



CPTD PLAN

LEGEND

M	MAINTENANCE	👁	SURVEILLANCE - NATURAL
🔒	ACCESS CONTROL - NATURAL	🚪	ACTIVITY SUPPORT
🛡	TERRITORIAL REINFORCEMENT	🚪	TERRITORIAL REINFORCEMENT
🔒	SURVEILLANCE - ELECTRONIC		

NOTES:

- REFER TO CPTD NARRATIVE FOR OUTLINE OF HOW THE (S) CPTD PRINCIPLES ARE BEING ACHIEVED FOR THIS PROJECT.
- THE PROJECT WITH UTILIZE A CCTV SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BY SECURITY CONSULTANT AND BASED ON CONSULTATION WITH THE BDO DURING BUILDING PERMIT REVIEW.
- CLEAR SIGHT LINES, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE OF THE SURROUNDING AREAS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED AT ALL TIMES.
- REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPES, NAMES, QUANTITIES, AND MAINTENANCE NOTES.

CPTD NARRATIVE

CPTD PRINCIPLE #1: NATURAL SURVEILLANCE

- PROJECT HAS AN IMPACT RATED STOREFRONT FACADE TO MAXIMIZE THE VISUAL SURVEILLANCE.
- RESIDENTIAL UNITS ON UPPER FLOORS HAVE BALCONIES WITH GLASS RAILINGS, ALLOWING VISIBILITY TO THE PUBLIC REALM FOR NATURAL SURVEILLANCE.
- USE OF STOREFRONT TO MINIMIZE THE HIDDEN AREAS OF THE BUILDING.

CPTD PRINCIPLE #2: NATURAL ACCESS CONTROL

- MINIMIZE THE PEDESTRIAN ACCESS TO THE SITE THROUGH A SINGLE ENTRANCE.
- MINIMIZE THE VEHICULAR ENTRY TO THE BUILDING TO A SINGLE GATED ENTRANCE.
- SECURITY CARD ACCESS TO GET ENTRY INTO THE BUILDING.

CPTD PRINCIPLE #3: TERRITORIAL REINFORCEMENT

- SITE IS SURROUNDED BY HEDGES AND / OR A FENCE TO LIMIT ACCESS TO THE PROPERTY.
- USE OF MAINTAINED LANDSCAPE TO DIFFERENTIATE BETWEEN PUBLIC TO PRIVATE AREAS.
- THE STREET IS MADE UP OF PAVES WITH A DESIGN. THE PRIVATE ACCESS DRIVE WILL BE CONCRETE WHICH WILL DIFFERENTIATE BETWEEN THE PUBLIC AND PRIVATE AREAS.

CPTD PRINCIPLE #4: MAINTENANCE

- THE RESIDENTIAL UNITS ARE CONDOS AND THE BUILDING WILL HAVE AN HOA. THIS WILL KEEP THE LANDSCAPE AND BUILDING MAINTAINED IN A PROPER CONDITION.

CPTD PRINCIPLE #5: ACTIVITY SUPPORT

- COMMERCIAL SPACE ON FIRST FLOOR WITH STOREFRONT GLASS TO INCREASE NATURAL SURVEILLANCE AND ACTIVITY ON THE GROUND FLOOR.
- LOBBY / AMENITY SPACE ON THE GROUND FLOOR TO INCREASE NATURAL SURVEILLANCE AND PROVIDE ACTIVITY ON THE GROUND FLOOR.
- POOL LOCATED ON THE GROUND FLOOR TO ACTIVATE THE FIRST FLOOR.

