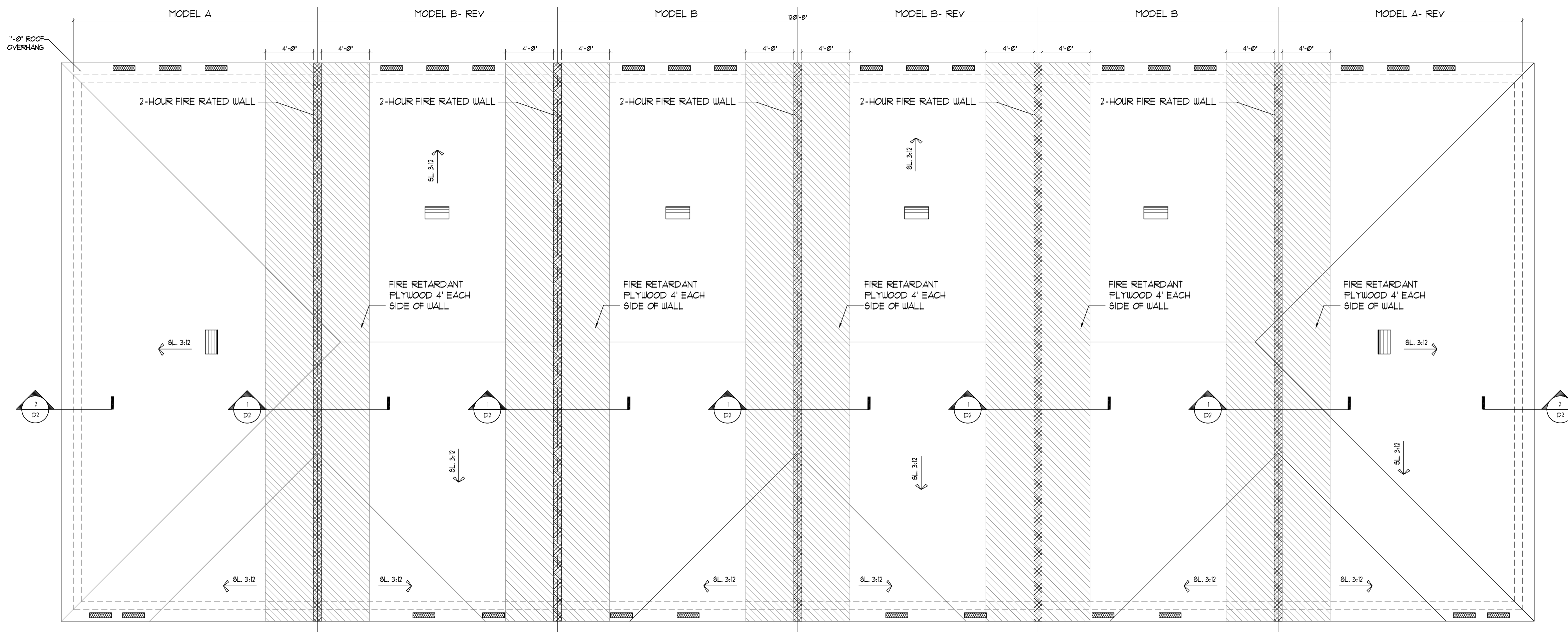
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6/1/2021

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 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. = 3.20 SQ. FT.

300

SOFFIT VENTS:

SIZE OF VENT = $5 \times 22 = .164$ SQ. FT./VENT

50% (3.20 SQ. FT.) = 15 SQ. FT. / .164 = 18 VENTS OF 5" X 22"

18 VENTS / 4 CLEAR OPENING = 4.5 VENTS (5 VENTS)

5 VENTS PROVIDED

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

GOOSE NECK VENTS:

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

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6/1/2021

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Date:
2021.05.11
09:41:26 -04'00'

REV 1
REV 2
REV 3
REV 4

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Address:
Address:
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Plan:

Job No.:
Drawn By:
Scale:
Date:

Lot:
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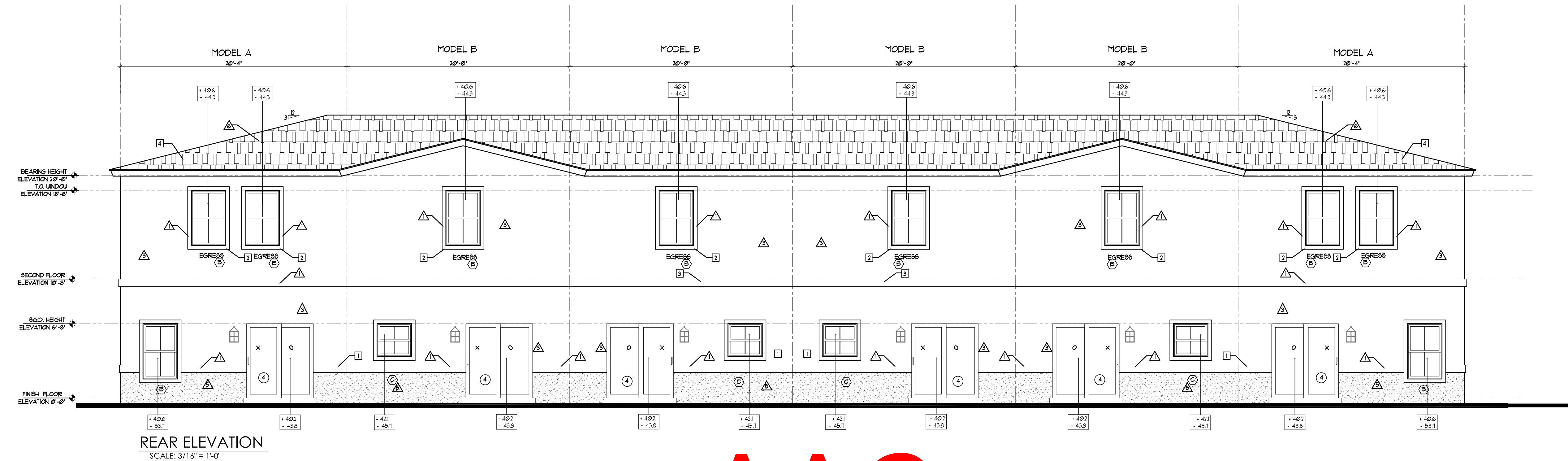
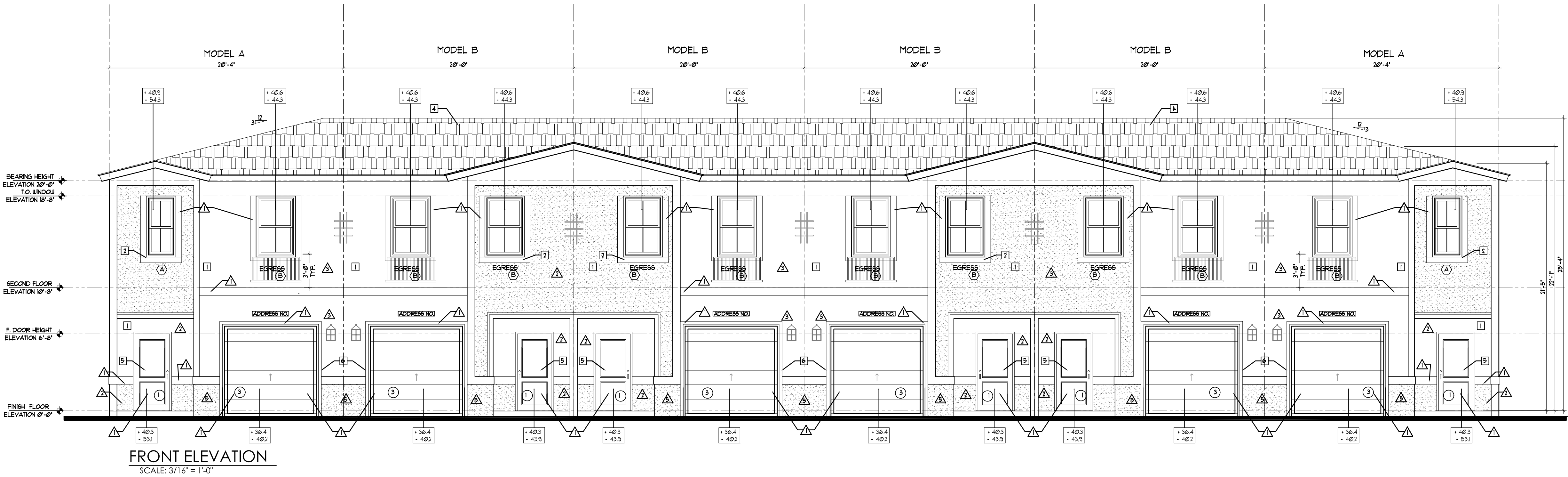
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OV-6U2

