



LEGEND

M

MAINTENANCE

ACCESS CONTROL - NATURAL

TERRITORIAL REINFORCEMENT

SURVEILLANCE - ELECTRONIC

SURVEILLANCE - NATURAL

ACTIVITY SUPPORT

TERRITORIAL REINFORCEMENT

NOTE TO OWNER AND CONTRACTOR:

1. EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL.

NOTES:

1. REFER TO CPTED NARRATIVE FOR OUTLINE OF HOW THE (5) CPTED PRINCIPLES ARE BEING ACHIEVED FOR THIS PROJECT.

2. THE PROJECT WITH UTILIZE A CCTV SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BY SECURITY CONSULTANT AND BASED ON CONSULTATION WITH THE BSO DURING BUILDING PERMIT REVIEW.

3. CLEAR SIGHT LINES, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE OF THE SURROUNDING AREAS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.

4. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPES, NAMES, QUANTITIES, AND MAINTENANCE NOTES.

CPTED NARRATIVE

CPTED PRINCIPLES #1 NATURAL SURVEILLANCE

- THE ENTRY LOBBY, LOUNGE AND ELEVATOR LOBBY HAVE IMPACT-RATED CLEAR STOREFRONT GLAZING TO MAXIMIZE THE VISUAL SURVEILLANCE OF THE SITE
- THE ENTRY LOBBY HAS IMPACT-RATED CLEAR STOREFRONT GLAZING TO PROVIDE VISUAL SURVEILLANCE OF THE SITE AND BUILDING ENTRY AT THE PORTE COCHERE
- THE FRONT DESK IS POSITIONED TO PROVIDE NATURAL SURVEILLANCE OF THE LOBBY ENTRY, ELEVATOR ACCESS AND PEDESTRIAN ENTRY
- THE VALET IS POSITIONED TO PROVIDE NATURAL SURVEILLANCE OF THE DROP OFF AREA AND BUILDING ENTRANCE.

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL

- SECURITY CARD ACCESS TO GET ENTRY INTO THE PARKING GARAGE
- SECURITY CARD ACCESS TO GET ENTRY INTO THE STAIR AT PUBLIC PLAZA
- HEDGES AND / OR A FENCE TO LIMIT ACCESS TO THE PROPERTY

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT

- USE OF MAINTAINED LANDSCAPE TO DIFFERENTIATE BETWEEN PUBLIC TO PRIVATE AREAS
- THE PEDESTRIAN ENTRY IS ELEVATED +/- 2' FROM THE PUBLIC SIDEWALK TO HELP REINFORCE THE AREA AS A SEMI-PUBLIC / PRIVATE ENTRANCE

CPTED PRINCIPLE #4 MAINTENANCE

- THE PROPERTY WILL BE OPERATED BY A HOTEL AND AS PART OF THEIR OPERATIONS WILL MAINTAIN THE LANDSCAPE AND BUILDING IN PROPER CONDITION.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

- THE 1ST FLOOR IS OCCUPIED BY THE ENTRY LOBBY, BAR & LOUNGE AND ELEVATOR LOBBY WHICH WILL INCREASE ACTIVITY ON THE GROUND FLOOR.
- THE SE CORNER OF THE PROPERTY IS OCCUPIED BY A PUBLIC PLAZA WHICH WILL INCREASE PUBLIC ACTIVITY ON THE EXTERIOR OF THE GROUND FLOOR

NOTES

TRESPASS, VANDALISM PREVENTION AND SIGNAGE:

- POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT THE MAIN ENTRANCE AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.
- PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS AT ALL CORNERS.
- ALL EXTERIOR WALLS THAT HAVE PUBLIC STREET ACCESS SHALL HAVE AN ANTI-GRAFFITI ADDITIVE TO THE PAINT FROM THE GROUND TO 8'-0" ABOVE GRADE.

LANDSCAPING STANDARDS:

- DESIGN AND MAINTAIN LANDSCAPING AND LIGHTING TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.

