

DRC

P226-12000047

08/19/2026

EBENEZER SDA CHURCH

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PROJECT INFORMATION

PROJECT NAME:
EBENEZER SDA CHURCH

LEGAL DESCRIPTION:
PARCEL: 48423-30-30321
FORD'S MANOR 19-34 B
LOT 40 S1/2,LOT 41 S1/2 & LOT 42 S1/2

OWNER NAME: SOUTHEASTERN CONFERENCE ASSN. OF SEVENTH DAY ADVENTISTS INC

OWNER ADDRESS:
1701 ROBIE AVE MOUNT DORA, FL 32757-6339

ZONING:
USE CODE : 71-01
ZONE: RS-2

RED'Q SETBACKS:
FRONT YARD: 25'-0"
SIDE YARD: 7'-6"
REAR YARD: 20'0"

AREA:
LOT SIZE: 56,660 SF
UNDER AIR EXISTING SF: 2,882 SF
UNDER AIR NEW SF: 4,818 SF
UNDER AIR TOTAL SF: 7,700 SF

ZONING:
LOT: 56,600 SF
PERVIOUS RATIO: 60%

BUILDING HEIGHT: 24'-4"
TOP OF BUILDING: 35'-0"
T.O. STRUCTURE: 14'-4"
DEFERRED SUBMITTALS:
TRUSS PLANS

CLASSIFICATION OF WORK: ADDITION

COMPLIANCE METHOD: WORK AREA

OF FLOORS: EXISTING - 1
PROPOSED - 1 W/ MEZZANINE.

OCCUPANCY USE GROUP: A-2

FIRE PROTECTION:
[YES] SPRINKLERED
[YES] FIRE ALARMS

CODES USED:
2023 FLORIDA BUILDING CODE - 8TH EDITION
2023 FLORIDA BUILDING CODE - PLUMBING 8TH EDITION
2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION
2023 FLORIDA BUILDING CODE - ACCESSIBILITY, 8TH EDITION
2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION, 8TH EDITION
2023 FLORIDA FIRE PREVENTION CODE (FFPC)
2019 ADA STANDARDS FOR ACCESSIBLE DESIGN - 29 CFR PART 36 (TITLE III)
2020 NATIONAL ELECTRICAL CODE - NFPA 70

SCOPE OF WORK: NEW ADDITION TO EXPAND CHURCH WITH NEW ASSEMBLY AREA. COMPLETE INTERIOR RENOVATION. ADDITIONAL PARKING IN FRONT AND REAR.

SEAT COUNT: 250 PERSONS
MINIMUM PARKING RED'D: 50

LOCATION MAP



PROJECT TEAM

ARCHITECT OF RECORD

STUDIO ZEMI

2350 N. UNIVERSITY DRIVE
PEMBROKE PINES, FL 33024
RAFAEL BALLESTER
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MEP ENGINEER:

ENPRO CONSULTING

8046 SW 22ND COURT
DAVIE, FL 33324

CONTACT: PERCY NUNEZ
561.236.9970

LANDSCAPE ARCHITECT:

PARAMETRIKA DESIGN

--
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VALERIA QUINTANILLA
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galbornoz@parametrikadesign.com

CIVIL ENGINEER:

LLAMAS ENGINEERING

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MIAMI, FL 33187
HUGO LLAMAS
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FIRE PROTECTION:

A TEAM FIRE SPRINKLERS

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OPA-LOCKA, FL 33054
JEFF

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jeff@ateamfire.com

STRUCTURAL ENGINEER

AGENO ENGINEERING, LLC

2722 SW 131 COURT
MIAMI, FL 33175
GINO AGENO
954.592.3695
agenoengineering@gmail.com

LOW VOLTAGE CONSULTANT

MYHOMENETAV

5245 TREETOPS DRIVE
NAPLES, FL 34113
CONTACT: MCKENZIE METELLUS
239.287.8335
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CEPTED CONSULTANT

CPTED OF FLORIDA

--
HOLLYWOOD, FL 34113
CHRISTINE HIXSON
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ARCHITECTURAL/INTERIOR DESIGN

AJOKU STUDIOS

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RAFAEL BALLESTER ON THE DATE ADJACENT TO THE SEAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DRAWING INFO

DATE:	11/25/2025
SCALE:	1/32" = 1'-0"
DRAWN BY:	I.A.A.
CHECKED BY:	I.A.A.
APPROVED BY:	P.M.N.
CONTRACT NO.:	CD241610

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES AND FIRESAFETY CODES, AS MANDATE BY STATURE, FOR THE JURISDICTION IN WHICH THE STRUCTURE CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUCTED.

REVISIONS

EBENEZER SDA
CHURCH
1210 NW 27TH AVE.
POMPANO BEACH, FL 33069

OWNER

SOUTHEASTERN ASSOC. OF SEVENTH-DAY ADVANTISTS

TITLE
COVER

G-01