

BSO:	REMARKS
DISCLAIMER: SAFETY & SECURITY REVIEWS DO NOT GUARANTEE A CRIME WILL NEVER OCCUR. IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME & TO HELP AVOID ANY PRESENT & FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.	✓
CPTED & SECURITY STRENGTHENING: CONDITIONS REQUIRED FOR APPROVAL MUST EACH BE INCLUDED & DESCRIBED IN DETAIL ON THE NARRATIVE & DRAWING PLANS. ALSO, DEVELOPER & OR LEGAL AGENT MUST INITIAL EACH INDIVIDUAL LISTED ITEM DECLARING ACKNOWLEDGEMENT & COMPLIANCE.	✓
155.2407.E.9. SITE PLAN REVIEW STANDARDS: COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CATEGORIES TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.	✓
PLEASE NOTE: COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CATEGORIES TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.	✓
PRELIMINARY APPLICATION REVIEWS (PAM): ALL COMMENTS MADE BY THE BROWARD SHERIFFS OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY. AS ADDITIONAL SECURITY STRENGTHENING & CPTED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.	✓
ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING: ANY PROJECT FEATURES THAT MAY AFFECT THE PRINCIPLES & GOALS OF SECURITY STRENGTHENING & CPTED ON ANY OF THE OTHER PLAN SECTIONS SHOULD ALSO BE INCLUDED IN THE CPTED/ SECURITY PLANS. AN EXAMPLE WOULD BE IF A PERIMETER FENCE BLOCKS THE GOALS OF NATURAL SURVEILLANCE BECAUSE IT HAS OPAQUE SCREENING, THEN HOWEVER THIS CONFLICT IS RESOLVED MUST BE INCLUDED IN THE CPTED/ SECURITY PLAN SECTION FOR REVIEW BY THE BSO SECURITY PLAN REVIEWER IN THE CPTED/ SECURITY PLAN SECTION FOLDER.	SEE SHEET CTPED-1
CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: NOTE: IF EITHER THE SECURITY STRENGTHENING & CPTED DRAWING OR NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE COMMENT RESPONSES TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES WITH DETAILS PLACED ONTO BOTH THE ACTUAL DRAWING & NARRATIVE PLANS. DO NOT JUST STATE ACKNOWLEDGED. I CLEARLY STATING WILL COMPLY, WITH A DETAILED DESCRIPTION OF HOW IT WILL COMPLY IS REQUIRED.	✓
LATE-NIGHT BUSINESS NOW OR LATER? MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE. NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW & RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN & OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED & COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY & SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN HIGHER ADDITIONAL COSTLY & MORE DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC. OPENING ANY LATE-NIGHT BUSINESS WITHOUT MEETING THE CONDITIONS IN THE LAW MAY ALSO RESULT IN ADDITIONAL STATUTORY PENALTIES.	YES X OR NO—
ATTENTION VERY IMPORTANT: REGARDING ANY NEW ADDITIONAL RESPONSES TO BE ADDED TO THE ORIGINAL PLAN, PLEASE PLACE THE FOLLOWING ADDITIONAL RESPONSES TO MEET REQUIRED CONDITIONS ONTO THE ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. IF NECESSARY, USE MORE THAN ONE PAGE WHEN UPLOADING THE PLANS INTO THE DRAWING PLAN FOLDER.	✓
CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN) AUTHORIZED PRACTITIONER PLAN PREPARER: PRINT FULL NAME: SIGN FULL NAME: OWNER/ OWNERS AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: PRINT FULL NAME: SIGN FULL NAME:	SEE TITLE BLOCK

TERRITORIAL REINFORCEMENT & ACCESS CONTROL:	REMARKS
POST SUFFICIENT BROWARD SHERIFFS OFFICE NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL ENTRANCES & ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST, & WEST.	✓
PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR & PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICES & REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES & OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY. THIS HELPS TO PREVENT, DETER &/OR REDUCE DISTURBANCES &/ OR VIOLATIONS THAT WOULD OTHERWISE OCCUR & LEAD TO AVOIDABLE & UNNECESSARY CALLS FOR POLICE RESPONSE.	✓
WAY-FINDING SIGNAGE MUST BE CLEAR & PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO WARN & AVOID USERS FROM GETTING CONFUSED & WANDERING INTO POTENTIALLY UNSAFE & DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY & SECURITY RISKS.	✓

