PRINCIPLE #1 - NATURAL SURVEILLANCE (See and Be Seen)

- Site has been arranged with numerous light poles and wall-mounted fixtures so that patrons can always maintain visibility of their surroundings.
- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Parking spaces are naturally surveilled by building windows and naturally surveilled by visitors and public activity.
- 180-degree wide angle peephole door viewers are included in all doors leading to the exterior.
- Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs, including main and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use carefully-focused bright soft lights with shielded fixtures.
- Bottom gate clearance for dumpster must be 8 inches above the ground.
- Maintain 2- to 2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.
- All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors.
- The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)

PRINCIPLE #2 - ACCESS CONTROL

- Install hard-wired burglar security alarms and safes, and/ or wherever valuables of any kind are stored.
- Include a robust locking mechanism such as a throw bolt with a robust shielded padlock, rather than only a vulnerable chain and non-shielded padlock for dumpster enclosure.
- Building has been placed further from western property line to eliminate “alleyway” creation along residences on the west side.
- North buffer wall (what about east?) is designed to incorporate picket breaks to allow for visibility into the site.
- Entrances to the site are designed to be defined with paving changes, landscape, and signage.
- Low hedges and shrubs are to be maintained at a maximum height of 2.5 feet in front of buildings.
- Lighting will be installed and maintained to avoid obstruction by landscaping, fencing, and other site elements. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- Maintain an 8-foot clearance for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8 feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- Lighting locations will avoid shrub and tree shading.
- Landscaping around site edges within picket openings is designed to avoid conflict with natural surveillance from public streets or any buildings.
- Security and Access Control System will be installed at building entrances (https://csivideo.com/).
- Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.
- All exterior doors must have non-removable door hinge pins.
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control or with an alarm and robust mechanical locking system.
- Dumpster area is located in an area properly lit, and covered by both natural and electronic surveillance.
- Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.
- 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.

PRINCIPLE #3 - TERRITORIAL REINFORCEMENT (Sphere of Influence)

- West and north property lines shall be secured by means of an 8-foot-high precast concrete wall panel system with a rolling gate to secure property in the evenings and prevent through traffic and pedestrian loitering during non-operational hours.
- Main entrances to parking areas are delineated by different pavement treatment, signage and striping.
- Property will subscribe to the Broward Sherriff's No Trespass Program. Refer to CPTED Plan for signage locations.
  - o Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines.
  - o Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- Lights will be provided near unit doorways and site lighting will cover exterior door areas.
- Reinforced hurricane windows and doors are used.
- 180-degree wide angle viewers are included for all exterior doors.
- Building entrances will be enhanced with architectural elements, walkways, lighting and signage.
- Buildings will be identified using street numbers that are a minimum of 5 inches high and light during nighttime hours. Numbers will be unobstructed by landscaping or other external features. This is to be formally coordinated with (BSO) during construction.
- Parking spaces will be clearly and individually marked and assigned for authorized use only.
- Tow away and unauthorized signage will be provided in the parking areas.
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.
- Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

PRINCIPLE #4 -MAINTENANCE (Broken Window Theory)

- Impact glass is used for all exterior windows.
- All areas will be maintained to high standards, including entrances, signage, swales, and parking areas. Trash will be removed and landscaping will be maintained.
- Trees and shrubs will be pruned away from windows, doors, and walkways.
- Exterior lighting will be maintained in full function at all times.

PUBLIC SAFETY SECURITY (CPTED) NOTES

- Rules will be strictly enforced regarding junk vehicles, inappropriate outdoor storage, and dumping.
- Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- All publicly accessible exterior electrical power outlets have a lockable metal cover and easily-accessible secure internal cutoff switch.
- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure-locking cap.
- Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.
- Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

PRINCIPLE #5 - ACTIVITY SUPPORT

- Walkway placement is adjacent to parking, which increases visibility in these areas.
- Building is oriented to face parking areas for further visibility.
- Open spaces and parking areas are centrally-located, also promoting visibility.
- Bike racks are located close to the main building access doors.
- Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

ELECTRONIC SURVEILLANCE:

- Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- Cameras will be vandal-proof and bullet-style. CPTED plan shows camera locations with 100-degree horizontal field of view (see UniFi https://ui.com/us/en/camera-security/bullet).
- Building-mounted electronic surveillance is used to capture full coverage of parking areas parking lot, narrow alley east of the building, ingress and egress of the site, and dumpster area.
- Surveillance monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- Site entrance has camera locations oriented to capture the front and rear of vehicles entering and exiting.
- Cameras will be monitored by management or security personnel. Monitors to be located in lobbies or reception areas, visible to visitors.
- All cameras will be strategically placed so they will not be obstructed by the growth of existing or future landscaping, as well as light poles. This is to be formally coordinated with (BSO) during construction.
- Key security office / room / key storage closet must be covered by electronic surveillance.
- If the building/property has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

General Notes

DRC

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No.	Revision/Issue	Date
3	DRC RESUBMITTAL	5/22/2025
2	DRC SUBMITTAL	2/26/2025
1	PRE-APP SUBMITTAL	12/5/2024

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Project

Date

Scale	2024-037	Sheet PS-2
	12/3/2024	
	1" = 20'	

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