PZ13-12000041
6/1/2021

OVERALL ROOF PLAN
HIGHLAND OAKS - 6 UNIT BUILDING

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 107)	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
		FEELT WOOL (SU 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SU 1068)	SHERWIN WILLIAMS
		POUNT ETNA (SU 1625)	SHERWIN WILLIAMS	IRON ORE (SU 1065)	SHERWIN WILLIAMS
		COLOR DRIFTWOOD BRONZE	SHERWIN WILLIAMS	COLOR DRIFTWOOD BRONZE	SHERWIN WILLIAMS



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07/06/2021

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Date: 2021.05.11 09:41:04

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Client: Address: Address: Phone: Plan:

ELEVATIONS
HIGHLAND OAKS- 6 UNIT BUILDING

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

Drawn By: 03-01-21

Scale: 03-01-21

Lot: Block:

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REG. No. 0011131

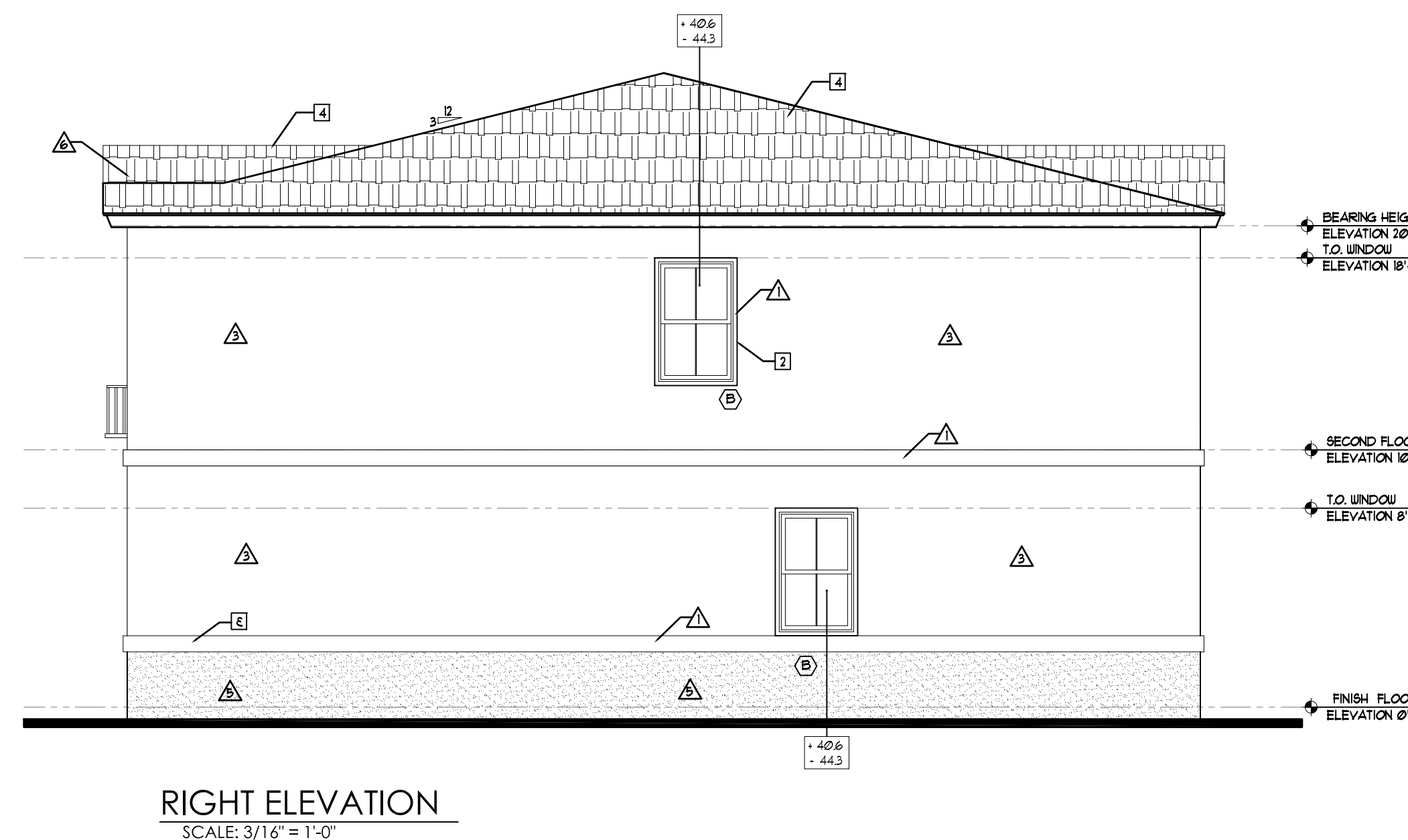
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0V-6U2