CPTED LANDSCAPING STANDARDS:	REMARKS
2A CPTED LANDSCAPING STANDARDS: ENSURE TO DESIGN OUT ALL LANDSCAPING & LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE WHICH FREQUENTLY OCCURS DUE TO A LACK OF CPTED/ SECURITY STRENGTHENING PLANNING & DESIGN EXPERIENCE IN THIS SPECIALIZED FIELD.	SEE SHEET CTPED -1
ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT & AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY. AGAIN, PLANNING & DESIGN EXPERIENCE IN THIS AREA IS VITAL. MAINTAIN 2 TO 2.5 FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, & GROUND COVER.	SEE SHEET CTPED-1
MAINTAIN AN 8- FEET CLEAR TREE TRUNK FOR CANOPY TREES & 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. NOTE THAT YOUNG IMMATURE TREES WITH 6 INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.	✓
2B TERRITORIAL REINFORCEMENT – LANDSCAPING: DESIGN IN DENSE, LOW- PROFILE & OR HARSH THORNY- LIKE NON- OBSTRUCTIVE (MAXIMUM HEIGHT 2 TO 2.5 FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC. AS A DETERRENT TO LOITERING, TRESPASSING & TO DENY ANY CONCEALED STAGING & AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY, ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE & RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES	SEE SHEET CTPED-1

CPTED LIGHTING STANDARDS:	REMARKS
MUST INCLUDE A COMPREHENSIVE DETAILED DESCRIPTION IN NARRATIVE PLAN & HOW CPTED LIGHTING STANDARDS WILL BE ADDRESSED AT THIS SPECIFIC SITE.	✓
LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA IESNA G-1-2016 GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, (& CRITICAL INFRASTRUCTURE WHEN APPLICABLE).	✓
ALL STRUCTURES: INSTALL VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS & OVERHANGS (IF ANY, INCLUDING MANY GARAGE, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC. SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTRUSION & 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, ROBBERIES, 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.	SEE SHEET CTPED-1
INSTALL MOTION SENSOR SECURITY ALERT LIGHTS OVER THE GARAGE DOORS THAT ARE STRATEGICALLY FOCUSED ON VEHICLES PARKED IN DRIVEWAYS AS AN EFFECTIVE BURGLARY, AUTO-THEFT, & ROBBERY CRIME PREVENTION/ DETERRENT.	NA
INSTALL MOTION SENSOR SECURITY ALERT LIGHTS OVER ANY GARAGE EGRESS SIDE DOORS AS A BURGLARY CRIME PREVENTION/ DETERRENT AS THESE REMOTE DOORS ARE NOT IMMEDIATELY VISIBLE TO THE ROADWAY & OUT OF SIGHT OF MANY OF THE NEIGHBORING RESIDENTS & POLICE PATROLS.	NA
SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS. IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.	✓
TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE & UNDESIRABLE LIGHT POLLUTION TRESPASS.	✓
ADEQUATE SOFT LIGHTING IS PREFERABLE TO HIGH INTENSITY "SPOTLIGHTS" SO AS NOT TO BLIND DESIRABLE USERS & MAKE THEM PRONE TO SURPRISE HAZARDS SUCH AS AN AMBUSH. WITH SOFT BRIGHT LIGHTING THE FIELD OF VISION IS GREATLY EXTENDED.	✓
DESIGN OUT ANY POTENTIAL LANDSCAPING & LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING & SURVEILLANCE.	✓
ENSURE ALL LIGHTING (& CAMERAS) ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.	✓
ENSURE LIGHTING PLACEMENT WILL ENHANCE RATHER THAN CONFLICT WITH CAMERA PLACEMENT. AVOID PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY.	✓
INSTALL EITHER POLE &/ OR GROUND PEDESTRIAN SCALE LIGHTING NEAR THE FRONT ENTRANCES, BOTH INSIDE & OUTSIDE THE GATES ALONG THE ACCESS/ EGRESS PATHWAYS. WHEN THE AREA IS DARKER DURING SUNRISE & SUNSET WHEN DAYLIGHT HOURS ARE SHORTER, THE CONCERN IS KEEPERS OF PEDESTRIANS IN THIS AREA SAFE WITH ADEQUATE LIGHTING. AS THE 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/ INCIDENTS.	✓
M. SECURITY LIGHTING: TRASH ROOMS. ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY	✓

