



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

SIGN PACKAGE/SIGN PACKAGE AMENDMENT APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

Center Name: Sun Credit Union, Cooper City, FL

FOR STAFF ONLY:

PETITION #: SI 5-1-24

DATE PETITION FILED:

5/9/24

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

Check (✓) type of center for:

☐

Commercial/Retail/Business
Office

☒

Industrial
Other Credit Union

Check (✓) type of tenant/bay for:

☐

Primary/Major retail use
Bay tenant

☒

Out-lot
Other Credit Union

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the center, which is the subject of this sign package and or sign package amendment. Provide enough detail to adequately describe all proposed uses on site as they relate to appropriate signage.
One Story, Credit Union Facility, Single Owner Occupancy

There will be a monument "box" sign, post-panel directional signage and building mounted letters.

II. PETITION INFORMATION - (Attach additional sheets if necessary)

A. **COLOR:** No more than 4 colors including background color. White shall be considered a color.

	<u>Daylight</u>	<u>Illuminated</u>
Box/Cabinet/Channel	Warm-Grey Base-Match Building	Same Colors
Letter Face	Navy, Med Blue, Yellow, Orange	Same Colors
Background	Off-White Match Building	
Logo/Trademark	"Sun Credit Union"	Same

B. **ILLUMINATION METHOD:** Lighted signs not allowed in window area.

☒ Internal ☒ External ☐ Back Neon ☐ None ☐ Other

C. **LETTER STYLE:** ☒ Regular ☐ Italics ☐ Italics & Regular Mixed

D. **LETTER FONT:** See Attached Drawings for Monument Sign Details, A-042

E. **LETTER CASE:** ☐ ALL UPPER ☐ all lower ☒ Upper & Lower Mixed

F. **MOUNTING:** ☒ Wall Mount ☐ Mansard Mount ☐ Soffit Hung

Elevation: See Attached Drawings for Wall Letters, A-042

Placement: ☐ Centered ☐ Other



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- G. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
<u>Box/Cabinet</u>	Cabinet Height		
	Letter Height	22.4"	22.46"
	Left Side Border		
	Right Side Border		
	Top Border		
	Bottom Border		
<u>Channel Letter</u>	Letter Height	22.4"	22.46"

- H. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	5'-8"	16'
Channel Letter Overall Length	5'-8"	16'

- I. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	5'-8"	16'
Channel Letter Overall Width	5'-8"	16'

- J. **MAXIMUM SIGN AREA:** No wall sign shall have an area exceeding one square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

- K. **MAJOR RETAIL USE:** Shall be permitted one primary wall sign on the front of the building with lettering not to exceed forty-two (42) inches in overall height and overall length not to exceed twenty-seven (27) feet. Major retail uses shall be permitted up to two (2) additional secondary signs to display types of products sold, types of services available or secondary tenants to the major retail use. The secondary sign(s) shall not exceed twenty-eight (28) inches in overall height and eighteen (18) feet in overall length.

Name/Designation of major retail use: _____

	Minimum	Maximum
Primary sign height		
Primary sign length		
Secondary sign(s) height		
Secondary sign(s) length		

- L. **WALL OR CANOPY SIGNS FOR FREESTANDING BUILDINGS NOT PART OF CENTERS:** A ground sign is permitted for a freestanding building with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign, one of the following may be selected:



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- ☒ Erect a wall or canopy sign facing the primary frontage one-half the size permitted by code.
☐ If no ground sign is erected, the owner could erect one wall sign facing the primary frontage and 2 side wall signs in 1/3 size of the main sign.
☐ Neither.

	<u>Primary Sign</u>	<u>Secondary Sign(s)</u>
Height	4'	
Length	5'-8"	

- M. **UNDER CANOPY SIGNS:** Under canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. Height no more than 30 inches. Minimum of 8 foot clearance from bottom of sign to walkway.
- N. **LOGO/TRADEMARK:** Shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark approval does not constitute a waiver of the color requirements of the center sign package or the City Code.
- O. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of signs to be installed: See Drawing A-042

- P. **DOOR SIGNAGE:** One nameplate or identification sign is required at the front and rear entrances with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. The front door shall bear the address also.
- Q. **GROUND SIGNS FOR CENTERS OR FREESTANDING BUILDINGS:** Ground signs are permitted for freestanding buildings which are not part of a shopping center. Out-lots are not permitted individual ground signs. Only one ground box sign in a shopping center indicating the name of the center. If the center fronts on two (20) major thoroughfares of at least eighty (80) foot right-of-way a second ground sign may be permitted.

<u>Width of R-O-W</u>	<u>Max. Letters/Symbols Height</u>	<u>Max. Sign Area</u>	<u>Logo</u>
0-50'	10"	18sq.ft.	1
51-80'	14"	26sq.ft.	1
81-100'	16"	32sq.ft.	1
101-120'	20"	42sq.ft.	1
121 and above	23"	48sq.ft.	1

Width of primary frontage right-of-way:	122'				
Primary ground sign:	Height: 6'	Width 5'-8"	Max. Sign Area	41.06 sq.ft.	
Primary ground sign letter height:	23"				
Width of secondary frontage right-of-way:					
Secondary ground sign:	Height:	Width	Max. Sign area		
Secondary ground sign letter height:					
Lighting :	Yes, internal				

III. OUT-PARCEL INFORMATION - (Attach additional sheets if necessary)

Center Name: Sun Credit Union, Cooper City, FL

Date Filed: _____



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Number of out-lots in this center: _____

Name/Designation of out-lot described below : _____

(Ground signs are **NOT PERMITTED**) Freestanding structures within centers shall be permitted one (1) primary wall sign in accordance with the provisions of this section and one (1) secondary wall sign. If the owner chooses not to install a primary and secondary sign, the owner shall be permitted to erect wall signs on not more than four (4) sides of the building but only at two thirds(2/3) size.

- A. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

<u>Box/Cabinet</u>		<u>Minimum</u>	<u>Maximum</u>
	Cabinet Height	_____	_____
	Letter Height	_____	_____
	Left Side Border	_____	_____
	Right Side Border	_____	_____
	Top Border	_____	_____
	Bottom Border	_____	_____
<u>Channel Letter</u>	Letter Height	_____	_____

- B. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

<u>Primary Building/Bay Frontage</u>	<u>Maximum Length</u>
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Length	_____	_____
Channel Letter Overall Length	_____	_____

- C. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Width	_____	_____
Channel Letter Overall Width	_____	_____

- D. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of other signs to be installed: _____

**GROWTH MANAGEMENT DEPARTMENT – CITY OF COOPER CITY**

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910 –

Phone: (954) 434-4300, ext. 251 – Fax: (954) 680-1439

SIGN PACKAGE/SIGN PACKAGE AMENDMENT APPLICATION

IV. COMPLIANCE - (Attach additional sheets if necessary)

- A. Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

☐ Yes ☒ No

If No, please explain: Varianance- Building Height

- B. Report on the status of all previous conditions of approval:

N/A

V. OWNER ACKNOWLEDGEMENT

I/WE: Sun Credit Union- Patrick Mason do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this applications, attachments and fee become part of the official record of the Planning & Zoning Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s):

Patrick Mason

Print Name(s):

VI. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We do hereby give consent to the aforementioned owner(s) Juliette Schiff, Asante Design Group to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s):

Patrick Mason

Print Name(s):



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VII. NOTARY

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this

29th

day of, July 20 24

By (Name of Person Acknowledging) Patrick Mason

She/he is personally known to me or has produced

Driver license

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

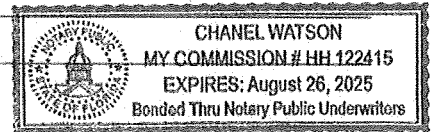
Chanel Watson

Name - Must be typed, printed, or stamped

Chanel Watson

My Commission Expires:

August 26, 2025



VI. STAFF USE ONLY

Petition #: <u>SI 5-1-24</u>	Staff Intake By: <u>J Chockley</u>	Intake Date: <u>5/29/24</u>
Sufficiency Completed by: <u>J Chockley</u>	Sufficiency Date: <u>5/30/24</u>	

IX. COOPER CITY CODE

SIGN PACKAGE/SIGN PACKAGE AMENDMENT - SUBMITTAL REQUIREMENTS

(a) Where a sign package/sign package amendment has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised sign package/sign package amendment shall be submitted to the City.

(b) The revised sign package/sign package amendment submission shall consist of the previously approved sign package/sign package amendment signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.

(c) The submittal will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised sign package/sign package amendment by development order.

*Please visit our website at www.coopercityfl.org and go to "Code of Ordinances" to review more sign code information at Article II. Signs - Section 25-19 starting on page 604.

