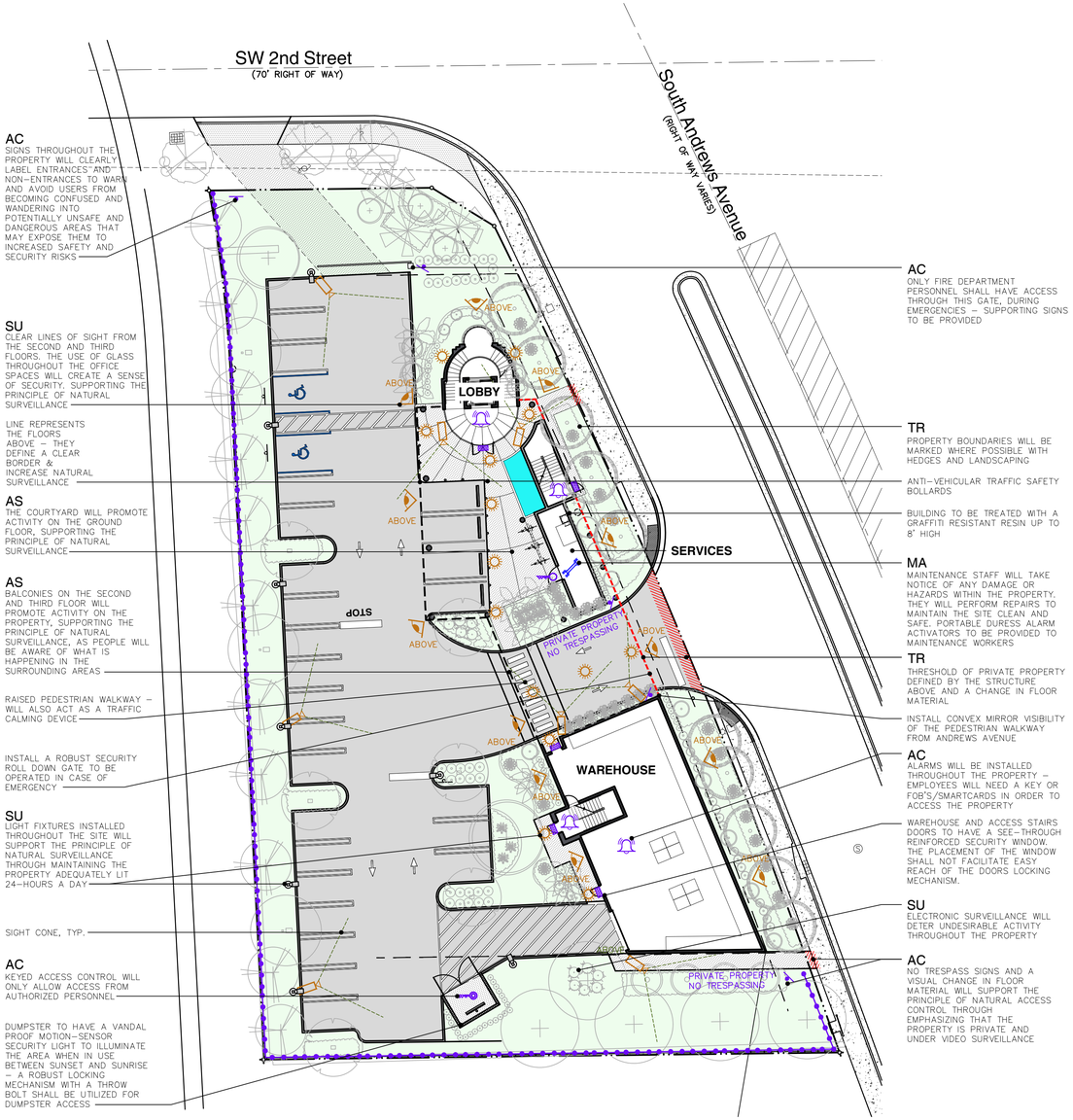

CPTED SITE PLAN

SCALE: 1" = 10'-0"

0' 5' 10' 15' 20' 30' 40'

NOTES:
1. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT DESIGN UP TO 8'-0" MIN.
2. MAIN ENTRANCE TO HAVE CALL BOX FOR VISITOR.

AAC

PZ22-12000026

12/23/2024

GENERAL NOTES

A. NATURAL SURVEILLANCE - SECURITY STRENGTHENING
1. FOR COMMERCIAL & INDUSTRIAL, 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 (IF ANY), ETC.
2. 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.)

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.

3. EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN.

GOAL: TO ENHANCE NATURAL SURVEILLANCE & TO PREVENT THE UNDERSIDE OF THE STAIRWELL FROM BEING USED AS PLACE FOR CRIMINAL ACTIVITY, CONCEALMENT, AMBUSH ATTACK AS WELL AS TO DETER TRESPASS & LOITERING.