SECURITY STRENGTHENING, NATURAL SURVEILLANCE & ACCESS CONTROL:	REMARKS
FOR COMMERCIAL: ALL SOLID EXTERIOR DOORS MUST HAVE EITHER A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE & VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS INCLUDES SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR & SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING & BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY & SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY SUCH AS BY A FAKE DELIVERY DRIVER, UPS/ FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES & ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING & DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY & SECURITY.	✓
THE PLACEMENT OF A WINDOW WITHIN A DOOR MUST NOT FACILITATE THE EASY REACH OF THE DOORS LOCKING MECHANISMS (I.E., DEADBOLTS, LOCKABLE DOORKNOBS, SLIDE LOCKS, ETC.) GOAL: TO AID IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. WINDOWS WITHIN ENTRY DOORS SHOULD BE IMPACT RESISTANT &/OR HAVE A SECURITY REINFORCED DESIGN.	✓
DOOR VISION PANELS / WINDOWS (IF ANY) THAT ARE DIRECTLY ADJACENT TO AN ENTRY DOOR SHOULD BE ON THE OPPOSITE SIDE OF THAT 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.	✓
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 & OR HORIZONTAL BARS TO PREVENT PROVIDING FOOTHOLDS.	✓
DO NOT BLOCK THE NATURAL SURVEILLANCE BENEFIT OF CPTED SEE-THROUGH FENCING BY PLACING HIGH OBSTRUCTIVE OBJECTS, LANDSCAPING HEDGES OR GROUND COVER PLACED CLOSELY ON EITHER SIDE OF IT. ANY LANDSCAPING IN FRONT OF FENCING SHOULD BE LOW GROUND COVER WITH A MAXIMUM HEIGHT OF 2 TO 2.5 FEET, PREFERABLY USE HARSH TERRITORIAL REINFORCEMENT TYPE LANDSCAPING TO STRENGTHEN THE FENCE PERIMETER ACCESS CONTROL BARRIER.	✓
IN ADDITIONS TO DOOR SECURITY LOCKS AND PINS, INCLUDE A SECONDARY ANTI-PRY ROBUST SECURITY SYSTEM SUCH AS A BAR LOCK DEVICE ON ANY GROUND OR, IF ANY, SECOND LEVEL SLIDING GLASS DOORS (IF ANY).	✓
FOR COMMERCIAL: INSTALL HARD WIRED BURGLAR SECURITY ALARMS & SAFES AT ANY COMMERCIAL PROPERTY, INCLUDING RETAIL BUSINESSES & RESIDENTIAL MANAGEMENT OFFICES, RESTAURANTS, ETC., &/ OR IN COMMERCIAL & INDUSTRIAL BUILDINGS WHEREVER VALUABLES OF ANY KIND ARE STORED SUCH AS CASH, JEWELRY, ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, MONITORS, & ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC. DRY GOODS, FOOD SUPPLIES, ETC. THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES & ROBBERIES. ALARMS MUST BE MONITORED & ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING	✓
FOR COMMERCIAL: SECURITY/ FRONT DESK RECEPTIONISTS/ HOSTS: INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE & PROVIDE AN ADDITIONAL PORTABLE LANYARD FOR REDUNDANCY. IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH US AN ACTIVE KILLER OR OTHER SERIOUS EMERGENCY.	✓

EXTERIOR &/ OR INTERIOR DUMPSTER ENCLOSURE/ INTERNAL TRASH ROOM:	REMARKS
TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING &/ OR A CONCEALMENT/ AMBUSH POINT FOR CRIMINALS, WHICH MAY IN ADDITION TO NON-EMPLOYEES ALSO INCLUDE EMPLOYEES WHO HAVE OFTEN CONCEALED COMPANY SUPPLIES, MATERIALS, EQUIPMENT &/OR TOOLS FOR LATER THEFT, DUMPSTER ENCLOSURES THAT ALSO HAVE A PEDESTRIAN ACCESS ENTRY PASSAGEWAY IN ADDITION TO SWING GATES MUST INCLUDE ALL THE FOLLOWING ON BOTH THE SWINGS & PEDESTRIAN GATES.	✓
A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN & NON-SHIELDED PADLOCK.	✓
BOTTOM GATE CLEARANCES MUST BE 8 ABOVE THE GROUND FOR VIEWING UNDERNEATH TO DETER LOITERING & TRESPASSING INSIDE THE ENCLOSURES, & TO DETER/ PREVENT THE ENCLOSURE FROM BEING USED AS CONCEALMENT/ AMBUSH FOR A MORE SERIOUS CRIME SUCH AS A VIOLENT ROBBERY, SEXUAL ASSAULT/ BATTERY, ETC.	✓
IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED & LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS. ENSURE THIS PASSAGEWAY IS ADA COMPLIANT.	✓
DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET & SUNRISE.	✓
DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL & VIDEO SURVEILLANCE.	✓