A NEW BUILDING FOR SUN CREDIT UNION



OWNER
SUN CREDIT UNION 9290 STIRLING RD COOPER CITY, FL 33024
PHONE: 954.967.4441

ARCHITECT
NETTA ARCHITECTS 621 NW 53RD ST SUITE 270 BOCA RATON, FL 33487
PHONE: 561.295.4500 EMAIL: jschiff@nettaarchitects.com

CIVIL
MILLER LEGG 13680 NW 5TH STREET, SUITE 200 SUNRISE, FL 33325
PHONE: 954.628.3618 EMAIL: MGrinbank@millerlegg.com

LANDSCAPE
MILLER LEGG 13680 NW 5TH St. Suite 200 SUNRISE, FL 33325
PHONE: 954.628.3618 EMAIL: MGrinbank@millerlegg.com



NOT FOR
CONSTRUCTION

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION NO. AR98615

FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION NO. AR101881

HONG JIN, AIA, NCARB
FL REGISTRATION NO. AR102237

JULIETTE L. SCHIFF, AIA, NCARB
FL REGISTRATION NO. AR94008

These drawings, or parts thereof, may not be reproduced in
any form, by any method, for any purpose, without the prior
written consent from NICHOLAS J. NETTA, ARCHITECT.

These drawings shall be used for the specific project location
indicated within the Title Block, and shall not be used at any
other location without prior consent from the ARCHITECT.

SHEET CONTENTS

COVER SHEET

PROJECT TITLE

A NEW BUILDING FOR
SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE 01-03-2026

SCALE AS SHOWN

DRAWN BY AB

CHECKED BY JLS

JOB NO. 225025FL

SHEET 1 OF: 12

DRAWING NO.

A-000

C:\Users\AlbertoB\Documents\REVIT LOCAL\225025FL SUN CREDIT UNION\CD\SUN CREDIT UNION.CD\SUN CREDIT UNION.CD 10-27-2025.rvt



FIRE RESISTANCE FOR BUILDING MEMBERS F.B.C.TABLE 601							
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	PRIMARY STRUCTURAL FRAME	BEARING WALLS EXTERIOR	BEARING WALLS INTERIOR	NONE BEARING WALLS & PARTITIONS EXTERIOR	NONE BEARING WALLS & PARTITIONS INTERIOR	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS
TYPE II B	0	0	0	SEE TABLE 705.5	0	0	0

FIRE RESISTANCE FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE F.B.C.TABLE 705.5			
FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP	FIRE RESISTANCE RATING
X ≥ 30	ALL	A, B, E, F-2, I, R, S-2, U	0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION F.B.C. TABLE 705.8		
FIRE SEPARATION	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
30 OR GREATER (UP, NS)	UNPROTECTED, NONSPRINKLERED (UP, NS)	NO LIMIT

MINIMUM CORRIDOR WIDTH TABLE TABLE 1020.3	
MINIMUM CORRIDOR WIDTH	MINIMUM WIDTH
WITH AN OCCUPANT LOAD OF LESS THAN 50	36

DEAD END CORRIDOR F.B.C.1020.5	
DEAD END CORRIDOR	MAX. DEAD END CORRIDOR DISTANCE
ALL OCCUPANCIES W/O FIRE SPRINKLER SYSTEM	20 FT

EXIT ACESSTRAVEL DISTANCE F.B.C. TABLE 1017.2 *		
EXIT TRAVEL DISTANCE	MAX. TRAVEL DISTANCE	TRAVEL DISTANCE NOTES
B - W/O SPRINKLER SYSTEM	200 FT.	

MAXIMUM COMMON PATH OF EGRESS TRAVEL F.B.C. 1006.2.1			
OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	COMMON PATH OF TRAVEL	COMMON PATH NOTES
B - W/O SPRINKLER SYSTEM OL> 30	49	75 FT.	

CORRIDOR FIRE RESISTANCE RATING TABLE F.B.C. 1020.2		
CORRIDOR FIRE-RESISTANCE BY OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE RESISTANCE RATING FOR CORRIDORS
A, B, E, F, M, S, U -W/O SPRINKLER SYSTEM	GREATER THAN 30	1 HR.

NOTE: SECTION 1020 CORRIDORS - EXCEPTION #4 A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.1.

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS TABLE 906.3(1)						
CLASS A EXTINGUISHER	AREA	MINIMUM RATED SINGLE EXTINGUISHER	MAXIMUM FLOOR AREA PER UNIT OF CLASS A	REQUIRED # FIRE EXTINGUISHERS	FIRE EXTINGUISHER PROVIDED	MAXIMUM FLOOR AREA PER EXTINGUISHER
ORDINARY (MODERATE) HAZARD OCCUPANCY	3,212 SF	2-A	1500 SF	2	3	11,250 SF

BUILDING CODES	
CODES	EDITION
BUILDING	2023 FLORIDA BUILDING CODE -8TH EDITION
MECHANICAL	2023 FLORIDA MECHANICAL CODE CODE -8TH EDITION
PLUMBING	2023 FLORIDA PLUMBING CODE -8TH EDITION
ELECTRICAL	2023 NATIONAL ELECTRIC CODE
ENERGY CONSERVATION	2023 FLORIDA ENERGY CONSERVATION CODE -8TH EDITION
ACCESSIBILITY	2023 FLORIDA ACCESSIBILITY CODE -8TH EDITION
FIRE CODE	2021 FIRE CODE N.F.P.A 1
LIFE SAFETY	2021 N.F.P.A 101
FLORIDA FIRE PREVENTION CODE	F.F.P.C. 2023 8TH EDITION

SITE DATA	
ITEM	PROPOSED
F.B.C. CODE	
(a) OCCUPANCY	BUSINESS (GROUP-B)
(b) BUILDING TYPE	TYPE IIB (NS) NOT SPRINKLERED-WITH FIRE ALARM SYSTEM
(c) FIRE ALARM	AUTOMATIC MONITORING FIRE ALARM SYSTEM
(d) BUILDING HEIGHT	22 FEET
(e) BUILDING AREA	3,212 SF
ZONING CODE	
(f) PROPOSED ADDRESS	9290 STIRLING ROAD
(g) ZONING	B-1
(h) PROPOSED USE	COMMERCIAL BANK
(i) NET PARCEL AREA	± 74,593 S.F. / ± 1.712 AC
(k) EXISTING PARCEL AREA	± 90,487 S.F. / ± 1.848 AC.
(l) LEGAL DESCRIPTION	TRACT 6, LESS THE SOUTH 1000 FEET THEREOF, AND LESS THE NORTH 50 FEET AND THE WEST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY, IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32 AND 33 TWP 51 SO, RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
(m) FOLIO NUMBER	5141 05 31 00 10
(n) RW DEDICATION	± 5,890 S.F. / ± 0.135 AC
(o) FLOOD ZONE	THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE (EL 5)" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 1211C, PANEL NUMBER 0545, SUFFIX H, EFFECTIVE AUGUST 2014.

AREA OCCUPANCY CALCULATION (F.B.C. TABLE 1004.5)						
WT	NAME	OCCUPANCY REQUIREMENTS	AREA	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR	EXIT WIDTH REQUIRED (INCHES)
100	LOBBY	BUSINESS AREAS	697 SF	GROUP B	150 GROSS	4.65
101	CONFERENCE RM	BUSINESS AREAS	266 SF	GROUP B	150 GROSS	1.77
102	BRANCH MGR	BUSINESS AREAS	114 SF	GROUP B	150 GROSS	0.76
103	OFFICE	BUSINESS AREAS	105 SF	GROUP B	150 GROSS	0.70
104	SEATING AREA	BUSINESS AREAS	544 SF	GROUP B	150 GROSS	3.63
105	HALLWAY	BUSINESS AREAS	105 SF	GROUP B	150 GROSS	0.70
106	BATHROOM 1	BUSINESS AREAS	42 SF	GROUP B	150 GROSS	0.28
107	BATHROOM 2	BUSINESS AREAS	48 SF	GROUP B	150 GROSS	0.32
108	JANITOR	BUSINESS AREAS	19 SF	GROUP B	150 GROSS	0.13
109	IT / SECURITY	BUSINESS AREAS	28 SF	GROUP B	150 GROSS	0.18
110	BREAKROOM	BUSINESS AREAS	231 SF	GROUP B	150 GROSS	1.54
111	CLOSET	BUSINESS AREAS	26 SF	GROUP B	150 GROSS	0.17
112	CALL CENTER	BUSINESS AREAS	187 SF	GROUP B	150 GROSS	1.25
113	TELLERS	BUSINESS AREAS	152 SF	GROUP B	150 GROSS	1.01
114	NIGHT DEPOSIT	BUSINESS AREAS	109 SF	GROUP B	150 GROSS	0.73
115	MECHANICAL ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	129 SF	GROUP B	300 GROSS	0.43
116	ELECTRICAL ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	78 SF	GROUP B	300 GROSS	0.26
117	GENERATOR & HVAC COMPRESSOR UNITS	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	334 SF	GROUP B	300 GROSS	1.11
3,215 SF					19.63	3.9

