DRC
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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

1. **NATURAL/ELECTRONIC SURVEILLANCE:** THIS PROJECT ADHERES TO THIS PRINCIPLE BY THE ORGANIZATION OF PHYSICAL FEATURES, ACTIVITIES, AND PEOPLE IN SUCH A WAY AS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THESE ELEMENTS OF THE PROJECT DESIGN FURTHER CREATE A PERCEPTION NATURAL/ELECTRONIC SURVEILLANCE:

a. AN EXISTING SECURITY SYSTEM HAS BEEN INSTALLED FOR THE PROJECT. CAMERA LOCATIONS ARE FOCUSED ON MAIN ENTRANCES AND HIGH-USE AREAS. EXISTING CAMERA LOCATIONS AND DIRECTION ARE SHOWN ON THE CPTED PLAN AND WILL BE MAINTAINED FOR A COMPLETE FIELD OF COVERAGE.

b. SECURITY ALARMS AND SECURITY ROOM LOCATIONS WILL BE IDENTIFIED UPON INDIVIDUAL TENANT BUILDOUT DURING THE BUILDING PERMIT PROCESS.

c. SIGHT VIEWS FROM GROUND FLOOR WINDOWS OVERLOOKING THE ADJACENT PARKING LOT AND IMMEDIATE SURROUNDINGS.

d. CENTRAL VANTAGE POINT TO MONITOR MAIN VEHICLE/ PEDESTRIAN ROUTES WITHIN PROJECT.

e. ALL EXISTING STOREFRONT AT MAIN (FRONT) ELEVATIONS ARE FULL GLASS PANEL DOORS.

f. SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.

g. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.

h. 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, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAKROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

LIGHTING:

a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS WELL-LIT AT NIGHT TO ESTABLISH A SENSE OF SECURITY OF THE SITE.

b. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER STANDARDS OF THE CODE.

c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE. PROPOSED LIGHTING DOES NOT CONFLICT WITH PROPOSED LANDSCAPING.

d. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE.

e. SITE POLES LOCATED AROUND PERIMETER OF VEHICLE USE AREA ILLUMINATING PARKING AREAS, DRIVE AISLES, AND WALKWAYS.

f. SECURE DUMPSTER AREA WELL-LIT AT NIGHT TO DETER POTENTIAL CRIMINAL ACTIVITY AND PREVENT OPPORTUNITY OF CRIMINAL STAGING.

g. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

h. TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS. LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY.

i. LIGHTING (& CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.

LANDSCAPING:

j. THE PROPOSED LANDSCAPING IS DESIGNED TO REDUCE OBSTRUCTIONS TO THE BUILDING ENTRANCES, WITH TALLER VEGETATION AND TREES PLANTED AWAY FROM ENTRANCES AND WALKWAYS.

k. LANDSCAPING AROUND THE PERIMETER OF THE SITE AND AROUND WINDOWS OF THE BUILDING WILL BE MAINTAINED AS TO PRESERVE A CLEAR LINE OF SIGHT BETWEEN 2.5 FEET AND 8 FEET. THIS INCLUDES TRIMMING TREE LIMBS AS TO NOT HANG LOWER THAN 8 FEET AND TO TRIM SHRUBS/HEDGES TO A MAXIMUM HEIGHT OF 2.5 FEET.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSSES ON MAINTAINING CONTROL AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:

a. THE SITE IS ACCESSED BY VEHICLES AT ONE LOCATION, WHERE INCOMING/OUTGOING TRAFFIC CAN BE ACTIVELY MONITORED VIA PASSIVE OR ELECTRONIC SURVEILLANCE MONITORING.

b. A MANUAL SECURITY GATE WILL BE LOCATED AT THE FRONT ENTRANCE AND WILL BE CLOSED DURING NON-BUSINESS HOURS.

c. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.

d. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.

e. THIS NON-RESIDENTIAL PROJECT DOES NOT CONTAIN A LATE-NIGHT BUSINESS.

f. MULTIPLE PEDESTRIAN ROUTES AVOID ENTRAPMENT AND ALLOW TO EVADE AND ESCAPE TOWARD MAIN ENTRANCE IN CASE OF AN EMERGENCY.

g. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY.EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

h. FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AND SAFES AT ANY COMMERCIAL PROPERTY, RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES, AND/ OR WHEREVER VALUABLES OF ANY KIND ARE STORED SUCH AS CASH, JEWELRY, ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, MONITORS, AND ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC., THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES AND ROBBERIES. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.

i. FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION / SENSOR ALARMS MUST BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL AUTHORIZED PERSONNEL ARE OUT OF THE BUSINESS.

j. FOR COMMERCIAL INCLUDING COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ HOTELS/ RETAIL / MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): 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. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.