4. DESIGNATED ADA ACCESS RAMPS (IF ANY) ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE.

A1. ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING
PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR ** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAWENFORCEMENT TO ENSURE OPTIMAL RESULTS.
1. SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.
2. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING &/OR LIGHTING FIXTURES.
3. ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE.

B. ACCESS CONTROL - SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS
1. TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES:
2. A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.
3. BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND.
PURPOSE: FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING INSIDE THE ENCLOSURES, AND 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.
4. IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.
5. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.
6. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
7. 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.

B1. ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES
1. ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.
2. KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
3. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
4. MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

C. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING
1. AN ACCESS CONTROL VEHICULAR GATE ENTRANCE INTO THE PARKING GARAGE / DEVELOPMENT WILL DETER AND HELP PREVENT TRESPASS OPPORTUNITIES. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE.
2. FOR DEVELOPMENTS USING ELECTRONIC VEHICLE ACCESS CONTROL GATES, PLEASE EXPLAIN HOW YOUR PROJECT WILL DETER / PREVENT TAILGATING (AKA "PIGGYBACKING") BY UNAUTHORIZED USERS ATTEMPTING TO GAIN ACCESS INTO A PRIVATE / RESTRICTED AREA WITHOUT PERMISSION. (ONE POSSIBLE SOLUTION WOULD BE A SECONDARY VEHICLE ACCESS CONTROL GATE ARM IN CONJUNCTION WITH ACCESS CONTROL GATES WITH A PROPER TIME SETTING TO ONLY ALLOW ENTRY FOR ONE VEHICLE AT A TIME.)
3. IN ORDER TO PREVENT UNAUTHORIZED ACCESS & TRESPASSING, INSTALL A ROBUST SECURITY ROLL DOWN GATES THAT CAN BE OPERATED IN TIMES OF NEED TO CLOSE AND SECURE THE GARAGE, SUCH AS DURING A HURRICANE OR OTHER EMERGENCY INCLUDING A SERIOUS OR LIFE-THREATENING CRIMINAL SITUATION.
4. INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL, THIS INCLUDES INSIDE ENCLOSED GARAGES.
5. INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS PREFERABLY LIGHTED &/OR LARGE HEAVY PLANTERS SECURED TO THE GROUND ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/ INCIDENTS.
6. INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS.
7. PER BROWARD COUNTY FIRE PREVENTION CODE, ALL NEW & EXISTING AUTOMATIC VEHICLE ENTRY GATES SHALL BE EQUIPPED WITH THE CLICK 2 ENTER (C2E) UNIVERSAL ACCESS SYSTEM THEREBY PROVIDING FIRE RESCUE & LAW ENFORCEMENT THE ABILITY TO IMMEDIATE ACCESS THE SITE.
8. VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

D. MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING
1. FOR COMMERCIAL (INCLUDING COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ HOTELS/ MULTI-FAMILY / OFFICES WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): 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.
2. 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.
PURPOSE: GRAFFITI VANDALISM OCCURS FREQUENTLY AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS & CAN SOMETIMES BE ASSOCIATED WITH GANG ACTIVITY. IT CAN ALSO INCUR COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE
3. ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.
4. ELEVATOR (IF ANY) - ACCESS CONTROLLED BY 1ST FLOOR FOB, INCLUDE ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.
5. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND / 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.
6. 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.
7. 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.

E. ACTIVITY SUPPORT - SECURITY STRENGTHENING
1. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.

1. TRESPASS, WAY-FINDING, GROUND RULES & OTHER SIGNAGE: TERRITORIAL REINFORCEMENT AND ACCESS CONTROL.
a. POST BSO TRESPASS SIGN PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6' FOOT HEIGHT FROM GROUND LEVEL FOR CLEAR UNOBSTRUCTED WIEWING THROUGHOUT PROPERTY AND FROM THE SITE PERIMETER LINES. SECURE ROBUSTY USING STURDY FASTENERS AT ALL CORNERS TO HELP PREVENT VANDALISM.
b. PROPERTY RULES SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING RULES FOR AUTHORIZED LEGITIMATE ACTIVITIES ON THE PROPERTY.
c. WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS.

2. CPTED LANDSCAPE STANDARDS / NATURAL SURVEILLANCE.
a. MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS AND GROUND COVER.
b. MAINTAIN AN 8" FOOT CLEAR TRUNK WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN FOR CANOPY TREES AND TALL PLANTS THAT OBSTRUCT NATURAL AND/OR ELECTRONIC SURVEILLANCE.