- LIFE SAFETY NOTES**
- THE LIFE SAFETY DRAWINGS DESIGNATE THE LOCATIONS OF ONLY THOSE FIRE-RATED WALLS AND PARTITIONS THAT REQUIRE FIRE-RATED ASSEMBLIES. THERE MAY BE WALLS AND PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.
 - WHERE A WALL OR PARTITION MUST CONCURRENTLY HAVE BOTH A FIRE-RESISTANCE RATING FOR SEPARATION AND A FIRE RESISTANCE RATING FOR BUILDING ELEMENTS, THE FORMER (SEPARATION) IS INDICATED ON THE LIFE SAFETY PLAN. ULTIMATE FIRE RESISTANCE RATING FOR A PARTICULAR ASSEMBLY MAY BE DETERMINED BY REFERRING TO PLAN WALL KEYS AND THENCE TO THE DRAWINGS FOR FIRE-RATED ASSEMBLIES, SERIES A6.
 - NO SCREEN DOOR OR STORM DOOR USED IN MEAN OF EGRESS SHALL SWING AGAINST THE DIRECTION OF EXIT TRAVEL WHERE DOORS ARE REQUIRED TO SWING IN THE DIRECTION OF EXIT TRAVEL.
 - 1/2" MAX. CHANGE IN ELEVATION IN ALL EXTERIOR DOORS.

DOOR EGRESS PROVIDED 1ST FLOOR		
MARK	NET DOOR WIDTH	OCCUPANTS
100	68"	340
106	30"	150
	98"	490

FIRE FINISHES			
NAME	BUSINESS CLASSIFICATION REQUIREMENT		
	EXIT ENCLOSURE	EXIT ACCESS CORRIDOR	OTHERS ROOMS
FLOORS	CLASS II	CLASS I	
WALLS & CEILINGS	CLASS A	CLASS A	CLASS B

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	1 HR.FIRE RATED PARTITION
	EGRESS PATH
	COMMON PATH OF TRAVEL
	DEAD END
	2A 10 BC FIRE EXTINGUISHER IN SEMI-RECESSED ADA ACCESSIBLE CABINET. COMPLY W/ NFPA 10
	DOOR NUMBER
	NET DOOR WIDTH MAX. OCCUPANTS
	OCC GROUP ROOM NAME ROOM SQUARE FEET
	OCCUPANT LOAD FACTOR (G= GROSS), (N= NET) # OF OCCUPANTS
	EXIT SIGN
	TROFFER LIGHT 2x2 & 2x4 WITH 90 MIN. EMERGENCY PACK

NOT FOR
CONSTRUCTION

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR88615

FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

JULIETTE L. SCHIFF, AIA, NCARB
FL REGISTRATION No. AR94008

These drawings, or parts thereof, may not be reproduced in any form, by any method, for any purpose, without the prior written consent from NICHOLAS J. NETTA, ARCHITECT.

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SHEET CONTENTS

LIFE SAFETY PLAN

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY,FL 33024

SUBMISSION

DATE DESCRIPTION
04-27-2026 SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE 01-03-2026

SCALE AS SHOWN

DRAWN BY AB

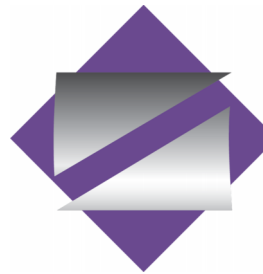
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JOB NO. 225025FL

SHEET 2 OF 12

DRAWING NO.

A-020



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1" = 400'-0"

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SHEET CONTENTS

SITE PLAN

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

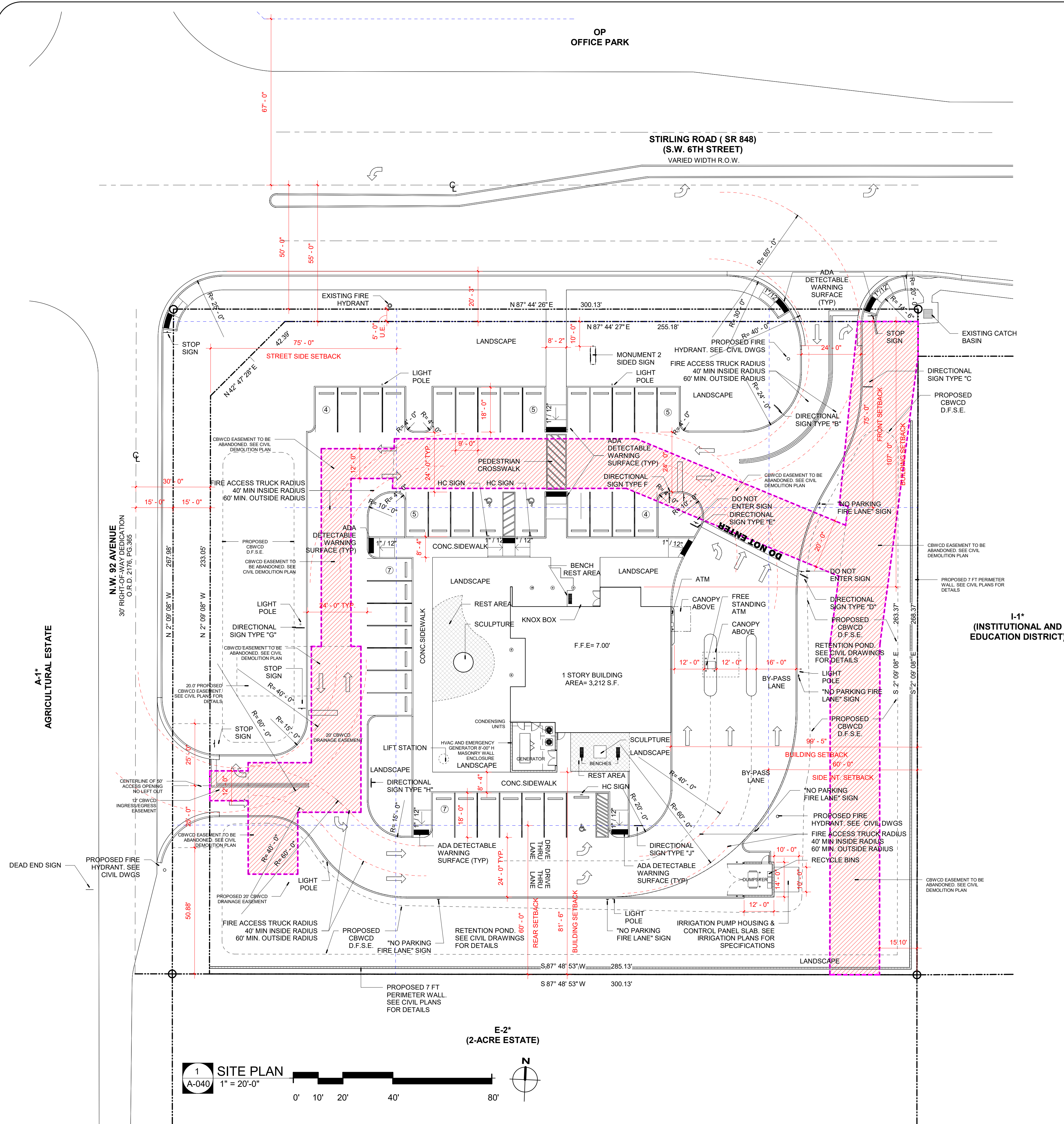
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04-27-2026	SITE PLAN

