

## CPTED NARRATIVE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) IS BASED ON A SET OF FIVE DESIGN AND USAGE CONCEPTS THAT CAN LEAD TO A REDUCTION IN THE INCIDENCE AND FEAR OF CRIME AND AN IMPROVEMENT IN THE QUALITY OF LIFE. THE FIVE PRINCIPLES OF CPTED ARE: TERRITORIALITY, ACCESS CONTROL, ACTIVITY SUPPORT, AND MANAGEMENT & MAINTENANCE. THE FOLLOWING NARRATIVE WAS BASED ON THE CPTED GUIDELINES FOR THE PROPOSED INDUSTRIAL BUILDING LOCATED AT THE FLEA MARKET SITE.

**CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE**  
NATURAL SURVEILLANCE "SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.  
THE PROJECT IS DESIGNED TO PROVIDE NATURAL AND ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE AND SURROUNDING BUILDINGS. DURING THE DAY, NATURAL SURVEILLANCE IS ACCOMPLISHED THROUGH VISIBILITY THROUGH GLAZING FROM THE INTERIOR AREAS AT THE FRONT OF THE BUILDINGS AND SECURE WINDOWS ON THE OVERHEAD DOORS IN THE LOADING AREA LOCATED IN THE REAR OF THE BUILDING. EXTERIOR DOORS WILL INCLUDE A MINIMUM 6" BY 6" WINDOW WHICH WILL NOT FACILITATE THE EASY REACH OF THE DOOR'S LOCKING MECHANISMS. ADDITIONALLY, THE DUMPSTER ENCLOSURE IS STRATEGICALLY LOCATED IN THE CENTRAL TRUCK COURT THAT IS VISIBLE FROM THE BUILDINGS. DURING THE NIGHT, NATURAL SURVEILLANCE IS ACCOMPLISHED BY PROVIDING AMPLIFIED LIGHTING THROUGHOUT THE SITE (1 FOOT-CANDLE MIN) AND ENHANCING THE LIGHTING AT THE ENTRANCES BELOW THE CANOPIES. LIGHTING PLACEMENT ENHANCES THE CAMERA PLACEMENT RATHER THAN CONFLICT WITH IT. THE PROJECT WILL PROVIDE ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE TO AVOID HIDDEN AREAS. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH THE QUANTITY AND LOCATIONS TO BE FURTHER DETERMINED BY THE TENANTS. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR FUTURE LANDSCAPING. THE SITE MAINTAINS 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER. THE SECURITY CAMERAS WILL FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL, ALONG AND UP TO THE BUILDING PERIMETERS. BURGLAR ALARMS WILL BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUSINESS.

1. LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) 'G-1-2022' GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE TO EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE OPTED ORIENTED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC. THEREBY DEPRIVING VIOLATORS THE ABILITY TO UTILIZE THE DESIGNATED SEATING.

2. 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. OPTION TO CONSIDER: INSTALL GROUND PEDESTRIAN SCALE LIGHTING NEAR THE FRONT ENTRANCE GATES AND ALONG THE ENTRANCE PATHWAY WHEN THE AREA IS DARKER THE CONCERN IS KEEPING PEDESTRIANS IN THIS AREA SAFE WITH ADEQUATE LIGHTING AS NEARBY 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 ADDING RESIDENCES WILL ALSO BE AVOIDED. BOLLARD LIGHTING IS A GREAT OPTION AS IT PROVIDES BOTH PEDESTRIAN SCALE ILLUMINATION & PHYSICAL PROTECTION FROM VEHICLE INTRUSION ACCIDENTS.

**A.2) NATURAL SURVEILLANCE-SECURITY STRENGTHENING:**  
1. DESIGNATED ADA ACCESS RAMPS AND/OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE. PURPOSE: SOLID WALLS AND/OR OTHER RAISED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ARE DISCOURAGED AS THEY HINDER VISIBILITY. MAY ENCOURAGE TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY (I.E. LOITERING, VANDALISM, GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC. AND RESULT IN HIGHER MAINTENANCE COSTS.

2. IF FOR COMMERCIAL, INDUSTRIAL, & RETAIL, INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP AREAS, ETC. TO DETER PREVENT ROOFTOP BURGLARIES WHICH OCCUR IN COMMERCIAL BUSINESSES THAT ARE IN AREAS OF GENERALLY LOWER LATE DARK HOUR OPERATIONS OR PEDESTRIAN VEHICLE TRAFFIC THAT WOULD OTHERWISE ACT AS A NATURAL SURVEILLANCE DETERRENT.

**A.3. ELECTRONIC SURVEILLANCE-SECURITY STRENGTHENING**  
1. SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. GOAL: PLACEMENT OF MONITORS IN STRATEGIC LOCATIONS INCREASES VALUABLE SURVEILLANCE AND EXPEDITES REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS OR CRITICAL INCIDENTS SUCH AS ACTIVE KILLERS, ETC. LARGER MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE FRONT DESK, LOBBIES, THE MANAGERS OFFICE, ETC.