NOTES

TRESPASS AND SIGNAGE:

- POST SURFICIENT BDO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT THE MAIN ENTRANCE AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.
- PROMINENTLY POST SIGN SECURITY USING ROBUST FASTENING AT ALL CORNERS.
- PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES AND/OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY. THE RULES SHOULD BE CLEAR AND REDUCE DELIBERATE VIOLATIONS THAT WOULD OTHERWISE OCCUR AND LEAD TO AVOIDABLE AND UNNECESSARY CALLS FOR POLICE RESPONSE.
- WAY-FINDING SIGNAGE MUST BE CLEAR AND REDUCE DELIBERATE VIOLATIONS THAT WOULD OTHERWISE OCCUR AND LEAD TO AVOIDABLE AND UNNECESSARY CALLS FOR POLICE RESPONSE.
- THE PROPERTY NUMBER ADDRESS SIGNAGE SHOULD BE PROMINENTLY DISPLAYED, UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES. PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & BAC WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

LANDSCAPING STANDARDS:

- DESIGN AND MAINTAIN LANDSCAPING AND LIGHTING TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.
- 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."
- ALL STRUCTURES INSTALL VANDAL PROOF / RESISTANT MOTION SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY). INCLUDING MAIN, GARAGE, STORAGE DOORS, STAIR, HEDGES (IF ANY), ETC. SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTERUSION AND CREATING THE PERCEPTION BY THE INTRUDER OF BEING OBSERVED. THEREFORE THESE SHOULD BE UTILIZED STRATEGICALLY TARGETED AREAS AFTER CAREFUL CONSIDERATION ESPECIALLY WITH REGARD TO ANY BUILDING DESIGN FEATURE AREA THAT HAS AN OVERHANG OR OBSTRUCTIVE FEATURE THAT WOULD ATTRACT LOITERERS, TRESPASSERS, ETC. WHO MAY USE THESE AREAS FOR CONSPIRACIOUS, SUSPICIOUS, OR AMBUSH IN THE CASE OF MORE SERIOUS CRIMES SUCH AS BURGLARY, ROBBERY, SEXUAL BATTERY, ETC.
- SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS. IT SHOULD NOT OVER ILLUMINATE OR CREATE SHADOWS.
- TO ENHANCE SECURITY: USE CAREFULLY FOCUSED BRIGHT SPOT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION/TRESPASS.
- DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.

NATURAL SURVEILLANCE, SECURITY STRENGTHENING AND ACCESS CONTROL:

- FOR COMMERCIAL, INDUSTRIAL, AND SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIO/VIDEO INTERCOM PAGER INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THE FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVIVE THE EXTERIOR PRIOR TO ENTERING TO AVOID BEING AMBUSHED UPON ENTERING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RISE ENTRY SUCH AS BY A FAKE DELIVERY DRIVER, UPS/FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES. SO STRATEGICALLY PLANNING AND DESIGNING DEFENSE AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.
- FOR RESIDENTIAL (HOME APARTMENTS, CONDOS, HOTELS, ETC.) ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR AT THE MINIMUM A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE). THE FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVIVE THE EXTERIOR PRIOR TO ENTERING TO AVOID BEING AMBUSHED UPON ENTERING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RISE ENTRY SUCH AS BY A FAKE DELIVERY DRIVER, UPS/FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES. SO STRATEGICALLY PLANNING AND DESIGNING DEFENSE AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.
- SOLID WALLS THAT ARE LOW TO THE GROUND A USED AS SYMBOLIC BARRIERS SHOULD HAVE A TOP/SIDE SHAPE TO PREVENT THE POTENTIAL FOR MISUSE, DAMAGES, AND/OR VANDALISM INFLECTED BY SKATEBOARDING, ROLLERBLADING, BICYCLING, ETC. EXAMPLES OF SUCH SHAPE INCLUDE: ANGLED, CURVED, RIDGED, BEVELED AND/OR INCORPORATED WITH CLEFTS, INTERMITTENT SPACING OR OTHER ARCHITECTURAL DESIGN TO DISUADE SUCH UNAUTHORIZED ACTIVITY.
- ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. OCCUPANTS OF THE ALARM COMPANY WILL THEN INVESTIGATE AND/OR ADDRESS ANY EMERGENCY ACCORDINGLY.
- INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS DOORS (IF ANY).