KEY SECURITY:	REMARKS
DESCRIBE ACCESS KEY CONTROL SECURITY SYSTEM - GENERAL DESCRIPTION ONLY. AVOID LISTING SPECIFIC LOCATION OF KEY STORAGE SAFE.	✓
KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM & ROBUST MECHANICAL LOCKING SYSTEM.	✓
A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE & KEY STORAGE AREA. DO NOT PLACE THE CAMERA IN THE CEILING WHERE IT WILL ONLY CAPTURE THE TOPS OF A POTENTIAL CRIMINAL SUBJECTS HEAD.	✓
(IF ANY) MANAGEMENT OFFICE DOOR MUST HAVE A REINFORCED SECURITY WINDOW, OR AT THE MINIMUM, A SECURITY VIEWER (PEEPHOLE).	✓

PARKING LOT &/ OR GARAGE, & ADJACENT ACCESS EGRESS & PERIMETERS:	REMARKS
PARKING GARAGES & LOTS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE THE FOLLOWING FACTS MUST BE THOROUGHLY ACKNOWLEDGED & ADDRESSED SO THAT BUSINESS OPERATORS ARE FULLY AWARE OF THE SECURITY RISKS & TRAIN OPERATORS & STAFF REGARDING BEST SAFETY & SECURITY PRACTICES.	✓
VIOLENT ROBBERY INCIDENTS, PRIMARILY IN GARAGES & PARKING LOTS, HAVE RESULTED IN SERIOUS PERSONAL INJURIES & DEATH TO CUSTOMERS & EMPLOYEES, THEREFORE NO SECURITY SURVEILLANCE CAMERA COVERAGE GAPS CAN EXIST.	✓
ENSURE COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/ CAPTURE, SHOW OVERLAPPING SIGHT CONES.	SEE SHEET CTPED-1
COMMERCIAL: PARKING SPACES SHOULD BE CLEARLY & INDIVIDUALLY MARKED & ASSIGNED FOR OWNERS, EMPLOYEES, OR AUTHORIZED GUESTS/ USERS USE ONLY. (IN THE CASE OF A RETAIL, RESTAURANT OR LIKE BUSINESS THIS IS OPTIONAL, BUT RECOMMENDED TO AVOID CONFLICTS ARISING FROM UNAUTHORIZED PARKING, & ALSO HELPS AUTHORIZED PERSONS RECOGNIZE A VEHICLE THAT IS PARKED OUT OF PLACE THAT MAY BE SUSPICIOUS.)	✓
COMMERCIAL: POST SIGNAGE IN PARKING AREAS PROHIBITING VEHICLES OTHER THAN OWNER'S/ AUTHORIZED GUESTS TO PARK & LOITER IN PRIVATE PARKING LOT.	✓
COMMERCIAL ONLY: POST TOWING SIGN & ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.	✓
(IF POSSIBLE) INSTALL SUFFICIENT SIDEWALK SAFETY AISLES IN FRONT OF THE PARKED CARS TO PROTECT PEDESTRIANS FROM DANGEROUSLY HAVING TO WALK BEHIND OTHER PARKED CARS THAT MAY BE BACKING UP, & FROM HAVING TO RISK WALKING DANGEROUSLY IN CONFLICT WITH THE CAR TRAVEL LANES.	✓
ACCESS GATES TO ENCLOSED PARKING GARAGE/ LOTS; INSTALL AN ANTI TAILGATING INTRUSION SYSTEM TO PREVENT UNAUTHORIZED TRESPASSERS, CRIMINALS FROM TAILGATING INTO RESTRICTED PARKING AREAS AS THIS IS A COMMON METHOD CRIMINAL USE TO OVERCOME SECURITY MEASURES. VEHICLES MAKE IT EASY TO QUICKLY ENTER INTO A PROPERTY, COMMIT A CRIME & THEN QUICKLY DEPART. THEY ALSO MAKE IT EASY TO TRANSPORT LARGER OR LARGER AMOUNTS OF STOLEN PROPERTY THAT WITHOUT A VEHICLE WOULD NOT BE AS EASY.	✓

