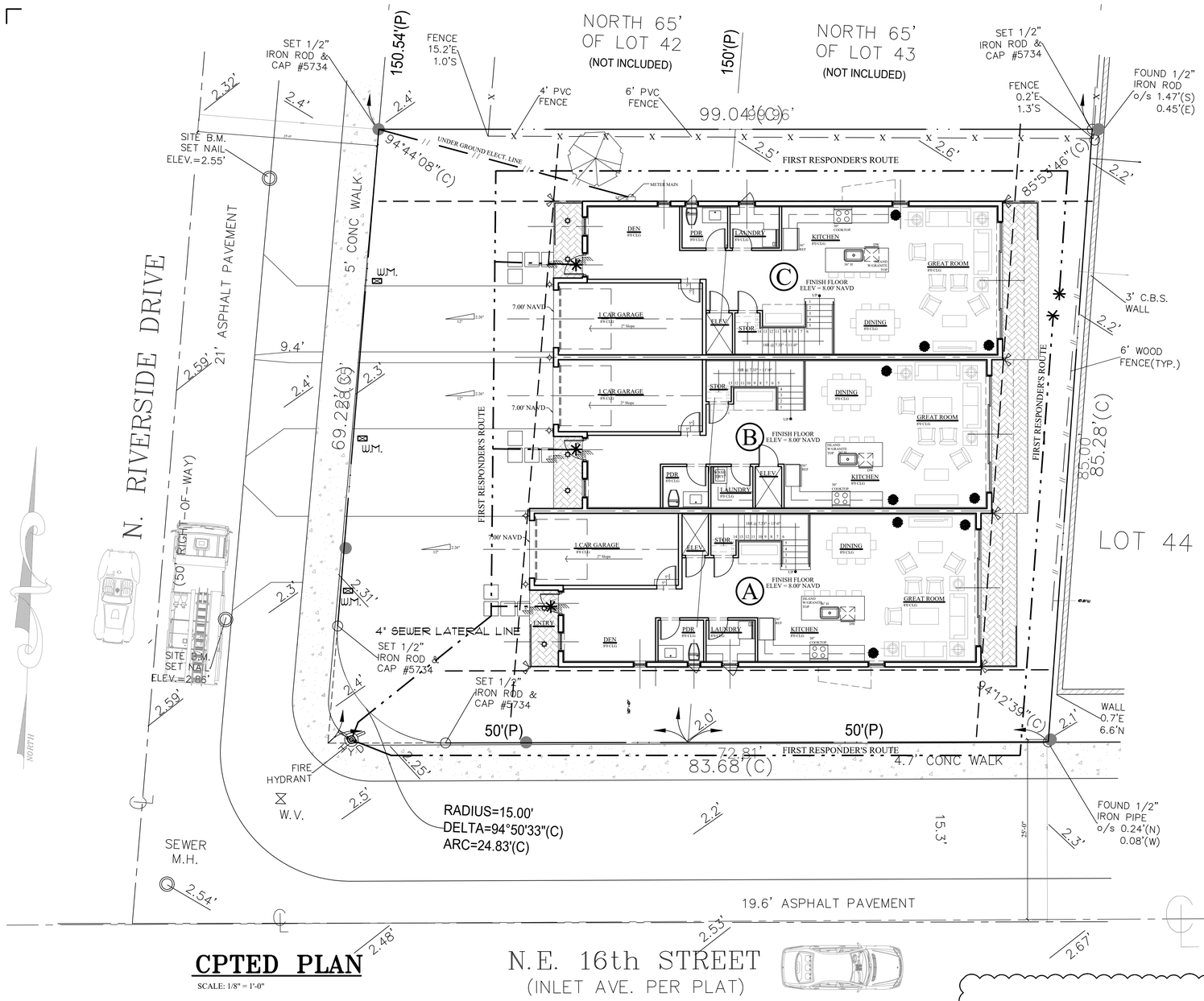
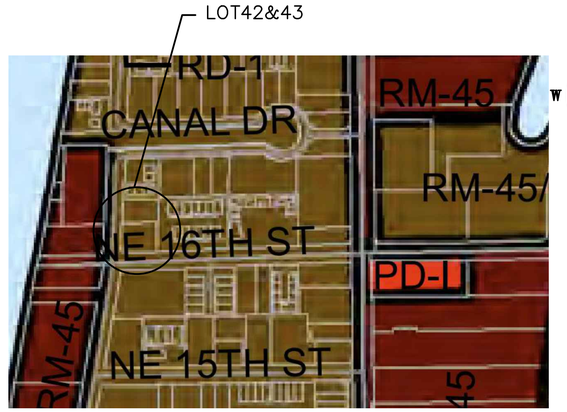