REVISIONS

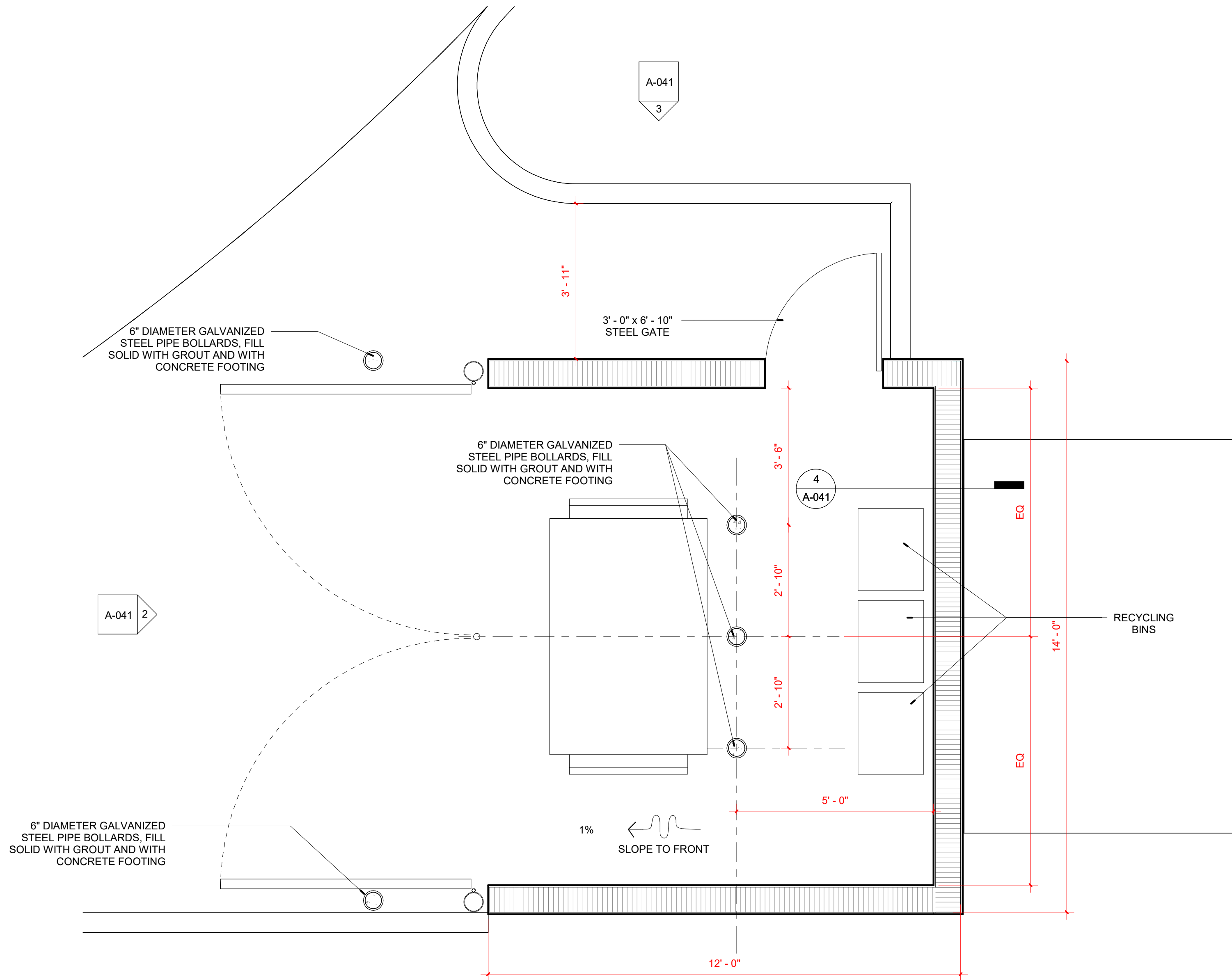
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JOB NO.	225025FL		
SHEET	3	OF:	12
DRAWING NO.			

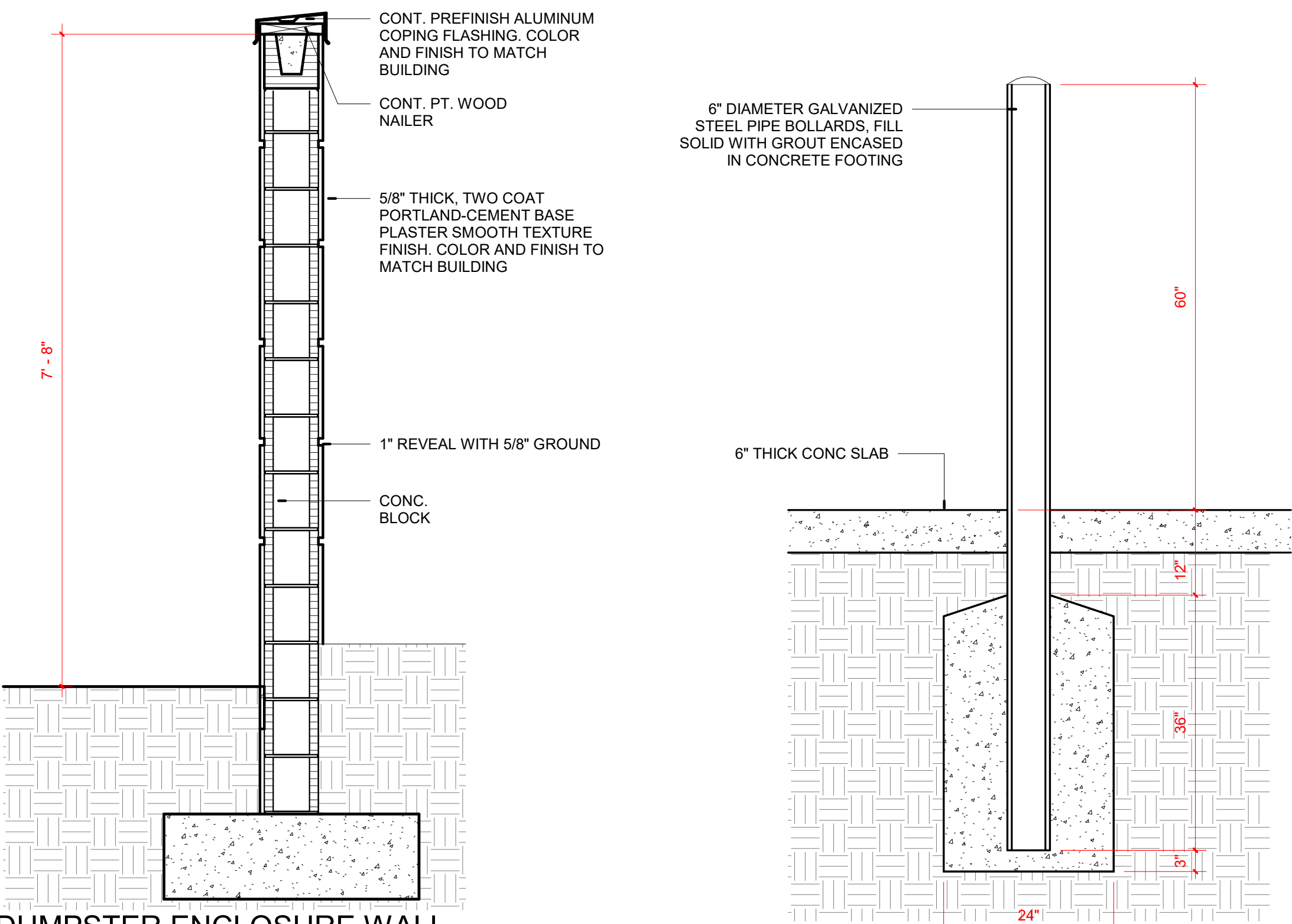
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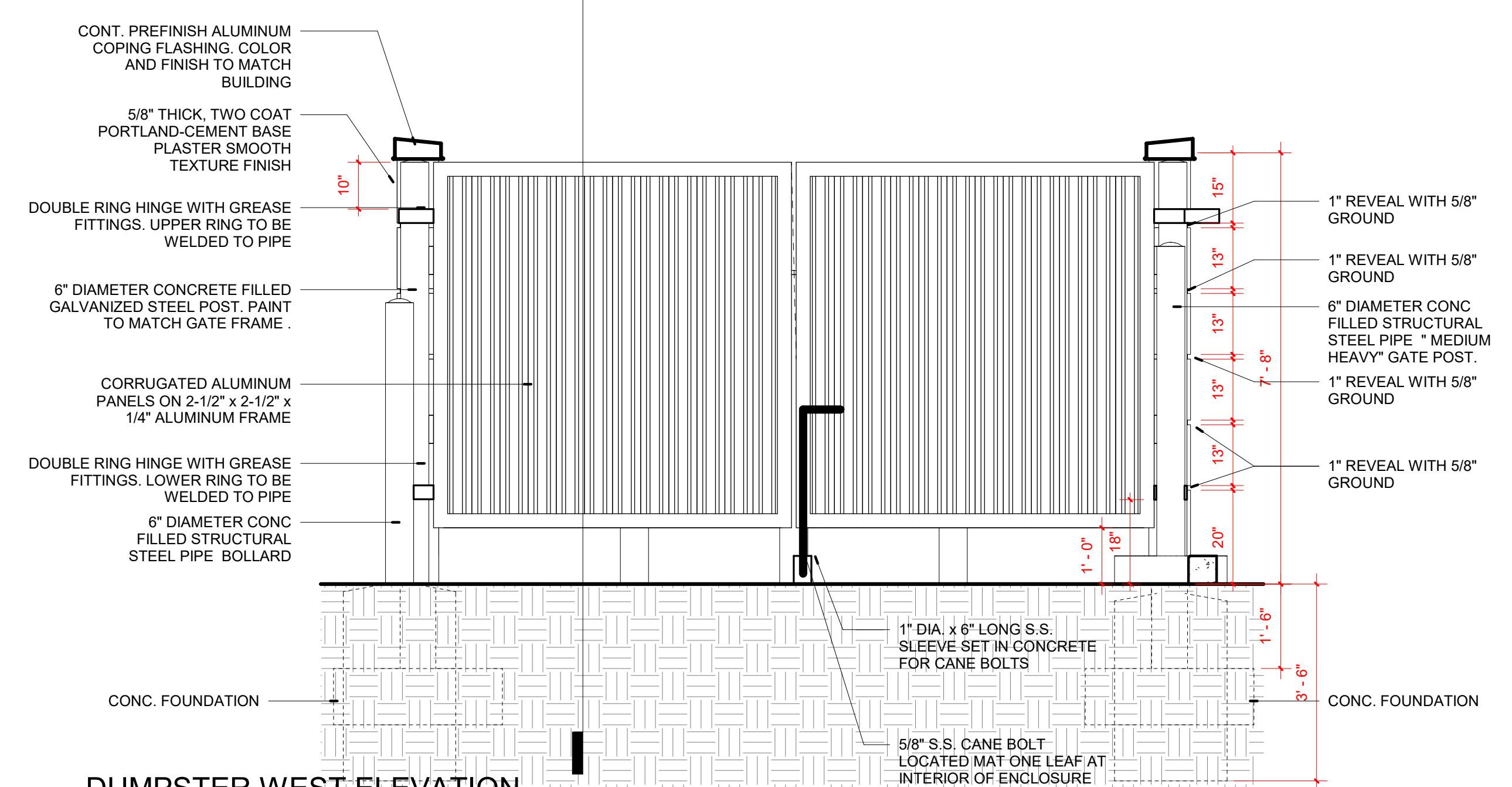