GRAFFITI MAINTENANCE CPTED A. COMMERCIAL:	REMARKS
EXTERIOR WALL SURFACES ALONG ANY BUILDING PERIMETER OUTSIDE A FENCED IN AREA MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET FROM THE GROUND LEVEL TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS & THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, & OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND & IS FINANCIALLY STRATEGIC & VITAL TO PROJECT SUSTAINABILITY.	✓

MISCELLANEOUS: CPTED & SECURITY STRENGTHENING:	REMARKS
ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR NEARBY EASILY ACCESSIBLE & SECURE INTERNAL POWER CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO MAY BE ATTRACTED TO THE PROPERTY'S AMENITIES &/ OR VULNERABILITIES, & THEN TRESPASS & LOITER TO CHARGE THEIR MOBILE PHONES, ETC, OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEY'RE ON SITE.	✓
ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO MAY BE ATTRACTED TO THE PROPERTY'S AMENITIES &/ OR VULNERABILITIES, & THEN WHO FREQUENTLY TRESPASS & LOITER TO WASH THEMSELVES & THEIR CLOTHES, WHO FREQUENTLY LEAVE SOILED CLOTHING & LOTS OF LITTER BEHIND OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEY'RE ON SITE.	✓
ANY VULNERABLE BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING SHARED INTERIOR HALLWAYS OF THE RESIDENT HOUSING FOR EXAMPLE, MUST HAVE CORNER SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT UNDETECTED TRESPASS INTRUSION &/OR CONCEALMENT/ AMBUSH OPPORTUNITIES.	✓
COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY & PERMANENTLY MARKED WITH SERIAL NUMBERS & IMAGES OF EQUIPMENT & SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK & RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY WITH A SECURITY APPARATUS SUCH AS A CAGE OR METAL STRAP FOR EXAMPLE TO DETER/ PREVENT THEFT.	✓
PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN (DOORS) ACTIVITY AREAS PROVIDING CONVENIENCE & MAXIMUM NATURAL & ELECTRONIC SECURITY SURVEILLANCE.	✓
INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS &/ OR LARGE HEAVY, PREFERABLY LIGHTED, PLANTERS ALONG VULNERABLE STREET FRONT PEDESTRIAN ENTRANCE & EXIT AREAS & IN AREAS PRONE TO PEDESTRIAN CROSSINGS TO PREVENT SERIOUS VEHICLE IMPACT/ INTRUSION ACCIDENTS/ INCIDENTS.	✓
IF THE BUILDING DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED & PASSWORD PROTECTED TO PROTECT LEGITIMATE USERS FROM HACKING LEADING TO FRAUD, ETC. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER & USE THE OPEN FREE WI-FI.	✓
ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE &/ OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS/ MECHANISMS.	✓
ENSURE ANY & ALL SEATING BENCHES HAVE SINGLE SEAT DIVIDER BARS TO DETER &/ OR PREVENT UNINTENDED USE BY PERSONS LOITERING & LAYING DOWN SUPINE ON THE BENCHES.	✓
ENSURE ANY ELEVATED PLATFORM THAT MAY ATTRACT SKATEBOARDERS WHO WILL DAMAGE PROPERTY IS DESIGNED WITH SOME TYPE OF BEVELLED ANGLE TOP, &/ OR HAS ANTI-SKATEBOARDING CLEATS OR IRREGULAR SURFACE FINISHING TO PREVENT SKATEBOARDING.	✓
LIGHT WEIGHT EXTERIOR FURNITURE THAT IS NOT PERMANENTLY SECURED TO THE GROUND & DESIGNATED FOR PUBLIC USE SHOULD BE MARKED & IDENTIFIABLE AS BELONGING TO THAT DEVELOPMENT. ADDITIONALLY, SAID FURNITURE ITEMS SHOULD BE SECURELY STORED WHEN NOT NEEDED &/OR THE SITE IS CLOSED TO THE PUBLIC. PURPOSE: TO DETER ACTS OF THEFT & TO PROPERLY IDENTIFY SUCH ITEMS IF STOLEN AND LOCATED OFF SITE.	✓

No.	DATE	REVISION
CHECKED	CORONEL ASSOCIATES	
DRAWN	CORONEL ASSOCIATES	
DATE	02.24.25	
PROJECT No.	24-117	