2. IF FOR COMMERCIAL, INDUSTRIAL, & RETAIL, INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP AREAS, ETC. TO DETER PREVENT ROOFTOP BURGLARIES WHICH OCCUR IN COMMERCIAL BUSINESSES THAT ARE IN AREAS OF GENERALLY LOWER LATE DARK HOUR OPERATIONS OR PEDESTRIAN VEHICLE TRAFFIC THAT WOULD OTHERWISE ACT AS A NATURAL SURVEILLANCE DETERRENT.

3. DESIGNATED VEHICLE PARKING AREAS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE. GOAL: VIOLENT CRIMES AGAINST PEOPLE AS WELL AS VEHICLE BURGLARIES, THEFTS & OTHER TYPES OF CRIMES FREQUENTLY OCCUR IN PARKING AREAS. HAVING FULL & THOROUGH VIDEO COVERAGE OF VEHICLE PARKING AREAS INCREASES THE VALUE OF INVESTIGATIVE RESEARCH THAT LAW ENFORCEMENT OFFICES USE TO QUICKLY IDENTIFY SUSPECTS & SOLVE CRIMES MORE RAPIDLY.

4. ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE. THIS INCLUDES SECURED AREAS DESIGNATED FOR PACKAGE DELIVERIES & STORAGE.

**CPTED PRINCIPLE #2 - TERRITORIALITY**  
TERRITORIAL REINFORCEMENT CREATING OR EXTENDING A 'SPHERE OF INFLUENCE' BY UTILIZING PHYSICAL DESIGN SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED. THE BUILDING LAYOUTS WERE POSITIONED TO CREATE A NATURAL SEPARATION BETWEEN PUBLIC AND PRIVATE AREAS. THE FRONTS OF THE BUILDINGS ARE LOCATED TOWARD THE MAIN ACCESS ROADS COMING INTO THE SITE WITH THE PURPOSE TO CONTROL THE ACCESS OF REGULAR TRAFFIC AND LIMIT THE PASSAGE OF TRAFFIC THROUGH THE TRUCK COURT. ADDITIONALLY, THE REARS OF THE BUILDINGS ARE WHERE THE TRUCKS/EMPLOYEES WILL BE LOCATED THEREFORE CREATING A SAFER AREA FOR TRUCKS TO MANUEVER AWAY FROM THE PUBLIC. THE SIDEWALKS AND LANDSCAPING PROVIDED FOR THE PUBLIC DOES NOT EXTEND INTO AREAS WHERE IT WOULD NOT BE SAFE FOR SOMEONE OTHER THAN EMPLOYEES TO ACCESS. THE LANDSCAPE PROVIDED CLOSE TO THE ENTRANCES OF THE BUILDING ENSURE THE AREAS OF IMPORTANCE AND THE ZONE WHERE THE PUBLIC AREA FROM PARKING AND SURROUNDING SITE WILL CHANGE THE PRIVATE AREA THAT BELONGS TO THE USERS OF THE BUILDINGS. THERE WILL BE B50 NO TRESPASS SIGNS FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PARKING AND FROM SITE PERIMETER LINES.

**CPTED PRINCIPLE #3 - ACCESS CONTROL**  
NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR OPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF THE PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME. THE SITE IS DESIGNED TO PROVIDE CLEAR CIRCULATION FOR THE USERS. THE SIDEWALK IS PROVIDED ONLY TO CONNECT THE MAIN ENTRANCES WITH THE PARKING. THE SIDEWALK DOES NOT CONTINUE IN THE REAR OF THE BUILDINGS WHERE THE LOADING ZONE CAN BE HAZARDOUS TO THE PEDESTRIANS. THE PROJECT PROVIDES ENHANCED LIGHTING AND LANDSCAPING WHICH CAREFULLY GUIDES THE USER TO THE BUILDING ENTRANCES AND AWAY FROM POTENTIALLY SECURED AREAS WHICH WILL ENHANCE THE AREAS FOR PUBLIC USE. SIGNAGE WILL BE PROVIDED TO CLEARLY DEMARCATATE THE PUBLIC AND PRIVATE AREAS AND THE AREAS SPECIFIC FOR BUSINESS AND CUSTOMER USE.  
THE CAMERAS SHOULD BE PLACED AT APPROPRIATE HEIGHTS TO CAPTURE AS MUCH DETAIL OF SUSPICIOUS ACTIVITY AS POSSIBLE. ALL FUTURE TENANTS WILL ALSO BE ENCOURAGED TO PROVIDE ELECTRONIC SURVEILLANCE IN ALL OPEN AREAS SUCH AS ENTRANCES, LOBBIES, AND COMMON AREAS. THE DRAINAGE RETENTION AREAS WERE ALSO IMPORTANT IN CREATING A SEPARATION BETWEEN THE SITE AND ADJACENT AREAS. DISCOURAGING PEDESTRIANS TO ACCESS AREAS THAT ARE NOT DESIGNED TO BE ACCESSED. TO INCREASE SECURITY STRENGTHENING, THE PROPOSED DUMPSTER ENCLOSURE GATES WILL HAVE BOTTOM CLEARANCES OF AT LEAST 8' ABOVE THE GROUND FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING.