DUMPSTER ENCLOSURE PLAN
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1/2" = 1'-0"

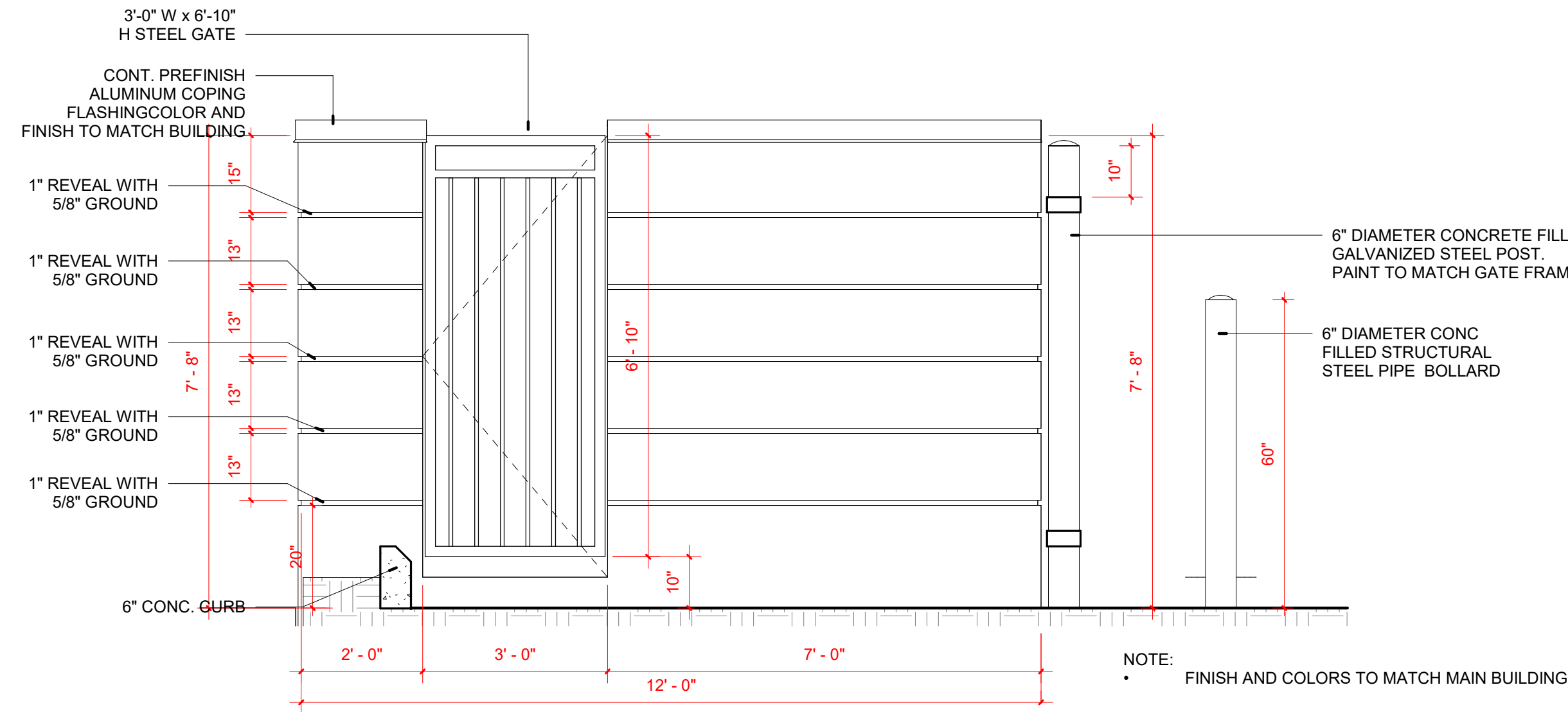


DUMPSTER ENCLOSURE WALL SECTION
Copy 1
3/4" = 1'-0"

DUMPSTER BOLLARD Copy 1
3/4" = 1'-0"



DUMPSTER WEST ELEVATION
Copy 1
1/2" = 1'-0"



DUMPSTER NORTH ELEVATION
Copy 1
1/2" = 1'-0"

4-Foot Backless Bus Stop Bench with Arm Rest

"Durable" and "universal" are two words that best describes this bench. 4 feet long backless bench with vertical slats and arm rest. Painted with our zinc advantage super TGIC powder coated finish. Sturdy 1/8" thick x 2" wide galvanneal slats are securely welded to a 1" schedule 40 pipe at the top and bottom of the seat. Ergonomically curved arms and legs are constructed or 1-1/4" X 14 gauge square steel tubing. All-steel heavy duty construction, fully assembled, with pre-drilled mounting holes in feet. (Anchoring hardware included)

- Dimensions: Height 17" x Width 16"
- Available colors: Black, Bronze, Green, Silver Grey, Burgundy or Blue.
- Our durable Super TGIC powder coat paint Zinc Advantage system.

Zinc Advantage Process Details

Zinc rich primer & Super TGIC powder coat Finishing operations.

- Sand blasts each unit down to shiny metal.
- Clean and hand inspects each unit.
- Powder coat with 70% zinc rich epoxy resin primer.
- Partially bake the primer.
- Powder coat with SUPER TGIC Polyester finish coat.
- Final bake, creating a molecular bond between the steel, primer and finish coat.
- Each part is tested by a Xylene test to insure a complete cure.

Advantages:

- A very tough durable finish with 5 times the fade resistance of standard TGIC powder coatings with a 3H pencil hardness. (All test conducted in South Florida.)
- If scratched through to the metal, the zinc rich primer greatly reduce rust and the potential for the migration of rust.
- This system is cured and each unit test for cure so many types of paint used for graffiti can be clean with mild solvents.

Our paint manufacturer's Zinc rich primer TGIC Polyester out lasts all major competitors on the 4000 hour salt spray test per ASTM B117. Detailed reports available by request.

Notes:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL DIMENSIONS ARE CONSIDERED TRUE AND PERFECT MANUFACTURE'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.

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OCC Outdoors Products
PH: 1-800-821-7670
EMAIL: accounting@occooutdoors.com
Fax: 1-317-862-9422

Part #: BLBEN-V-AR-4
Date: 11/21/16

4-Foot Backless Bus Stop Bench with Arm Rest

Standard anchor kit: (Included)

Tamper resistant anchor kit: (+\$8.00)

OCCOutdoors, Inc. Warranty: 20 Years Structural and one year paint when installed and maintained properly. We agree to repair or replace, any items determined to be defective. Items specifically not covered by this warranty include vandalism, man-made or natural disasters, lack of maintenance, normal weathering or wear and tear due to public abuse.