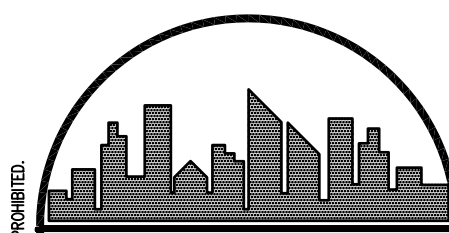


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07/06/2021

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6/1/2021



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Silva

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Edward Silva

Date: 2021.05.11

09:39:42-04:00'

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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

REG. NO. 0011151
8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186

8900 SW 11 / AVE #B107, MIAMI, FLORIDA
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PREPARED BY E.S.A. DESIGN GROUP

0V-6U4

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 ☐ PERMIT

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Edward Silva

Date: 2021.05.11 09:39:21 -04'00'

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Client:

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Phone:

Plan:

Job No.:

Drawn By:

Scale:

Date:

Lot:

Block:

EDWARD SILVA, ARCHITECT

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7-Unit Building

First Floor Plan

7-Unit Building

Second Floor Plan

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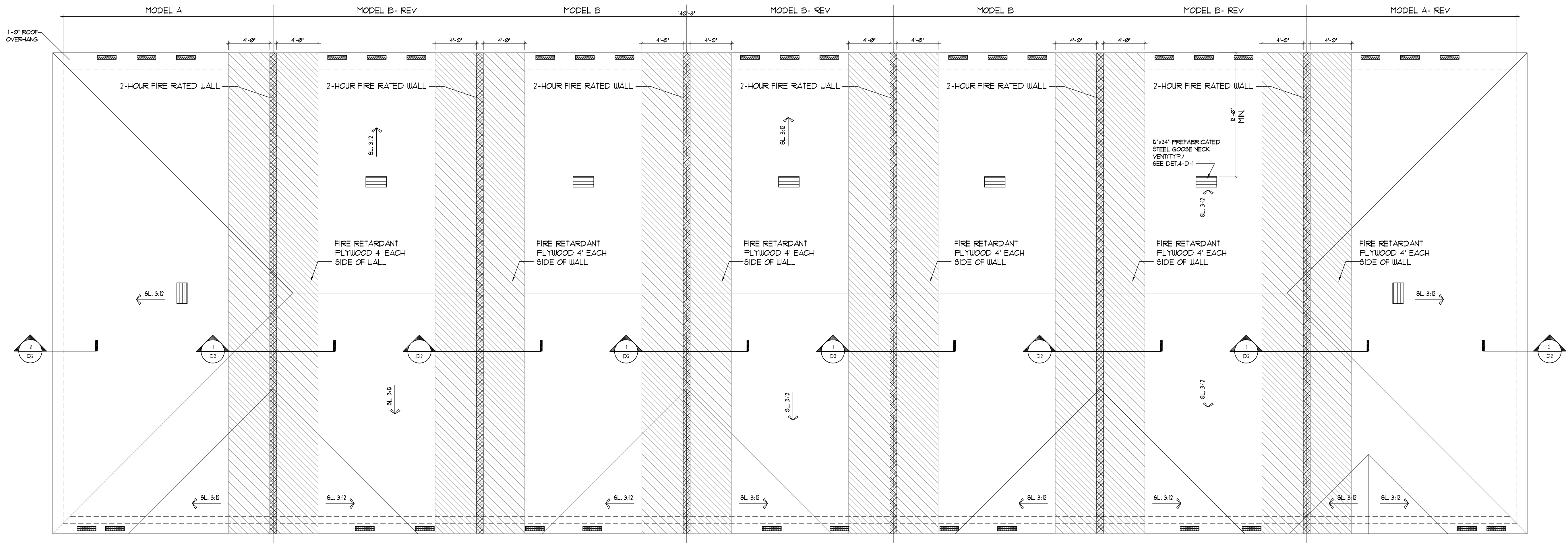
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6/1/2021



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

2-HOUR-RATED WALL

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3025 SQ. FT. = 3.0 SQ. FT.
300
SOFFIT VENTS:
SIZE OF VENT = 5'X22 = .764 SQ. FT./VENT
50%/3.0 SQ. FT.=15 SQ.FT. / .764 = 19 VENTS OF 5'X 22"
19 VENTS/ .4 CLEAR OPNG = 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

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6/1/2021

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

REV1
REV2
REV3
REV4

AFFIX SEAL HERE

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:

