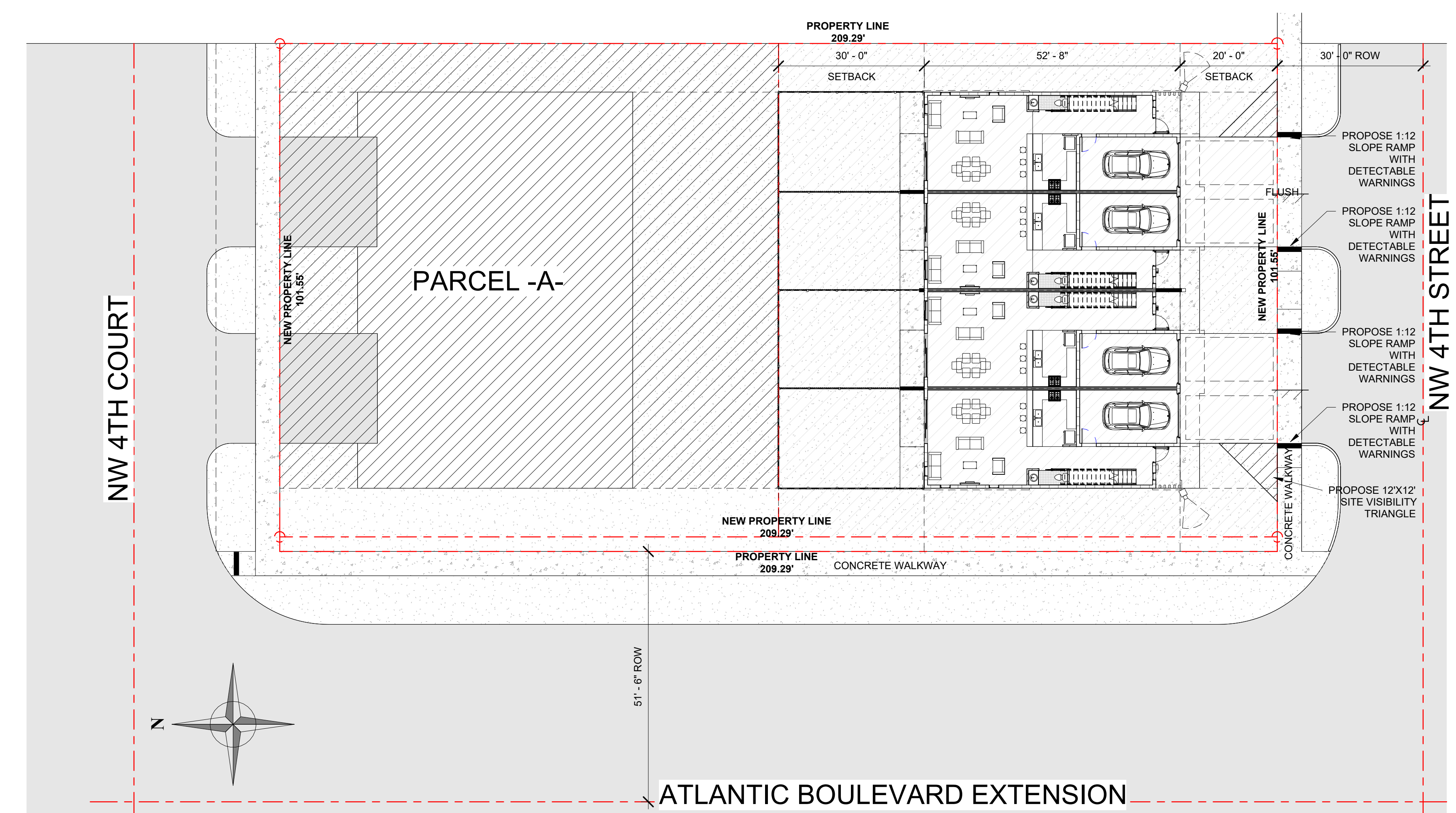


LEGEND

-WALL MOUNTED BOX LIGHT

-CAMERA



100% CPTD SITE PLAN
1/16" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLRARCH@LLRARCHITECTS.COM
-Registered Architect
AR 00017852

Revision
REV DATE BY

PROPOSED 4-TOWNHOUSE DEVELOPMENT FOR:
LOT 933 (PARCEL-B) COLLIER CITY
POMPANO BEACH, FL 33069

SEAL: AR 0017852
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 00017852

DRAWN: Author
CHECKED: Checker
DATE: 5/05/2025
SCALE: AS NOTED
JOB. NO.: 024-021
SHEET:
OF: SHEETS:

100% CONSTRUCTION DOCUMENTS
DRC
PZ25-12000027
08/06/2025
1/16" = 1'-0"

CPTD STRATEGIES

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots 3-5 foot candles
- Walking Surfaces 3 foot candles
- Recreational Areas 2-3 foot candles
- Building Entryways 5 foot candles

o These levels may be subject to reduction in specific circumstances where after hours use is restricted.

o Fully illuminate the exterior of the property at night.

o A system of lighting fixture identification should be developed.

o The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

o Exterior lighting should be controlled by automatic devices (preferably by photocell).

o Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

o Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

o If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.

o Lighting fixtures selected must do more than just providing ample, glare-free lighting.

o Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.

Natural Surveillance

- o Use a single, clearly identifiable, point of entry/exit.
- o Maintain clear visibility from the interior/exterior of all areas of the property.
- o Public entrances should be clearly defined by walkways and signage.
- o Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
- o Designate visitor/guest parking.
- o Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
- o Install a "peephole" on exterior doors to allow residents/employees to verify who is trying to enter.
- o Assign parking spaces to each resident, but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
- o There should not be recessed areas in corridors that could be used for hiding or loitering.
- o Convex mirrors should be used in corners and in stairwells.
- o See-through fencing should be on all balconies.
- o Glass elevators are recommended so residents can see out/in.

Natural Access Control

- o Site entrances should be easily securable.
- o Keep building entrances to a minimum and well monitored.
- o Delivery entrances should be separate, well-marked and monitored.
- o If deliveries are made, they should be made during the daytime hours.
- o Common building entrances should have locks that automatically lock when door closes.
- o Lobby should be kept locked afterhours.
- o Automatic Sliding Glass Door to the Lobby should only be activated by key card or key fob.
- o Visitor parking should be separate from residence parking.
- o Keep building entrances to a minimum and well monitored.
- o Dumpsters/Trash Chute should be enclosed and remain locked when not in use.
- o Roof access should be limited to staff only
- o Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
- o Lift station should only be operated by trained staff.
- o Mailboxes and Lobby should remain locked when not in use.
- o Stairwells should not have an open space underneath. This will prevent hiding areas.

Landscaping:

- o Keep landscaping trimmed and well maintained.
- o Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- o Plants/Shrubbery should not be more than 2ft in height.
- o Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

- o Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- o Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
- o Perimeter doors should be designed for "heavy duty" (ANSI Grade III) applications.

General locations

- o Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

CCTV

- o CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
- o Check all CCTV systems and ensure that they provide a clearly visible facial picture.

Fencing

- o (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Non-Pedestrian Building Entry Points

- o Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- o Locations where gas and electric utilities enter buildings should be well lit.
- o Electrical service disconnects and gas valves should be equipped with locking devices.

Signage

- o Ensure proper signage is posted throughout property.
- o Lobby should have hours of operation properly displayed for the public.

2

CPTD STRATEGIES

PZ25-12000027

08/06/2025

1/16" = 1'-0"