

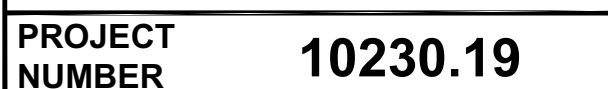
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- a. WE PROPOSE THE INSTALLATION OF VANDAL PROOF/RESISTANT LIGHT FIXTURES OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS TO BE ACTIVATED BY PHOTOCELLS, SO THESE AREAS ARE CONSTANTLY ILLUMINATED FROM DUSK TO DAWN. THESE WILL BE DESIGNED WITH APPROPRIATE OPTICS AND TEMPERATURE OF LIGHT, SO THEY ARE NOT HARSH AND INCONVENIENT TO UNIT OCCUPANTS. WE PROPOSE THIS SOLUTION IN LIEU OF MOTION-SENSOR LIGHTS IN ORDER TO PRIORITIZE COMFORT OF RESIDENTS, WHO TEND TO CONSIDER LIGHTS GOING ON AND OFF OUTSIDE THEIR UNIT WINDOWS AS DISTRACTING AND INVASIVE.
- b. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS WELL-LIT AT NIGHT TO ESTABLISH A SENSE OF SECURITY FOR THE SITE.
- c. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER THE STANDARDS OF THE CODE.
- d. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE. PROPOSED LIGHTING DOES NOT CONFLICT WITH PROPOSED LANDSCAPING.
- e. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE.
- f. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER THE STANDARDS OF THE CODE. THIS INCLUDES THE EXTERIOR DUMPSTER AREA IN A MANNER THAT OFFERS PASSIVE SURVEILLANCE FOR THE NEIGHBORING BUILDING. ANY TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
- g. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

- i. THE SITE IS ACCESSED BY VEHICLES AT TWO LOCATIONS. THESE LOCATIONS ARE DESIGNED AS A TWO-WAY MAIN ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE SURFACE PARKING AREAS.
- j. ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS.
- k. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS. THE PROJECT WILL FEATURE ELECTRONIC CONTROLLED ACCESS SYSTEMS WITH KEY FOBs FOR COMMON AREA DOORS.
- l. A ROLLUP GATE DESIGN WILL BE IMPLEMENTED FOR THE ONE-STORY ACCESSORY GARAGE BUILDINGS TO PREVENT UNAUTHORIZED ACCESS.
- m. RESIDENTS WITH FOB'S/ SMARTCARDS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH/ GARBAGE ROOM.
- n. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
- o. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
- p. THE PROJECT DOES NOT ANTICIPATE HAVING ANY TYPE OF LATE-NIGHT BUSINESS AS DEFINED BY THE CITY OF POMPAHO BEACH LAND DEVELOPMENT CODE AS A PLACE OF RETAIL OR COMMERCIAL BUSINESS THAT IS OPEN FOR BUSINESS TO THE PUBLIC AT ANY TIME BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M. AND WHICH DOES NOT MEET THE DEFINITION FOR A CONVENIENCE BUSINESS.
- q. THE PROJECT WILL FEATURE SMART CARD READER TECHNOLOGY FOR BUILDING ACCESS, WHICH WILL ALSO ALLOW LAW ENFORCEMENT EFFICIENT ACCESS IN THE EVENT OF AN EMERGENCY.
- r. ADEQUATE SIGNAGE WILL BE POSTED, SUCH AS TOWING SIGNS, TO PREVENT UNAUTHORIZED PARKING AND VEHICLE ABANDONMENT WITHIN THE PROJECT SITE. A TOWING POLICY WILL BE STRICTLY ENFORCED.
- s. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.

5. ACTIVITY SUPPORT: ACTIVITY SUPPORT DOES EXACTLY WHAT THE TITLE PRESENTS; TO PROVIDE SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING. THE PROJECT adheres TO THIS PRINCIPLE IN THE FOLLOWING WAYS:

g. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.



STATUTUS: DRC SUBMITTAL

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