NATURAL SURVEILLANCE, SECURITY STRENGTHENING AND ACCESS CONTROL:

- INSTALL EITHER A REINFORCED SECURITY WINDOW/APPROVED HURRICANE IMPACT, OR A 180-DEGREE ANGLE DOOR VIEWER ON ALL EXTERIOR DOORS INCLUDING GARAGE, SERVICE DOORS, ETC., TO PROVIDE OPPORTUNITY TO MONITOR AND SURVEILLANCE EXTERIOR SAFETY AND SECURITY CONDITIONS, AND TO AVOID BEING AMBUSHED UPON EXITING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY.
- BURGLAR/SECURITY ALARMS MUST BE INSTALLED AT THE FACILITY OFFICES WHEREVER VALUABLES SUCH AS CASH, SENSITIVE IDENTIFICATION DOCUMENTS OR ELECTRONIC FILES INCLUDING FINANCIAL INFORMATION IS STORED. PRE-HARDWARE FOR ALARMS AS WI-FI IS BEING HACKED MORE FREQUENTLY. ALARMS MUST BE ACTIVATED WHENEVER OFFICES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE OFFICE BUILDING.
- FRONT DESK MUST HAVE SILENT PANIC / DURESS ALARM

SURVEILLANCE: NATURAL AND ELECTRONIC:

- ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT "CONES" INDICATING COMPREHENSIVE COVERAGE.
- ENSURE ALL CAMERAS ARE STRATEGICALLY PLACES TO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- ALL EXTERIOR BUILDING ENTRANCES, EXITS INCLUDING SERVICE DOORS MUST HAVE SURVEILLANCE CAMERA COVERAGE.
- STRATEGICALLY PLAN THE LOCATIONS OF THE ELECTRONIC SURVEILLANCE SYSTEM VIEWABLE MONITORS TO AVOID OBSTRUCTIONS TO CLEAR SURVEILLANCE CAMERA SIGHT LINES. SURVEILLANCE MONITORS THAT ARE LOCKED IN AN UNOCCUPIED OFFICE OR CLOSET WHERE THEY ARE NOT READILY VIEWABLE ARE NOT USUALLY OF MUCH HELP.
- ALL MANAGEMENT/SECURITY OFFICE DOORS MUST HAVE A SURVEILLANCE MONITOR, AUDIO/VIDEO INTERCOM, REINFORCED SECURITY WINDOW, OR A 180 DEGREE WIDE ANGLE "PEEPHOLE" DOOR VIEWER ENABLING THE OCCUPANTS TO VIEW WHO IS OUTSIDE THE SECURITY SAFE ROOM DOOR.

SECURITY STRENGTHENING:

- ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.
- ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THEIR BODIES AND CLOTHES.
- ANY PUBLICLY ACCESSIBLE BENCHES OR PLATFORMS SHOULD BE DESIGNED TO DETER LOITERING/SLEEPING BY VAGRANTS/TRESPASSERS, AN EXAMPLE WOULD BE TO INCORPORATE INDIVIDUAL SEATING ON A BENCH BY INCLUDING ARM BARS BETWEEN DESIGNATED SINGLE SEATING POSITIONS. LARGE HORIZONTAL PLATFORMS SHOULD INCORPORATE AN ANTI-LOITERING/SLEEPING DESIGN FEATURE.
- BIKE STORAGE RACKS MUST BE PLACED CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- EXTERIOR A/C CONDENSER EQUIPMENT MUST HAVE ENHANCED SECURITY STRENGTHENING FEATURES SUCH AS AN A/C IN-LINE ALARM, ONE-WAY TAMPER RESISTANT SCREWS, A/C SECURITY CAGE OR OTHER ADEQUATE PROTECTION.
- IF ANY WI-FI IS PROVIDED, RESTRICT FREE PUBLIC ACCESS TO AVOID ATTRACTING LOITERING AND TRESPASSING BY UNAUTHORIZED/UNDESIRABLE PERSONS.
- ADDRESS EMERGENCY RADIO SIGNAL ORDINANCE TO ENSURE LAW ENFORCEMENT CAN OPERATE UNIMPEDED WITHIN THE STRUCTURE.
- PROVIDE AN EMERGENCY ACCESS METHOD/SYSTEM TO LAW ENFORCEMENT IN THE EVENT OF A LAW ENFORCEMENT/CRIMINAL INCIDENT, OR MEDICAL EMERGENCY (POLICE OFTEN ARRIVE BEFORE FIRE RESCUE) INSIDE THE FACILITY.

FSTW

ARCHITECTS + PLANNERS

FALKANGER SNYDER MARTINEAU YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

COPYRIGHT 2021

FALKANGER, SNYDER, MARTINEAU, & YATES ALL RIGHTS
RESERVED. THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

CA # AAC000447

DESIGNED
NH

DRAWN
NH

CHECKED
JY

REVISIONS

DATE: 04.05.2024

COMM: 23008

POMPAHO HOTEL

101 S. OCEAN BLVD
POMPAHO BEACH, FL 33062

Digitally signed
by Jiro Yates
Date:
2024.04.05
10:41:12-04'00'

CPTED SAFETY & SECURITY PLAN

DRG SET

AR-302

AAC
PZ23-12000042
05/07/2024

4/4/2024 1:52:02 PM