SURVEILLANCE: NATURAL AND ELECTRONIC:

- ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION, SHOW SIGHT "CONES" INDICATING COMPREHENSIVE COVERAGE.
- ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED TO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- ALL EXTERIOR BUILDING ENTRANCES, EXITS INCLUDING SERVICE DOORS MUST HAVE SURVEILLANCE CAMERA COVERAGE.
- STRATEGICALLY PLAN THE LOCATIONS OF THE ELECTRONIC SURVEILLANCE SYSTEM WEARABLE MONITORS TO AVOID OBSTRUCTIONS TO CLEAR SURVEILLANCE CAMERA MONITORS THAT ARE LOCATED IN AN UNOCCUPIED OFFICE OR CLOSET WHERE THEY ARE NOT READILY VIEWABLE ARE NOT USUALLY OF MUCH HELP.
- ALL MANAGEMENT/SECURITY OFFICE DOORS MUST HAVE A SURVEILLANCE WINDOW, AUDIO/VIDEO INTERCOM, REINFORCED SECURITY WINDOW, OR A 180-DEGREE WIDE ANGLE PEEPHOLE DOOR VIEWER ENSURING THE OCCUPANTS TO VIEW WHO IS OUTSIDE THE SECURITY SAFE ROOM DOOR.

SECURITY STRENGTHENING - BURGLAR SECURITY ALARMS / SATES - PHYSICAL & MECHANICAL SECURITY STRENGTHENING:

- FOR RESIDENTIAL, ONLY: INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREVENT EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFT, RAIDS, BURGLARIES, ROBBERIES, ETC. SATES ARE ALSO STRONGLY RECOMMENDED.
- FOR COMMERCIAL INCLUDING COMMERCIAL RESIDENTIAL/HOTELS/RETAIL/MULTIFAMILY WITH SECURITY/FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A WIRE CONCEALED BLIND PANIC DURESS ALARM AT MAIN ENTRANCE AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE WIRE ALARM IS COMPROMISED DUE TO THE WIRE 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 LANS, CURBSIDE SERVICE, EXTERIOR DRIVING, ETC.
- FOR COMMERCIAL INCLUDING COMMERCIAL RESIDENTIAL/HOTELS/RETAIL/MULTIFAMILY WITH SECURITY/FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTIONIST DESK, COUNTER TOPS AND/OR BAR SHOULD BE DESIGNATED WITH A CLEAR DELINEATION AND/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. THE PURPOSE IS TO DETER THE UNAUTHORIZED PERSONS FROM GAINING ACCESS TO THE PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. THIS ALSO PROVIDES A GREATER SENSE OF SECURITY FOR EMPLOYEES USING THE SPACE.
- ENCLOSED TRASH ROOMS MUST BE CONSTANTLY ILLUMINATED OR AT MINIMUM MUST HAVE SECURED SENSOR DEVICE IN DIRECT PROXIMITY TO THE ACCESS DOOR TO PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

KEY SECURITY: ACCESS CONTROL, AND SECURITY STRENGTHENING (FOR BUSINESS WITH NUMEROUS KEYS ON SITE SUCH AS RESIDENTIAL OR COMMERCIAL MANAGEMENT OFFICES, WAREHOUSES WITH NUMEROUS VEHICLES, TRUCKS, ETC. VALUABLE ASSETS ON SITE INCLUDE EQUIPMENT, TOOLS, SUPPLIES, ETC. PROPERTY MANAGEMENT OFFICES, REALTORS, CAR DEALERSHIPS, RESTAURANTS, VALETS, ETC.)