EDWARD SILVA, ARCHITECT
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8900 SW 117 AVE #B107, MIAMI, FLORIDA 33186
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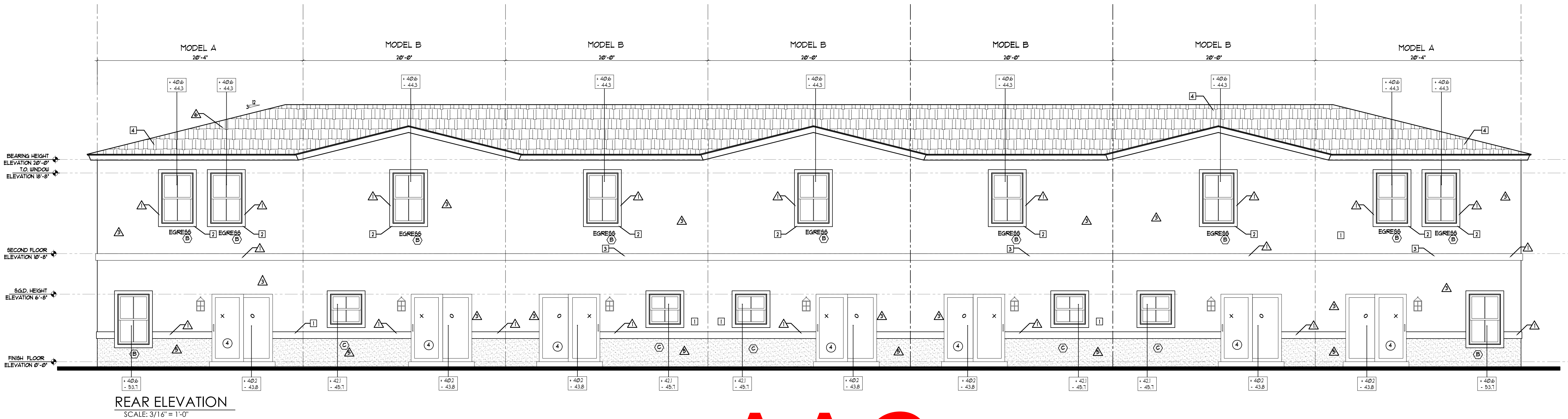
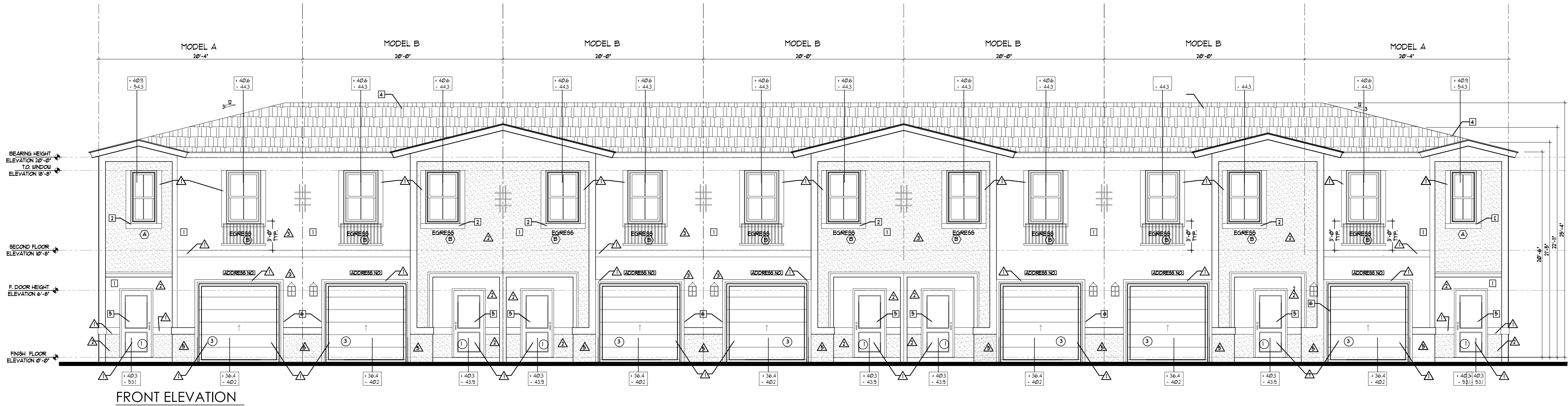
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OV-7U-2

PZ13-12000041

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 9166)	SHERWIN WILLIAMS	DRIFT OF H1ST (SU 9166)	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 1015)	SHERWIN WILLIAMS	DRIFT OF H1ST (SU 9166)	SHERWIN WILLIAMS
5	FRONT DOOR: METAL	BREEZY (SU 1616)	SHERWIN WILLIAMS	GRANITE PEAK (SU 6250)	SHERWIN WILLIAMS
6	GARAGE DOOR: METAL	URBANE BRONZE (SU 1048)	SHERWIN WILLIAMS	CLASSIC FRENCH GRAY (SU 0071)	SHERWIN WILLIAMS
OUTLOOKERS DETAIL STYROFOAM AND GLUED AS PER MANUFACTURE SPECIFICATION		FELTED WOOD (SU 911)	SHERWIN WILLIAMS	GRIZZLE GRAY (SU 1068)	SHERWIN WILLIAMS
FOAM OUTLOOKER DETAIL MANUFACTURER: FYTON		POINT ETNA (SU 1625)	SHERWIN WILLIAMS	IRON ORE (SU 1068)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD	BRONZE	
		WINDOW FRAME 4 DECO IRON	BRONZE		



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07/06/2021

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PZ13-12000041
6/1/2021

ISSUANCE FOR

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RE: 04'00"

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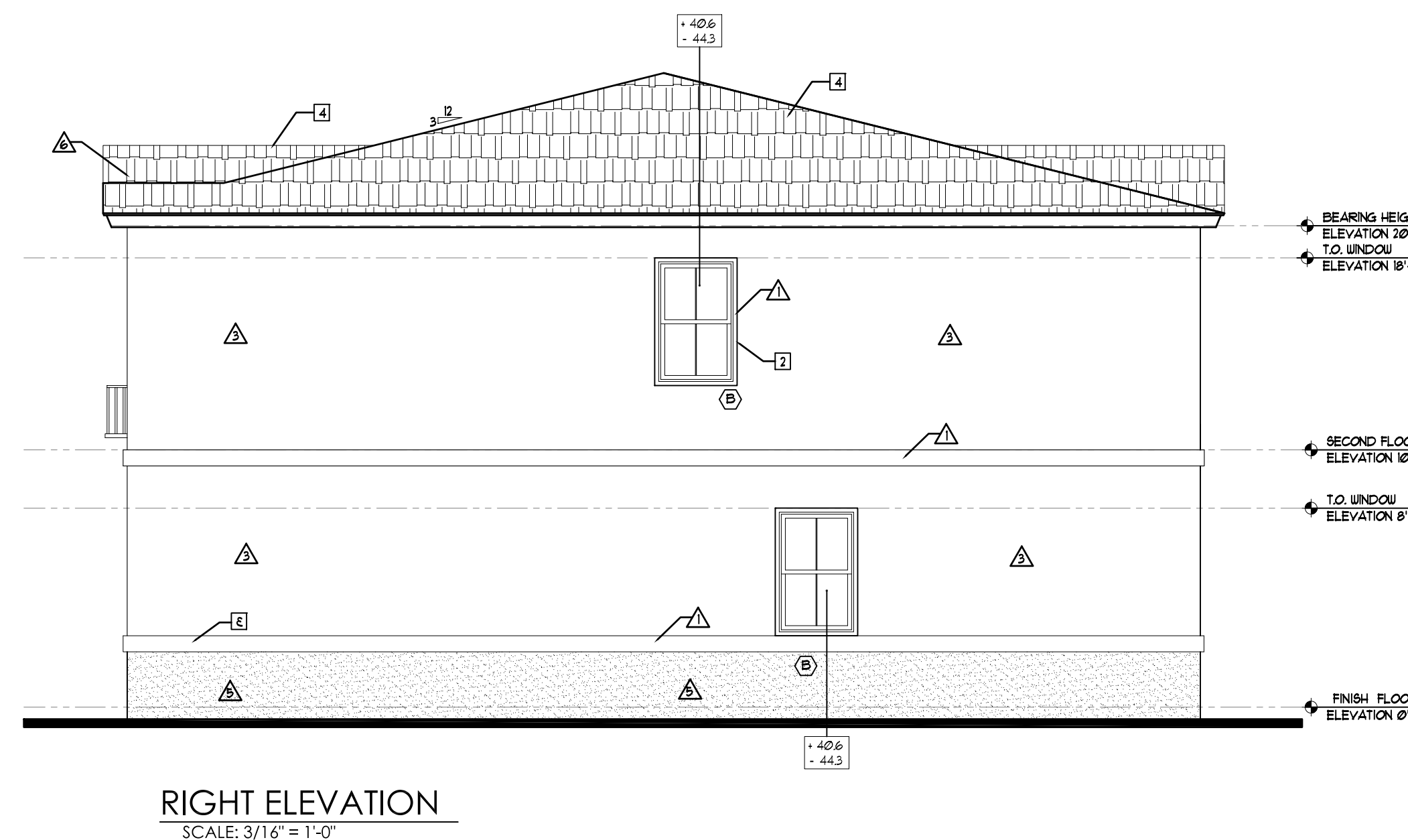
Client: Address: Address: Phone: Plan: ELEVATIONS HIGHLAND OAKS- 7 UNIT BUILDING