B1. ACCESS CONTROL - SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

k. 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:

l. 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.

m. BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND. 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.

n. 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.

o. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

p. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

q. 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.

B2. ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

a. 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.

b. KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

c. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

d. MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

3. **TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:

a. A PERIMETER WALL/FENCE WILL SEPARATE THE PRIVATE DEVELOPMENT FROM THE ADJACENT USES ALL SIDES OF THE PROJECT.

b. PERIMETER LANDSCAPE FURTHER SEPARATES PUBLIC VS PRIVATE SPACE, SPECIFICALLY ALONG THE PROPERTY'S NORTH SIDE.

4. **MAINTENANCE:** VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. MAINTENANCE IS AN IMPORTANT FACTOR IN PRESERVING A SAFE ENVIRONMENT AND THIS PROJECT AIMS TO SATISFY THIS PRINCIPLE IN THE FOLLOWING WAYS:

a. LANDSCAPE MAINTENANCE OF THE SURROUNDING AREAS WILL INDICATE AN ADEQUATE FUNCTIONING PROJECT, THEREFORE PROMOTING THE SENSE OF OCCUPANCY, FURTHER DETERRING CRIMINAL ACTIVITY.

b. THE SITE WILL BE MAINTAINED CLEAR OF DEBRIS AND MONITORED DURING BUSINESS HOURS BY EMPLOYEES OF THE BUSINESS.

c. MAINTENANCE STAFF WILL TAKE NOTICE OF ANY DAMAGE OR HAZARDS WITHIN THE MAINTAINED AREAS. THEY WILL PERFORM QUICK AND MINOR REPAIRS TO KEEP THE SITE CLEAN AND SAFE.

d. GRAFFITI WILL BE CLEANED OR PAINTED OVER AS QUICKLY AS POSSIBLE.

e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.

f. IF APPLICABLE, ALL EXTERIOR WATER SPIGOTS WILL HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE.

g. EXTERIOR WATER SPIGOTS WILL HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE PUBLIC BENCHES WILL BE DESIGNED TO DETER IRREGULAR USE.

h. FOR COMMERCIAL INCLUDING COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ HOTELS/ MULTI-FAMILY / OFFICES, ETC. 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.

i. SECURITY / CONVEX MIRRORS MUST BE INCORPORATED INTO AREAS WITH LIMITED VISIBILITY THAT ARE NOT COVERED BY SECURITY SURVEILLANCE CAMERAS & CONSIDERED TO BE POTENTIAL POINTS OF CONCEALMENT, AMBUSH &/OR EXTREME SAFETY CONCERN.

j. PURPOSE: TO PROVIDE THE LEGITIMATE USER WITH INCREASED VISIBILITY IN AREAS SUCH AS, BUT NOT LIMITED TO LENGTHY INTERSECTING HALLWAYS, ALLEYS, PARKING GARAGES, VEHICLE ENTRY / EXIT POINTS TO THE PUBLIC RIGHT OF WAY, BLIND CORNERS, ELEVATORS, RETAIL SHOPPING ISLES, ETC.

k. 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.

l. 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.

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:

a. THE SITE PROPOSES OUTDOOR STORAGE USES. THE OUTDOOR ACTIVITY OF MAINTENANCE AND GENERAL SITE OPERATIONS WILL PROVIDE AN ACTIVE PRESENCE FOR THE SITE.

b. IF THE BUILDING/ DEVELOPMENT 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. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

c. PUBLIC, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

d. SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE.

CONFIDENTIAL

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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	10/29/25
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.10.29 14:34:41-04'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
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CLIENT

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PROJECT

1621 BLOUNT RD OUTDOOR STORAGE
1621 Blount Road
Pompano Beach FL

SHEET TITLE

CPTED NOTES

SHEET NUMBER	SP-202
PROJECT NUMBER	15564.00

STATUS: PRELIMINARY

Plotted by: fascuntar On 10/29/2025 2:22 PM

Drawing name: H:\15564.00 - 1621 Blount Road - Pompano Beach - Jadian IOS\Engineering\Cadd\15564.00-SP-2XX.dwg