Notes:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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SITE DETAILS

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE 01-03-2026

SCALE AS SHOWN

DRAWN BY AB

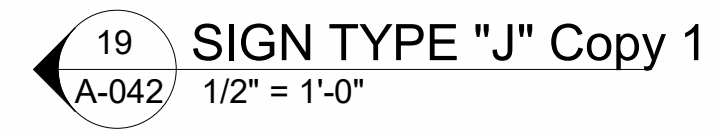
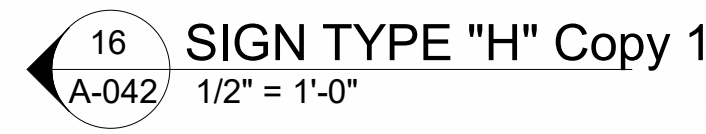
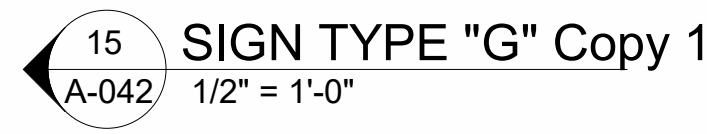
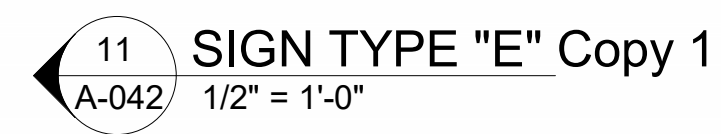
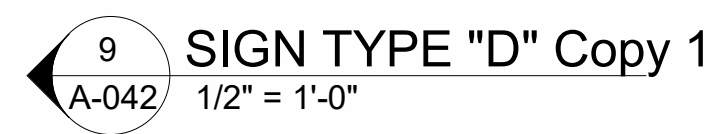
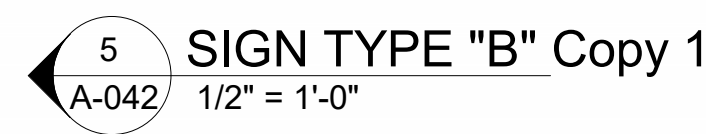
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JOB NO. 225025FL

SHEET 4 OF 12

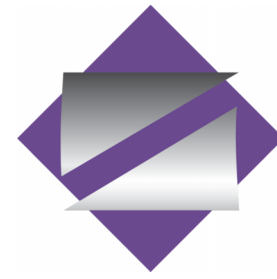
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A-042

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SHEET CONTENTS

PHOTOMETRICS

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

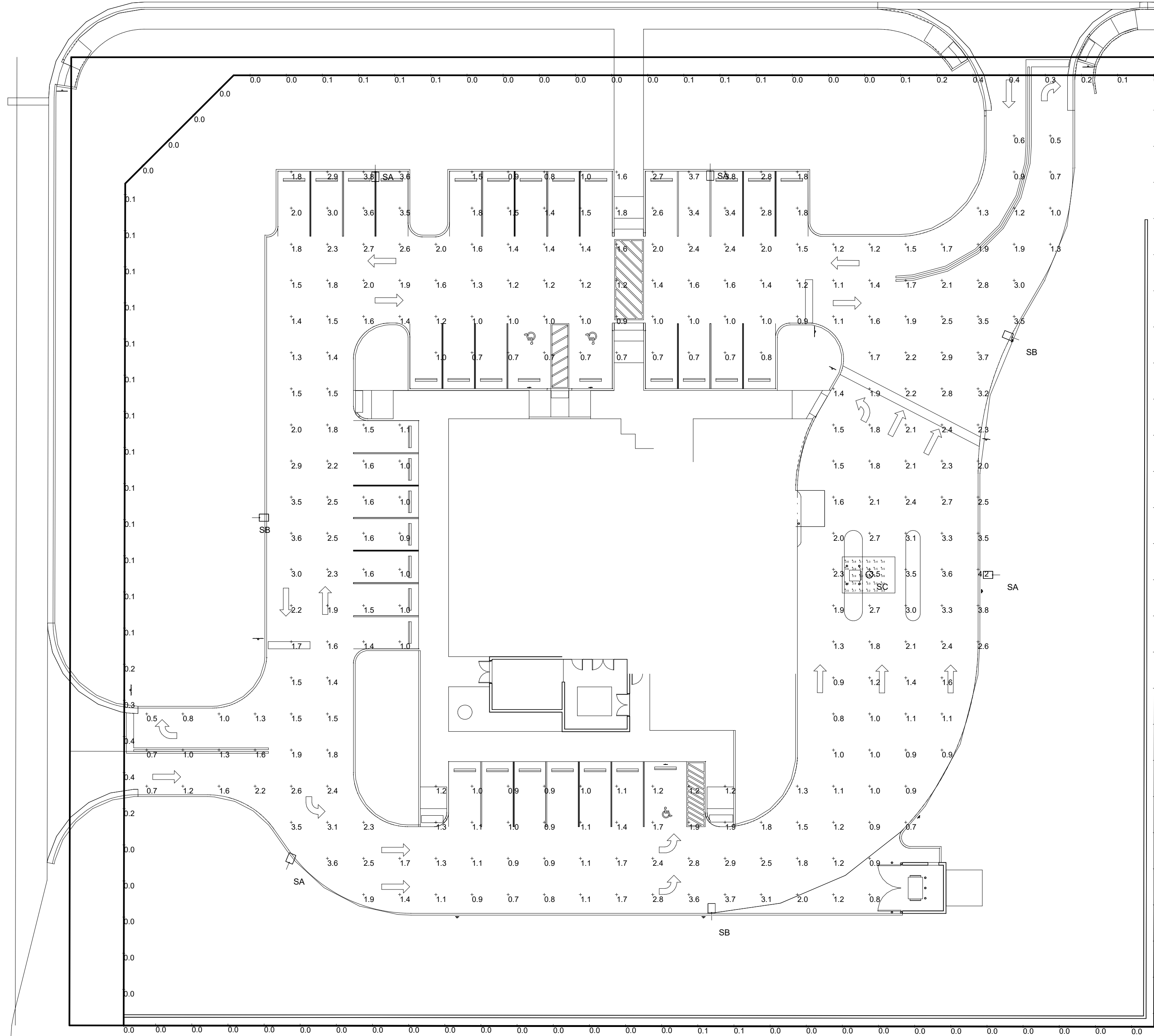
DATE DESCRIPTION
04-27-2026 SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE	01-03-2026
SCALE	AS SHOWN
DRAWN BY	AB
CHECKED BY	JLS
JOB NO.	225025FL
SHEET	6 OF: 12
DRAWING NO.	

A-050



1
A-050
PHOTOMETRICS Copy 1
1" = 20'-0"

Luminaire Schedule

Project: SUN CREDIT UNION SITE REV2 07-23-2024

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	4	SA	Gardco	ECF-S-32L-1A-WW-G2-4-HIS POLE MOUNT 20' AFG	10434	0.900	105.6	422.4
	3	SB	Gardco	ECF-S-32L-1A-WW-G2-3-HIS POLE MOUNT 20' AFG	10132	0.900	105.6	316.8
	1	SC	GARDCO	SVPG-A01-830-G2-5CD	2345	1.000	21	21