CPTED PLAN

SCALE: 1/8" = 1'-0"

LOCATION MAP



SITE CALCULATIONS		
TOTAL LOT AREA	8,415 SF	(AGR)= 0.19
TOTAL IMPERVIOUS AREA	5,252 SF	62%
TOTAL PERVIOUS AREA	3,163 SF	38 % MIN (25 %)
HOUSE FOOTPRINT	4,332 SF	51 % (MAX. 60%)
DRIVEWAY,	734 SF	9 %
WALKWAY	186 SF	2%
DECK	0 SF	0%
PARKING - 2 / UNIT INCLUDING GARAGE	6 REQ.	6 PROVIDED

3- PLEX

TOTAL FOOT PRINT	4,332 S.F.
TOTAL UNDER ROOF	4,202 S.F.
BUILDING HEIGHT	31'-4" (MAX. 35'-0")

NOTE:

-LIGHT FIXTURES WITH MOTION SENSOR ARROUND THE 3 UNITS.

-INDEPENDENT LITTER BINS FOR EACH UNIT.

-LANDSCAPE TO COMPLY W/ CITY REQUIREMENTS.

-ALL WINDOWS AND DOORS TO BE IMPACT GLASS. FBC 2023 8th EDITION.

LEGEND:

- WATER HYDRANT
- SCONCE LIGHT AT FRONT GARAGE WALL
- ENTRY CLG. LIGHT
- FLOOD LIGHT ON MOTION DETECTORS
- 1st RESPONDER'S ROUTE

(CONFIDENTIAL) ⚠1

DRC

PZ25-12000003

05.21.2025

Kenneth R Lebron

Digitally signed by Kenneth R Lebron
Date: 2025.04.10 17:43:11 -04'00'

CPTED NOTES:

⚠1

A1. Natural Surveillance (Lighting)

- All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc.

Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.
- Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.

A2. Natural Surveillance Security Strengthening

- For Residential, all solid exterior doors (if any) must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

Goal: This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

- Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of those doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.

A3. Electronic Surveillance Security Strengthening

*** ATTENTION ***
PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH SECURITY
AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED
REVIEWER *** PRIOR *** TO PERMITTING, PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE THE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- Install video surveillance for all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.
- Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.

(For residential single-family homes, townhomes, villas & the like, doorbell cameras i.e.: RING, NEST, BLINK, ARLO etc. are also encouraged.)

- All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

B. Access Control Security Strengthening

- All exterior doors must have non-removable door hinge pins,
- Include anti-pry robust security bar device (ex: Charlie-BAR) on any ground AND second level sliding

glass doors (if any).

- For Residential, install hard wired burglar security alarms, OR at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals experience disruptions, interference & can be jammed with easily obtainable equipment thereby leaving people & properties vulnerable to robberies, assaults, burglaries, etc. without any alarm protection.

Option to consider: Safes for valuables such as cash and/or other important items including firearms, etc., are also strongly recommended.

- Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over &breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

B1. Territorial Reinforcements Security Strengthening

*** ATTENTION ***
BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

- Submit a Broward Sheriff's Office No Trespassing Program Affidavit simultaneously with the application.

CAG ARCHITECTS, LLC.

CAG
ARCHITECTS, LLC.

FLORIDA CERTIFICATE #AR 0017819

406 S. NEPTUNE DRIVE,
SATELLITE BEACH, FLORIDA 32937
PHONE (321) 389-8787

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CONSULTANT

Archila Design GROUP
ARCHITECTURE
923 San Rafael Rd. SW
Palm Bay, Fl. 32908
PHONE:(561) 504-4240

ARCHITECT SEAL
KENNETH R LEBRON
AR0017819
Kenneth R. Lebron
AR 0017819

1602 N. RIVERSIDE DR.
TRIPLEX
POMPANO BEACH, FL.
BROWARD COUNTY, FLORIDA

CPTED & NOTES

Project Manager: OSCAR
Drawn by: G.R.
Project No.: 24-925

10/03/2024	
1	BLDG. COMMENTS 4/8/25

CPTED