Job No.: 3165-1-07
Drawn By: 03-01-21
Scale: 3/16"=1'-0"
Date: 03-01-21
Lot: Block:

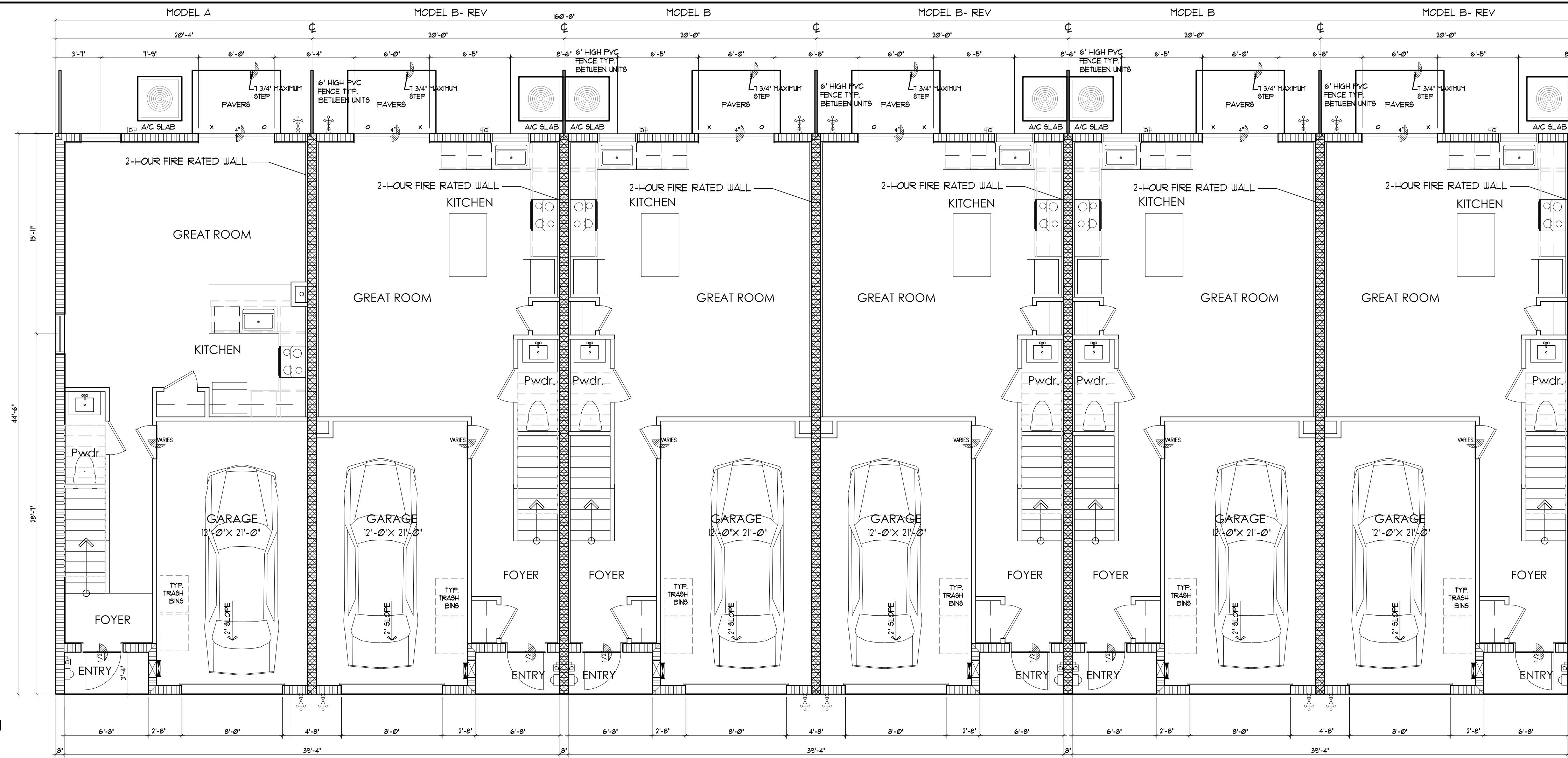
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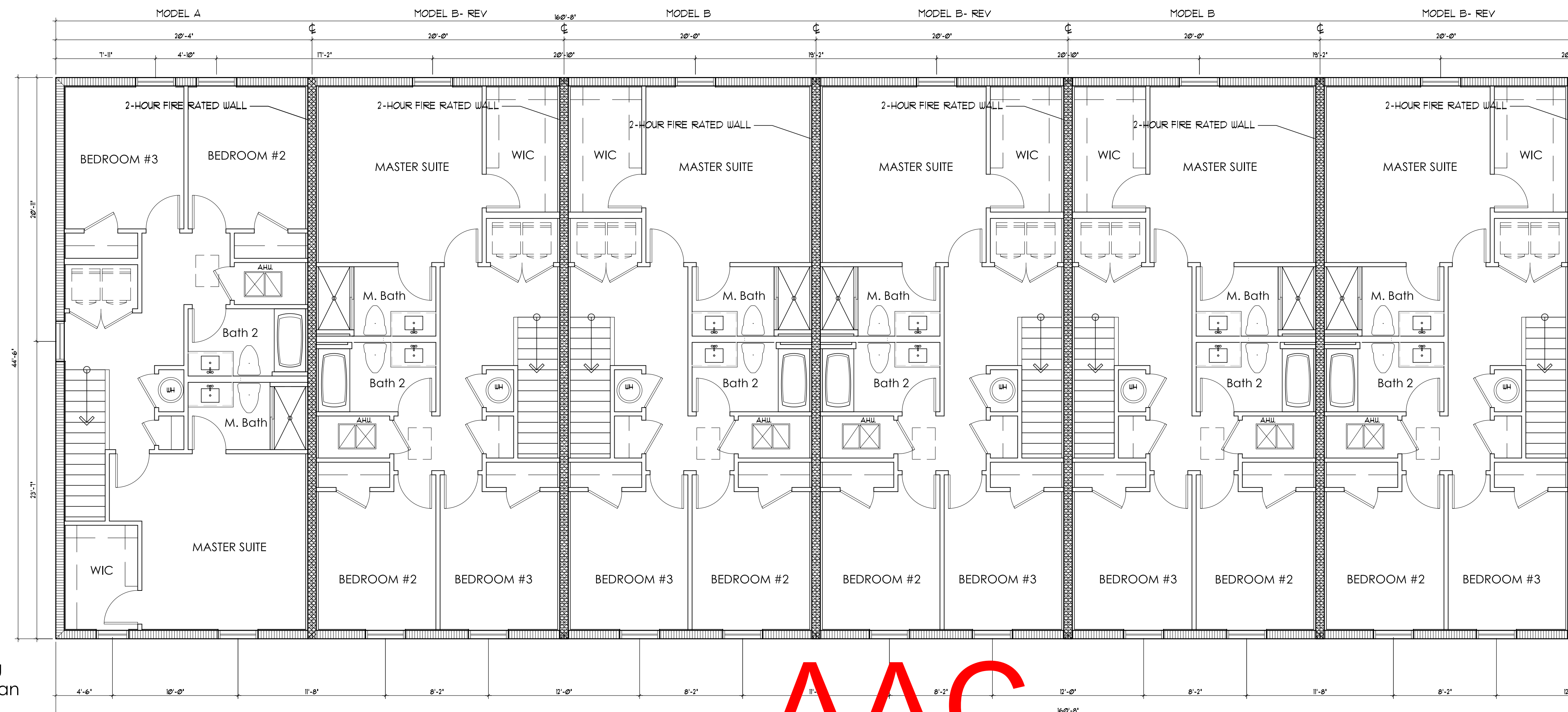
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PZ13-12000041
6/1/2021