**ACCESS CONTROL-SECURITY STRENGTHENING:**  
1. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC. THEREBY DEPRIVING LEGITIMATE USERS TO UTILIZE THE DESIGNATED SEATING.

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

3. 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.

**ACCESS CONTROL-SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURE/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 DUMPSTER 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. 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.

4. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.  
5. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.  
6. 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.  
**ACCESS CONTROL-SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICE:**  
1. KEY FOB, KEY CARD DEVICES & ACCESS CONTROLS 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 CLOINED (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.

**CPTED PRINCIPLE #4 - ACTIVITY SUPPORT**  
ACTIVITY SUPPORT INCREASES THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF DECREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USER IS CASUAL AND THE SITE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY. THE SITE HAS NO SECURED AREAS. AND THE LANDSCAPE PROVIDED DOES NOT BLOCK VISIBILITY WITHIN THE SITE. LANDSCAPE MAXIMUM HEIGHTS, TRUCK WIDTHS, AND BUSH DENSITY WILL BE MAINTAINED. THE SITE WILL PROVIDE AMPLIFIED LIGHTING WHICH WILL CREATE A SAFE ENVIRONMENT THROUGH VISUAL CONNECTIONS. PARKING SPACES ARE AVAILABLE NEXT TO ALL ENTRANCES FOR THE CONVENIENCE AND SAFETY OF THE EMPLOYEES. LASTLY, THE GLASS STOREFRONTS AND OVERHEAD DOOR WINDOWS WILL ALLOW FOR NATURAL SURVEILLANCE TO THE OUTDOOR ACTIVITY.

1. EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE OPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC. THEREBY DEPRIVING LEGITIMATE USERS TO UTILIZE THE DESIGNATED SEATING.  
2. PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS, LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.  
3. 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.

**SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING**

1. POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING LEGALLY PARKED OR ABANDONED VEHICLES.  
2. INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & 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.  
3. 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, ENTER & EXIT SIGNAGE, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

**ACTIVITY SUPPORT-SECURITY STRENGTHENING**

1. EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE OPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC. THEREBY DEPRIVING LEGITIMATE USERS TO UTILIZE THE DESIGNATED SEATING.

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

3. 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.

## CPTED NOTES

1. REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.

2. ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE. ADDITIONALLY, EXTERIOR WATER SPOIGTS WILL HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE.

3. CLEAR SIGHT VIEWS, ACTIVITY NODES AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLLING OF ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.

4. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT THROUGH KEY IN KNOXBOX AS THERE IS MANUAL GATED ENTRY IN THIS PROJECT FOR ADDITIONAL SECURITY.

5. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPES, NAMES, QUANTITIES AND MAINTENANCE NOTES.

6. BROWARD COUNTY "NO TRESPASS" SIGNAGE PUR BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS.

7. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH QUANTITY AND LOCATION TO BE DETERMINED BY TENANTS.

8. 180 DEGREE WIDE ANGLE DOOR VIEWERS WILL BE INSTALLED ON ALL SERVICE EXTERIOR DOORS AND GLAZED OPENINGS WILL BE PROVIDED AT ALL COMMON AREA ENTRY DOORS.

9. ENHANCED LIGHTNING LEVELS TO BE INCORPORATED AT STOREFRONT ENTRANCES.

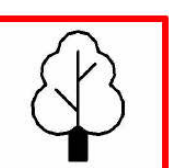
10. PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING, PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

11. COMMENT EGRESS/ACCESS TO INTERIOR OF PROPOSED BUILDINGS REQUIRED ALONG LONG SOUTH SIDE OF BOTH BUILDINGS. EXIT DISCHARGE MUST MEET ALL REQUIREMENTS OF NFPA 101 LIFE SAFETY CHAPTER 7 EGRESS, LIGHTING AND SURFACE FROM EXIT DISCHARGE TO RIGHT OF WAY.

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## CPTED LEGEND

 **ELECTRONIC SURVEILLANCE**

 **ACCESS CONTROL- NATURAL**

 **NATURAL SURVEILLANCE**

**Festival Flea Market South  
Shell Industrial Buildings**  
NW 27th Ave + NW 33rd St Pompano Beach, FL  
FOUNDRY COMMERCIAL

REVISIONS	No.	Date	Description
		09/15/2024	INITIAL DRC SUBMITTAL

Drawing Title:  
CPTED PLAN

Scale: As Noted  
Project No: 25046  
Date: 11/06/2025

Principal: CSM  
Project Director: MB  
Project Manager: MB  
Drawn by: PC  
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AS-1.12

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