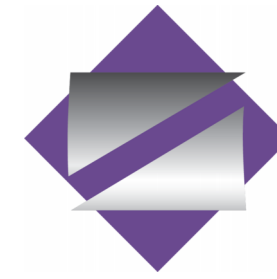
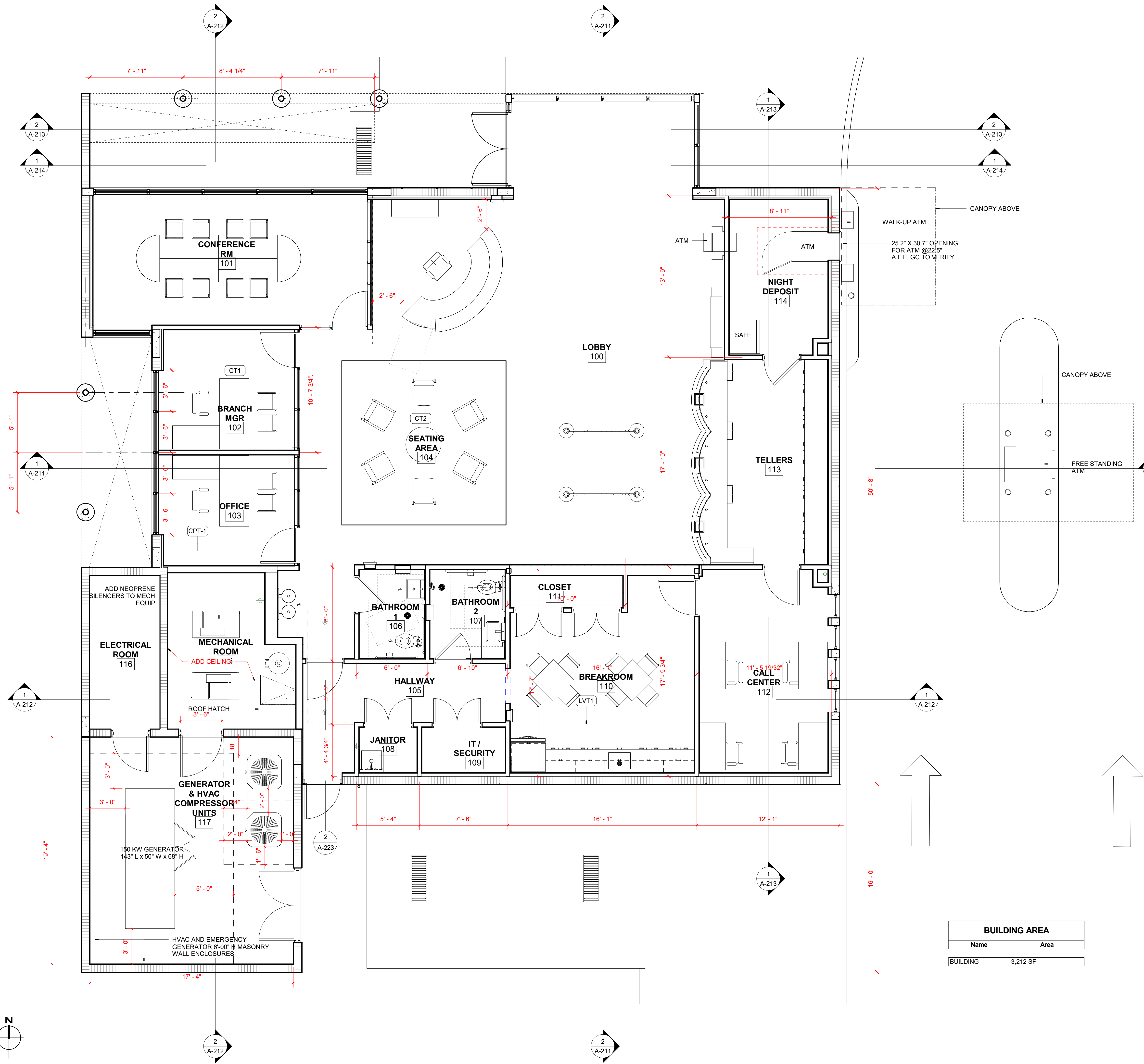
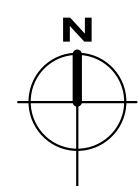
Calculation Summary

Project: SUN CREDIT UNION SITE REV2 07-23-2024

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE UP ATM	Illuminance	Fc	3.14	3.6	2.5	1.26	1.44
PROPERTY LINE	Illuminance	Fc	0.05	0.4	0.0	N.A.	N.A.
SITE & PARKING_Planar	Illuminance	Fc	1.77	4.2	0.5	3.54	8.40

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1 FLOOR PLAN
A-100 1/4" = 1'-0"



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FLOOR PLAN

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE	01-03-2026
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SCALE	AS SHOWN
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DRAWN BY	AB
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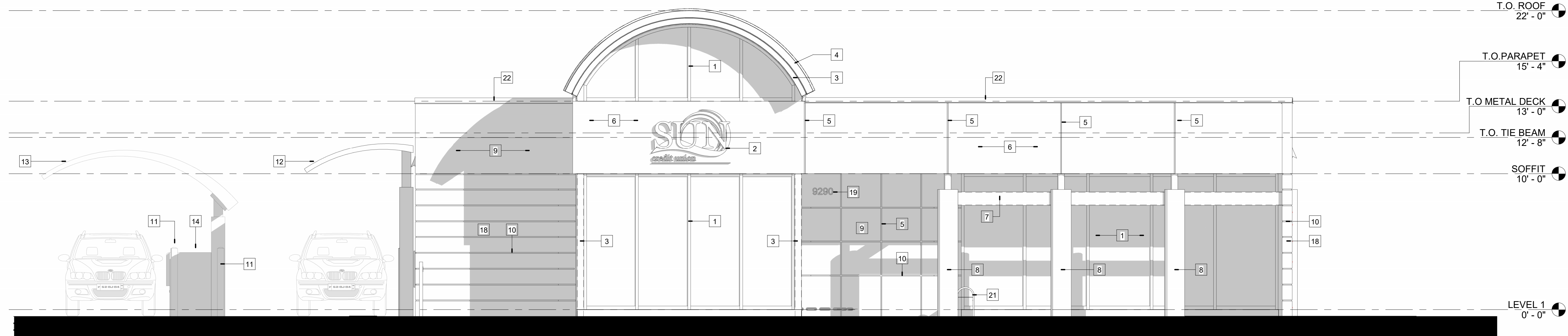
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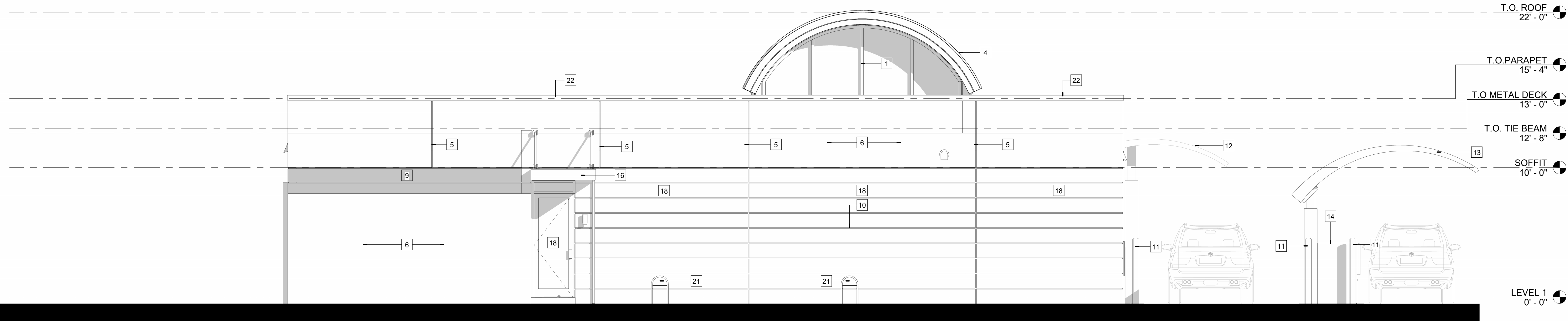
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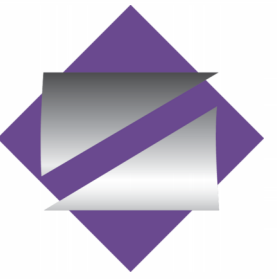


1 NORTH ELEVATION Copy 1
A-200 1/4" = 1'-0"



2 SOUTH ELEVATION Copy 1
A-200 1/4" = 1'-0"

ELEVATIONS KEY NOTES	
Ø	ALUMINUM STOREFRONT, IMPACT RESISTANT WITH LOW E
Ø	RAISED SIGN LOGO MOUNTED ON WALL
Ø	PREFINISHED ALUMINUM BREAK METAL TRIM
Ø	PREFINISHED ALUMINUM STANDING SEAM METAL ROOF SYSTEM
Ø	PREFINISHED VERTICAL REVEALS 1" x 5/8"
Ø	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER DENS GLASS BOARD OVER METAL STUD, FINISH: SW 7006 EXTRA WHITE
Ø	12" x 4" DECORATIVE STEEL TUBE, POWDER COATED FINISH, SUBMIT COLOR OPTIONS FOR REVIEW.
Ø	ROUND CONCRETE COLUMNS STUCCO FINISH, FINISH: 7017 DORIAN GRAY
Ø	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER CMU, FINISH: 7006 EXTRA WHITE
Ø	PREFINISHED HORIZONTAL REVEALS 1" x 5/8"
Ø	STEEL PIPE BOLLARDS AT DRIVE THRU EQUIPMENT LOCATIONS
Ø	WALL MOUNTED CANOPY FOR ATM
Ø	FREE STANDING CANOPY FOR ATM
Ø	ATM MACHINE
Ø	ALUMINUM STOREFRONT, IMPACT RESISTANT WITH LOW E
Ø	ALUMINUM CANOPY
Ø	STEEL DOUBLE DOOR LOUVERED
Ø	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER CMU, FINISH: 7017 DORIAN GRAY
Ø	6" H BUILDING ADDRESS NUMBER
Ø	STEEL BENCH
Ø	ALUMINUM COPING
Ø	BRASS OVERFLOW DOWNSPOUT NOZZLE