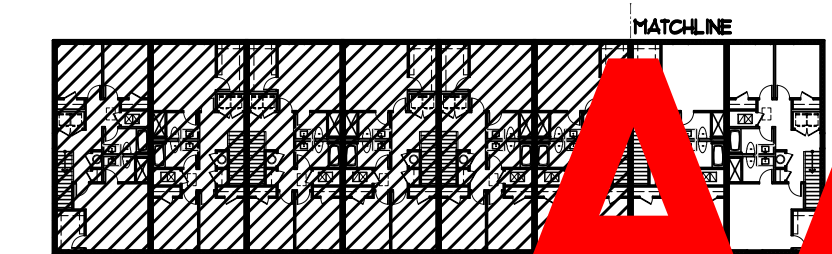
8-Unit Building
First Floor Plan



8-Unit Building
Second Floor Plan

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07/06/2021



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6/1/2021

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Edward Silva
Date: 2021.05.11
09:35:04 -04'00' REV 4

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

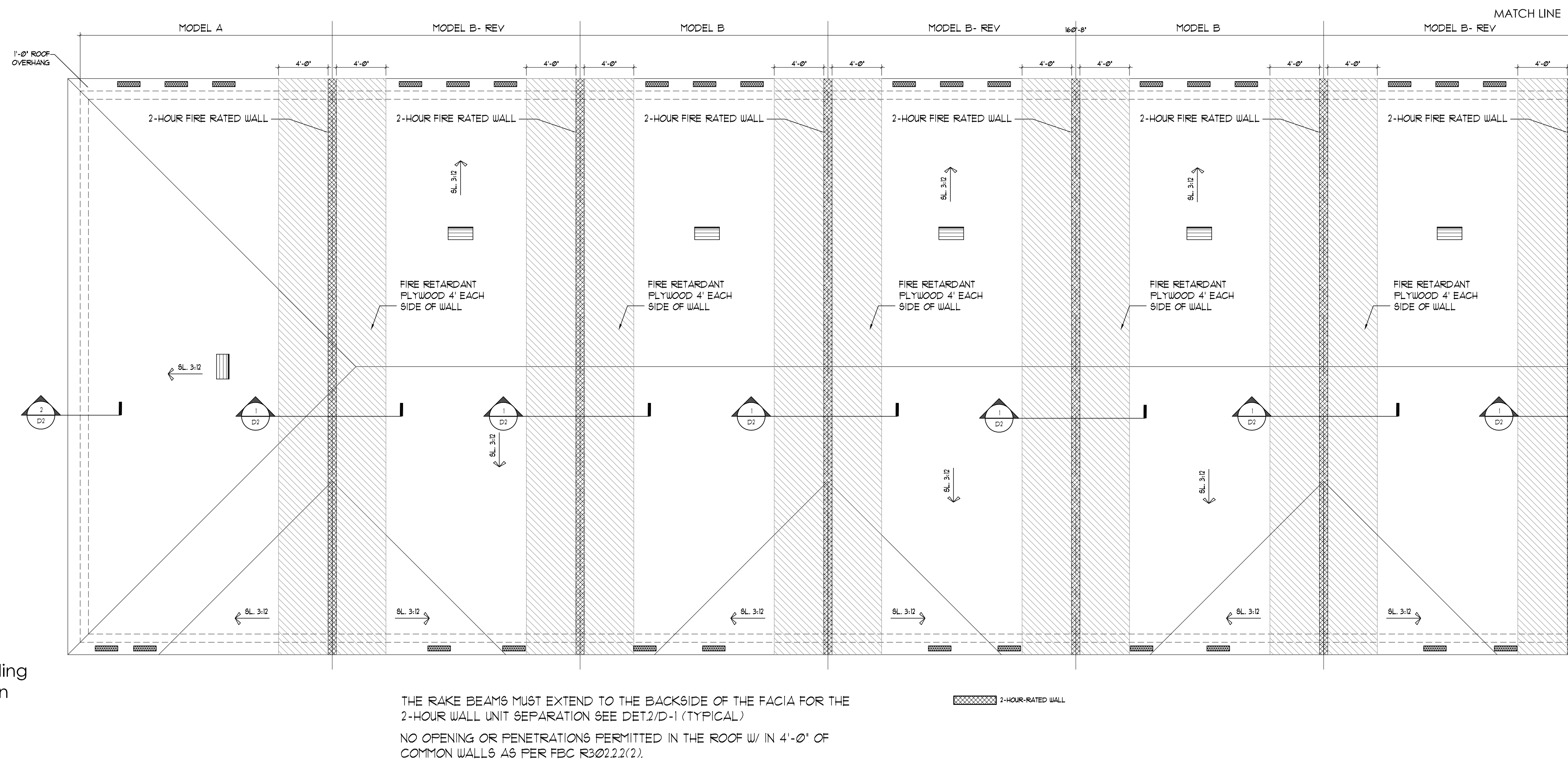
Job No.: 3165-1-07
Drawn By: 03-01-21
Scale: Date: Lot: Block:

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

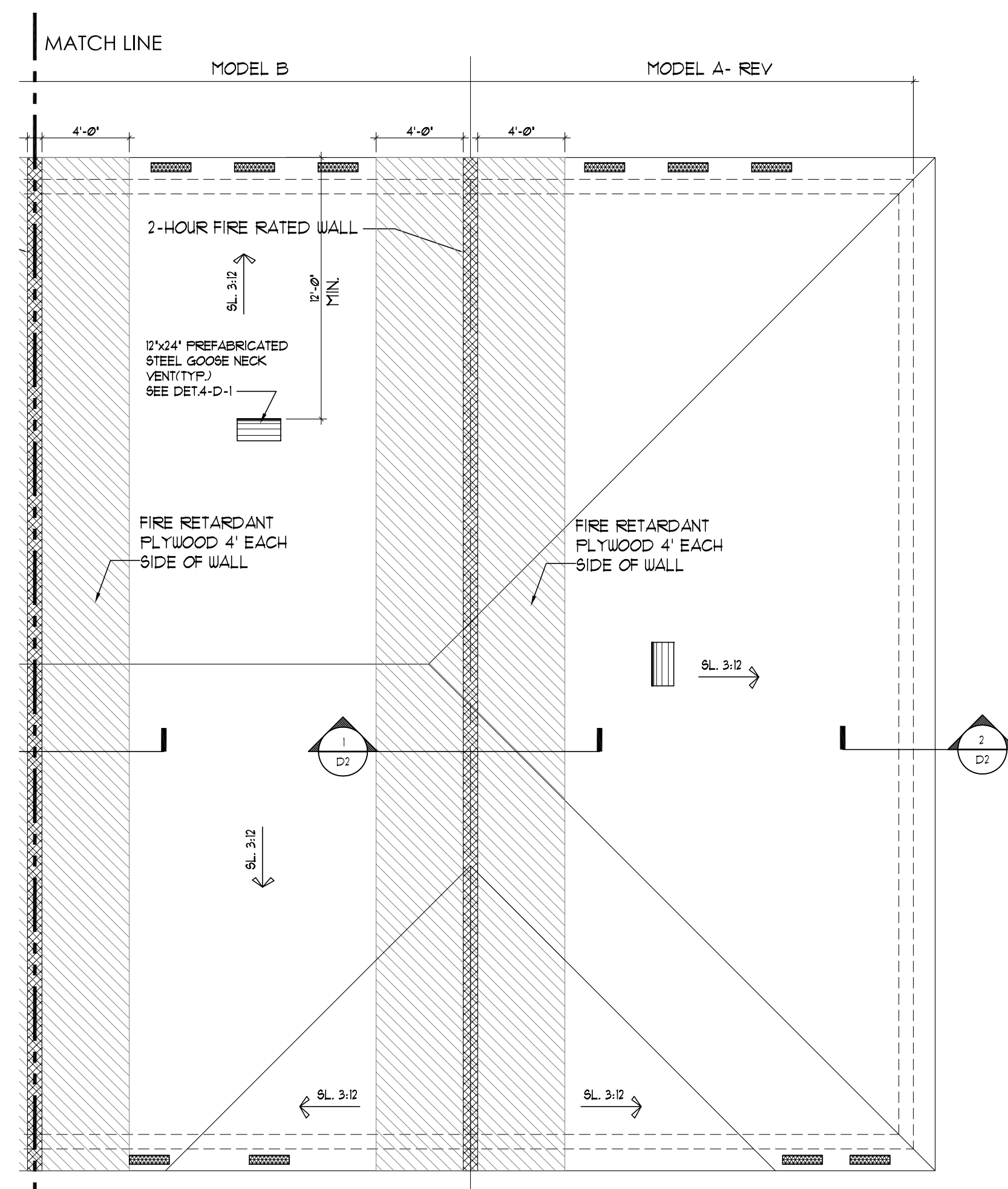
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0V-8U 1

8-Unit Building
Roof Plan



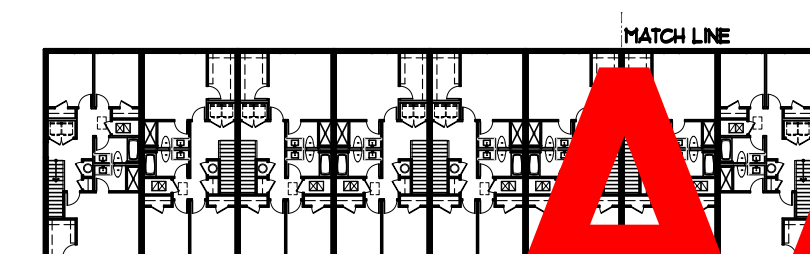
THE RAKE BEAMS MUST EXTEND TO THE BACKSIDE OF THE FACIA FOR THE 2-HOUR WALL UNIT SEPARATION SEE DET2/D-1 (TYPICAL)
NO OPENING OR PENETRATIONS PERMITTED IN THE ROOF W/IN 4'-0" OF COMMON WALLS AS PER FBC R302.2.2(2).