- KEY SECURITY OFFICE/DOORWAY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
- PARKING GARAGE AND/OR LOT, ADJACENT ACCESS ROSSSES AND PERIMETERS.
- PARKING GARAGES AND LOTS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE THE FOLLOWING FACTS MUST BE THOROUGHLY ACKNOWLEDGED AND ADDRESSED:
- ENSURE COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/CAPTURE.
- USE HIGHLY REFLECTIVE LIGHTS TO INCREASE THE VISIBILITY OF THE PARKING AREAS AND/OR MULTILEVEL PARKING GARAGES TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.
- POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN THE OWNERS/AUTHORIZED PERSONS TO PARK AND LOITER IN PRIVATE PARKING LOT.
- POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- LOCATE BLUE LIGHT CALL ASSISTANCE SYSTEM OR AN EQUIVALENT EMERGENCY CALL SYSTEM IN ALL GARAGE LEVELS FOR EMERGENCY ASSISTANCE. PLACE NEAR ELEVATORS AND STAIRCASES, INCLUDING ANY REMOTE STAIRCASES, BLUE LIGHT AND SURROUNDING AREA MUST BE UNDER VIDEO SURVEILLANCE.

MEC: CPTD & SECURITY STRENGTHENING

- COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY 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 REPAIRED. ADDRESS, IT LEADS TO UNHEALTHY SUBTLE CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS. THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.
- INSTALL ANTI-VIBRIL LAM IMPACT TRAFFIC SAFETY BOLLARDS AND/OR LARGE HEAVY, PREFERABLY LIGHTED, PLANTERS ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/INCIDENTS.
- INCORPORATED TRAFFIC CALMING DEVICES IN THE DRIVEWAYS TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED.
- ELEVATOR ACCESS CONTROLLED BY 1ST FLOOR ROB. INCLUDE BLIND SPOT CONVEX MIRRORS AND ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.
- 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.
- ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO COULD AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.
- ENSURE ALL EXTERIOR WATER OUTLET SPOUTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THEIR BODIES AND CLOTHES.
- ANY PUBLICLY ACCESSIBLE BENCHES OR PLATFORMS SHOULD BE DESIGNED TO DETER LOITERING/SLEEPING BY VAGRANTS/TRESPASSERS. AN EXAMPLE WOULD BE TO INCORPORATE INDIVIDUAL SEATING ON A BENCH BY INCLUDING ARM BARS BETWEEN DESIGNATED SINGLE SEATING PORTIONS. LARGE HORIZONTAL PLATFORMS SHOULD INCORPORATE AN ANTI-LOITERING/SLEEPING DESIGN FEATURE.
- BEE STORAGE BACES MUST BE PLACED CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NAT AND ELECTRONIC SECURITY SURVEILLANCE.
- EXTERIOR A/C CONDENSER EQUIPMENT MUST HAVE ENHANCED SECURITY STRENGTHENING FEATURES SUCH AS AN A/C IN-LINE ALARM, ONE-WAY TAMPER RESISTANT SCREWS, A/C SECURITY CAGE OR OTHER ADEQUATE PROTECTION.
- IF ANY WEIR PROVIDED, RESTRICT FREE PUBLIC ACCESS TO AVOID ATTRACTING LOITERING AND TRESPASSING BY UNAUTHORIZED/UNDESIRABLE PERSONS.
- ADDRESS EMERGENCY RADIO SIGNAL ORDINANCE TO ENSURE LAW ENFORCEMENT CAN OPERATE UNIMPEDED WITHIN THE STRUCTURE.
- PROVIDE AN EMERGENCY ACCESS METHOD/SYSTEM TO LAW ENFORCEMENT IN THE EVENT OF A LAW ENFORCEMENT/CRIMINAL INCIDENT, OR MEDICAL EMERGENCY. POLICE OFFER ARRIVE BEFORE THE RESCUE INSIDE THE FACILITY.

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

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DESIGNED	DRAWN	CHECKED
JY	JJ	JY

REVISIONS	
DATE:	COMM:
01/12/24	22019

580 BRINY AVE.
POMPAHO BEACH, FL

Digitally signed by Jiro Yates
Date: 2024.04.09 11:48:06-04'00'

GROUP LEVEL CPTD PLAN
SCALE: 1/8" = 1'-0"

DATE: 04.03.2024
FILE: A-303
724-12000003
05/15/2024