3. CPTED LIGHTING STANDARDS.
a. LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1-2016 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.
b. ALL STRUCTURES: INSTALL VANDAL PROOF/RESISTANT MOTION-SENSOR SECURITY ALERTS LIGHTS OVER ALL EXTERIOR DOORS AND OVERHANGS INCLUDING MAIN, GARAGE, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC.

4. DOORS, WINDOWS, OVERHANGS, FENCES, ETC. - SECURITY STRENGTHENING, NATURAL SURVEILLANCE AND ACCESS CONTROL.
a. ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAILING` SEE-THROUGH` TO MAINTAIN CRITICAL NATURAL SURVEILLANCE.
b. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND HAVE THE CAPACITY FOR ELECTRONIC DOOR POSITION WITCHES IN ORDER TO SIGNAL THE SECURITY SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. SECURITY WILL THEN INVESTIGATE AND/OR ADDRESS ANY EMERGENCY ACCORDINGLY.
c. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS DOORS (IF ANY).

5. BURGLAR ALARMS / SECURITY ALARMS / SAFES - MECHANICAL SECURITY STRENGTHENING.
a. BURGLAR/SECURITY ALARMS/ SAFES MUST BE INSTALLED AT ANY PROPERTY INCLUDING COMMERCIAL RETAIL BUSINESS AND RESIDENTIAL MANAGEMENT OFFICES, OR WHEREVER VALUABLES OF ANY KIND SUCH AS MONEY, JEWELRY, COSTLY INVENTORY, ETC., INCLUDING POTENTIALLY SENSITIVE OR PERSONAL BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION IS STORES. ALARMS MUST BE ACTIVATED WHENEVER BUSINESS ARE CLOSED OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.

6. DUMPSTER & ENCLOSURE (IF ANY): CPTED, NATURAL SURVEILLANCE AND SECURITY STRENGTHENING.
a. DUMPSTER ARE MUST HAVE A VANDAL RESISTANCE / PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

7. PARKING GARAGE & LOT, AND ADJACENT ACCESS PERIMETERS:
a. (MULTI-RESIDENTIAL OR COMMERCIAL ONLY) PARKING SPACES SHOULD BE CLEARLY AND INDIVIDUALLY MARKED AND ASSIGNED FOR OWNERS/AUTHORIZED GUEST USE ONLY.
b. (MULTI-RESIDENTIAL OR COMMERCIAL ONLY) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S / AUTHORIZED GUEST TO PARK AND LOITER IN PRIVATE PARKING LOT.
c. (MULTI-RESIDENTIAL OR COMMERCIAL ONLY) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING NON-RESIDENT / NON-AUTHORIZED GUEST AND ABANDONED VEHICLES.

8. ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING.
a. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OR TRAVEL ALONG THE BUILDING PERIMETERS.
b. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.
c. VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN AUDIBLE / VIDEO INTERCOM AND RESIDENT/ GUEST CALL SYSTEM. ENTRANCE DOORS MUST BE ELECTRONICALLY LOCKED AND FUNCTIONALLY INTEGRATED INTO THE INTERCOM SYSTEM. RESIDENTS WITH FOB'S / SMARTCARDS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH / GARAGE ROOM.
d. INSTALL MOTION ACTIVATED SECURITY CAMERAS ON THE PERIMETER BOUNDARIES, AND THE PARKING AREAS, AND ACTIVITY AREAS SUCH AS EXTERIOR AMENITY AREAS.
e. INSTALL VIDEO SURVEILLANCE ALONG THE EXTERIOR OF THE PROPERTY FACING THE ADJACENT SIDEWALKS AND STREETS TO DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.
f. INSTALL VIDEO SURVEILLANCE OF ALL COMMERCIAL AND RETAIL BUSINESS INCLUDING ALL OUTDOOR RESTAURANTS, OUTDOOR SEATING, ETC.
g. INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP AREAS, ETC.

9. ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING.
a. ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.
b. INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS AND / OR LARGE HEAVY PLANTERS ALONG FRONT PEDESTRIAN ENTRANCEWAY AREA TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS / INCIDENTS.
c. IF THE BUILDING HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

LEGEND

SU
SURVEILLANCE
NATURAL · LIGHT FIXTURE · ELECTRIC

AC
ACCESS CONTROL
SIGNAGE · ELECTRONIC ACCESS CONTROL · 7' TALL SEE THROUGH CHAIN LINK FENCING · BURGLAR ALARM · KEYED

TR
TERRITORIAL REINFORCEMENT
THRESHOLD DEFINED BY ARCHITECTURAL FEATURES · VISUAL CHANGE IN FLOOR MATERIALS

MA
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