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 = $\frac{300}{144} = 2.08 \pm .764$ 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 = $\frac{15}{144} = 0.104 \pm .007$ SQ. FT./VENT - 1 VENT PROVIDED

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Date: 2021.05.11 09:32:14 -04'00'

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Client: Address: Address: Phone: Plan:

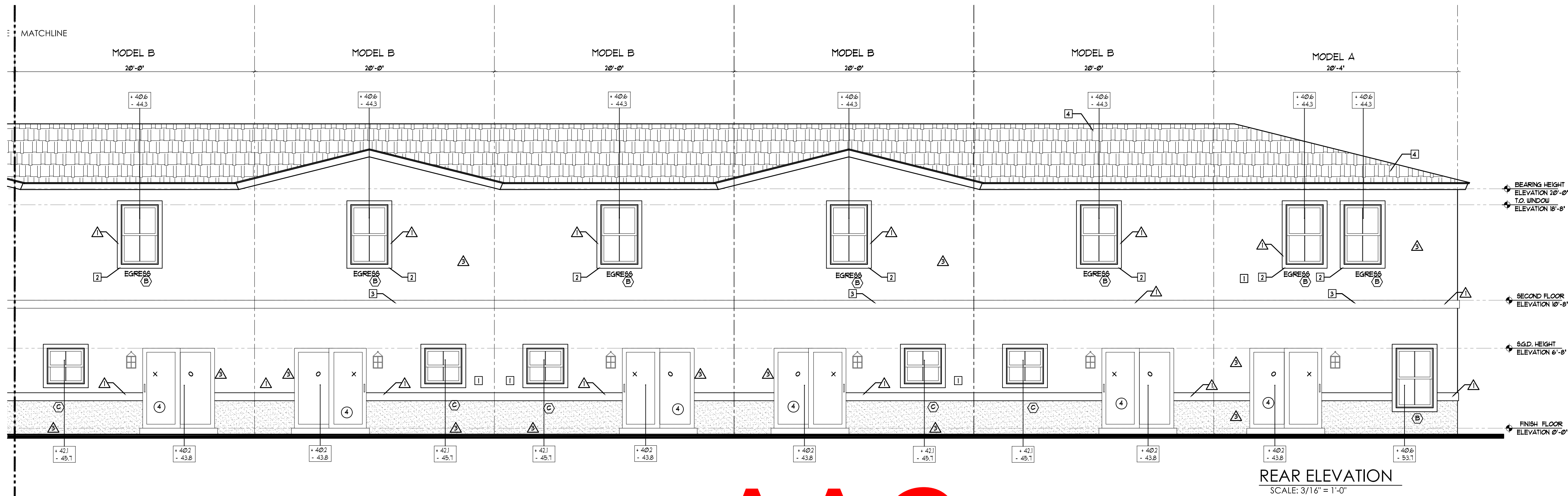
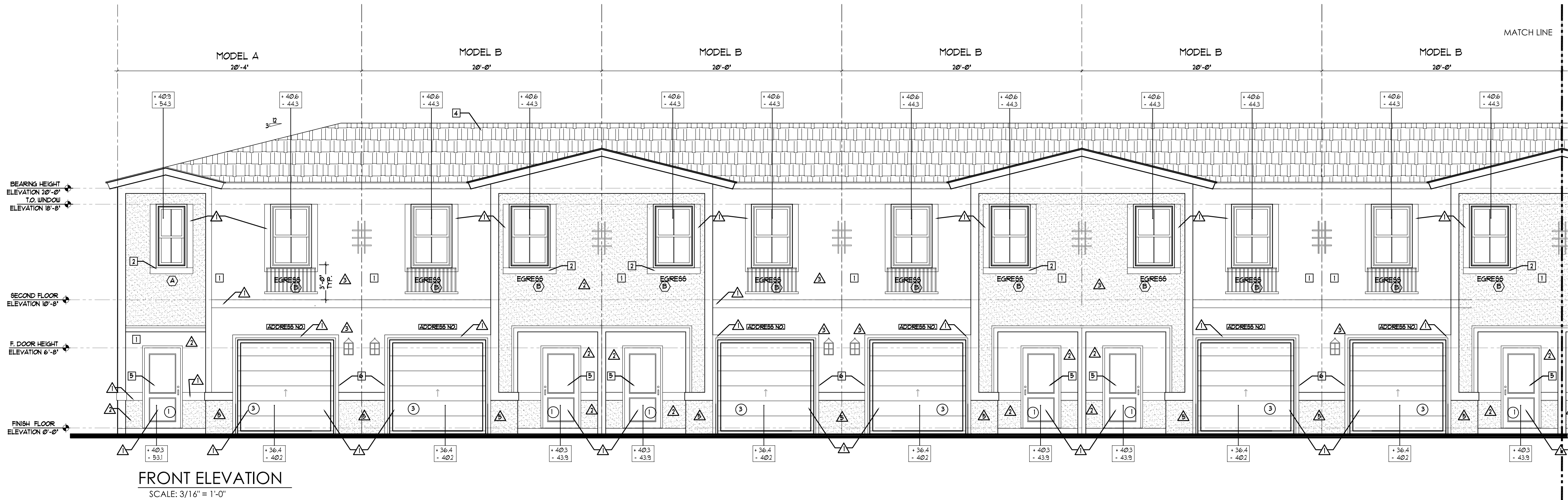
OVERALL ROOF PLAN
HIGHLAND OAKS - 8 UNIT BUILDING

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

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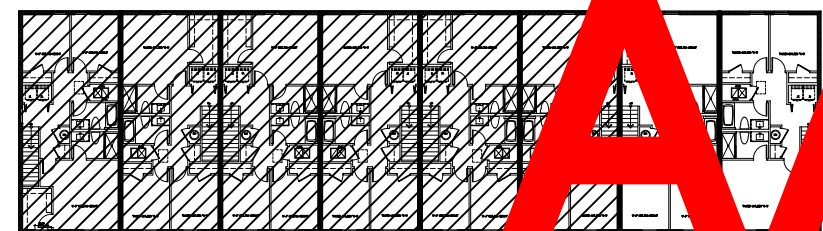
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KEY NOTES		LOCATION	COLOR SCHEME 1		COLOR SCHEME 2	
1	TEXTURED CEMENTITIOUS FINISH		COLOR	MANUFACTURER	COLOR	MANUFACTURER
2	HARD COATED 4" EPS BAND (1" THICK STANDARD)	BODY	DRIFT OF MIST (SW 966)	SHERWIN WILLIAMS	LIGHT FRENCH GRAY (SW 6095)	SHERWIN 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 6017)	SHERWIN WILLIAMS
		GARAGE + CORREL (PER ELEVATION: SECTION A)	FELTED WOOL (SW 917)	SHERWIN WILLIAMS	GRIZZLE GRAY (SW 1068)	SHERWIN WILLIAMS
		GARAGE + CORREL (PER ELEVATION: SECTION B)	MOUNT ETNA (SW 1065)	SHERWIN WILLIAMS	IRON ORE (SW 1065)	SHERWIN WILLIAMS
		ROOF	COLOR DRIFTWOOD BRONZE		COLOR DRIFTWOOD BRONZE	
		WINDOW FRAME + DECO IRON				



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

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

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