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SHEET CONTENTS

NORTH & SOUTH ELEVATIONS

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE 01-03-2026

SCALE AS SHOWN

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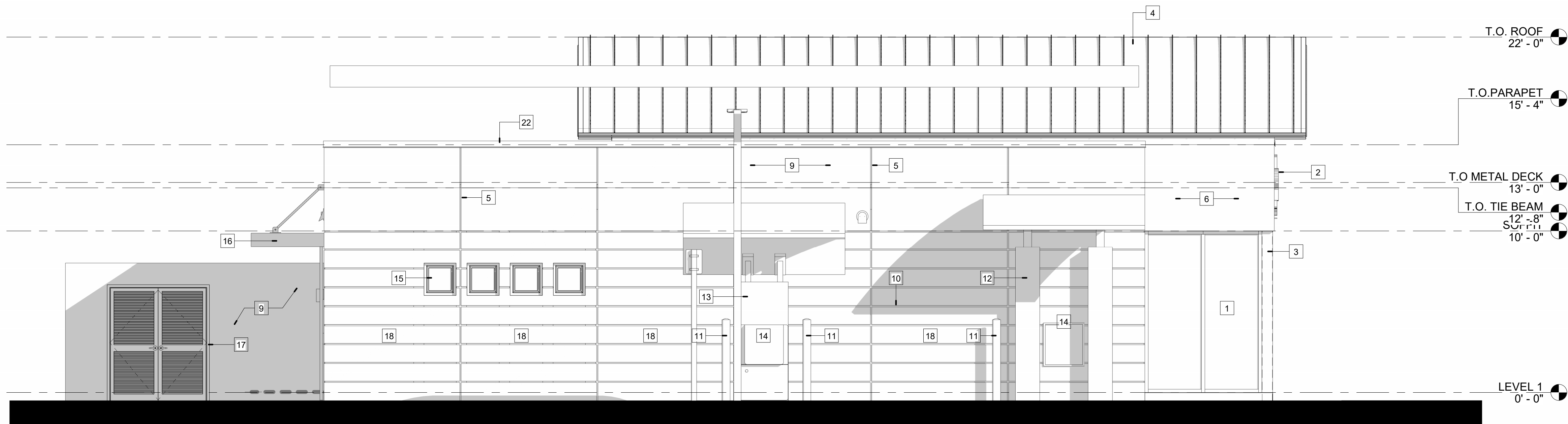
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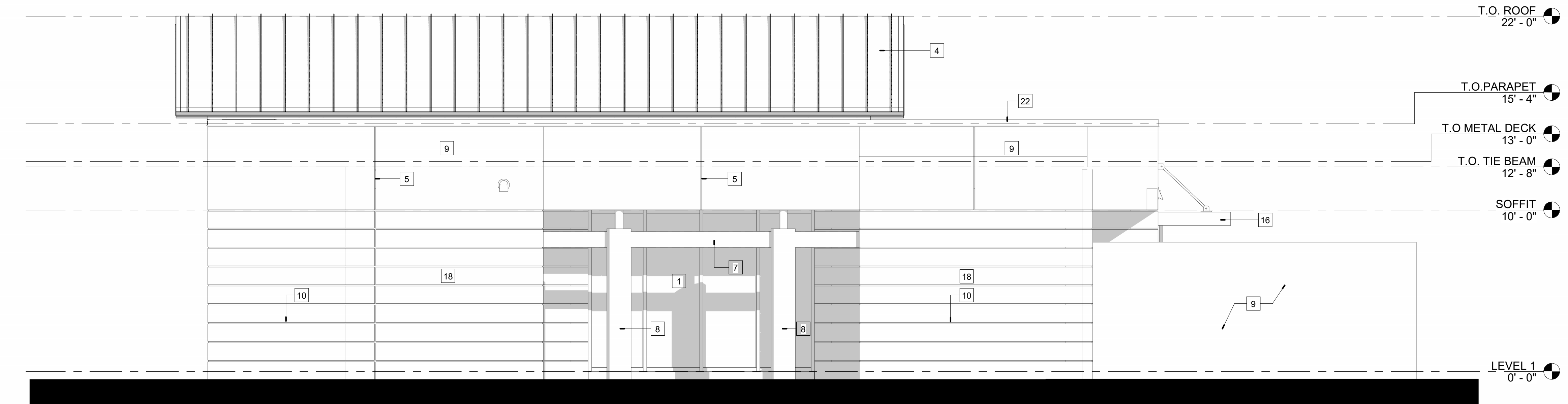
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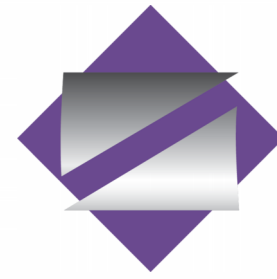


1 EAST ELEVATION Copy 1
A-202 1/4" = 1'-0"



2 WEST ELEVATION Copy 1
A-202 1/4" = 1'-0"

ELEVATIONS KEY NOTES	
□	ALUMINUM STOREFRONT, IMPACT RESISTANT WITH LOW E
□	RAISED SIGN LOGO MOUNTED ON WALL
□	PREFINISHED ALUMINUM BREAK METAL TRIM
□	PREFINISHED ALUMINUM STANDING SEAM METAL ROOF SYSTEM
□	PREFINISHED VERTICAL REVEALS 1" x 5/8"
□	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER DENS GLASS BOARD OVER METAL STUD. FINISH: SW 7006 EXTRA WHITE
□	12" x 4" DECORATIVE STEEL TUBE. POWDER COATED FINISH. SUBMIT COLOR OPTIONS FOR REVIEW.
□	ROUND CONCRETE COLUMNS STUCCO FINISH. FINISH: 7017 DORIAN GRAY
□	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER CMU. FINISH: 7006 EXTRA WHITE
□	PREFINISHED HORIZONTAL REVEALS 1" x 5/8"
□	STEEL PIPE BOLLARDS AT DRIVE THRU EQUIPMENT LOCATIONS
□	WALL MOUNTED CANOPY FOR ATM
□	FREE STANDING CANOPY FOR ATM
□	ATM MACHINE
□	ALUMINUM STOREFRONT, IMPACT RESISTANT WITH LOW E
□	ALUMINUM CANOPY
□	STEEL DOUBLE DOOR LOUVERED
□	5/8" THICK, TWO COAT PORTLAND CEMENT-BASE PLASTER OVER CMU. FINISH: 7017 DORIAN GRAY
□	6" H BUILDING ADDRESS NUMBER
□	STEEL BENCH
□	ALUMINUM COPING
□	BRASS OVERFLOW DOWNSPOUT NOZZLE



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EAST & WEST ELEVATIONS

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SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE 01-03-2026

SCALE AS SHOWN

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SHEET 12 OF 12

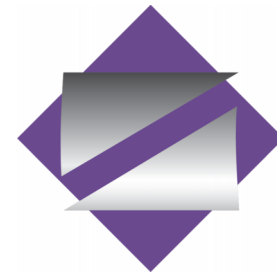
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NORTH WEST VIEW



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SHEET CONTENTS

RENDERING

PROJECT TITLE

A NEW BUILDING FOR

SUN CREDIT UNION

9290 STIRLING ROAD
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SUBMISSION

DATE	DESCRIPTION
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DATE	REVISIONS	REV

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CHECKED BY	JLS
JOB NO.	225025FL
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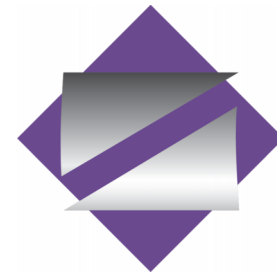
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NORTH EAST VIEW



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JULIETTE L. SCHIFF, AIA, NCARB
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SHEET CONTENTS

RENDERING

PROJECT TITLE

A NEW BUILDING FOR
SUN CREDIT UNION
9290 STIRLING ROAD
COOPER CITY, FL 33024

SUBMISSION

DATE	DESCRIPTION
04-27-2026	SITE PLAN

REVISIONS

DATE	REVISIONS	REV

DATE	01-03-2026
SCALE	AS SHOWN
DRAWN BY	AB
CHECKED BY	JLS
JOB NO.	225025FL
SHEET	10 OF 12
DRAWING NO.	

A-1001