

D. MAINTENANCE & MANAGEMENT SECURITY STRENGTHENING

1.) 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.

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 INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.

3.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
GOAL: TO DETER THEFT OF UTILITY SERVICES & DENY USE BY POTENTIAL TRESPASSERS, UNAUTHORIZED USERS, ETC. WHO MAY BE ATTRACTED TO THE PROPERTYS AMENITIES AND/ OR VULNERABILITIES AND THEN TRESPASS AND LOITER TO CHARGE THEIR MOBILE PHONES, ETC., OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEYRE ON SITE.
4.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP.
GOAL: TO DETER THEFT OF UTILITY SERVICES & DENY USE BY POTENTIAL TRESPASSERS, UNAUTHORIZED USERS, ETC., WHO MAY BE ATTRACTED TO THE PROPERTYS AMENITIES AND/ OR VULNERABILITIES, AND THEN WHO FREQUENTLY TRESPASS AND LOITER TO WASH THEMSELVES AND THEIR CLOTHES, WHO FREQUENTLY LEAVE SOILED CLOTHING AND LOTS OF LITTER BEHIND OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEYRE ON site.

5.) COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE FIRMLY SECURED IN PLACE TO DETER theft. OPTIONS TO CONSIDER ARE METAL STRAP TIE DOWNS, SECURED ENCLOSURES &/OR SENSOR EQUIPMENT, ETC. SERIAL NUMBERS & PHOTOS OF SUCH EQUIPMENT MUST BE STORED & READILY AVAILABLE FOR POSSIBLE CRIMINAL OR PROPERTY DAMAGE REPORTS.

6.) ELEVATOR (IF ANY) - ACCESS CONTROLLED BY 1ST FLOOR FOB, INCLUDE ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.

7.) 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.

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.

2.) 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.
PURPOSE: AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

3.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED 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 ABILITY TO UTILIZE THE DESIGNATED SEATING.

4.) THOROUGH CRIMINAL BACKGROUND CHECKS SHOULD BE COMPLETED FOR ALL FULL-TIME & PART-TIME EMPLOYEES AS WELL AS VOLUNTEERS, ESPECIALLY FOR ANY POSITIONS INVOLVING ACCESS TO JUVENILES, SENSITIVE INFORMATION & THE HANDLING OF MONEY.

5.) VALET STATIONS & PEDESTRIAN QUEUING AREAS (IF ANY) MUST BE CAPTURED BY ELECTRONIC SURVEILLANCE AND BENEFIT FROM NATURAL SURVEILLANCE.

6.) VALET ATTENDANTS & ACCOMPANYING PEDESTRIANS SHOULD BE PROVIDED WITH PROTECTION FROM POTENTIAL VEHICLE IMPACTS.
OPTIONS TO CONSIDER WOULD BE THE INSTALLATION OF TRAFFIC BOLLARDS, HEAVY PLANTERS, NON-MOUNTABLE VEHICLE CURB, ARCHITECTURAL / ARTISTIC FEATURES CAPABLE OF DEFLECTING SUCH IMPACTS, ETC.

7.) TO AID AGAINST POTENTIAL AUTO THEFTS & AUTO BURGLARIES, VALET KEY STORAGE CABINETS / CLOSETS SHOULD BE KEPT LOCKED AT ALL TIMES & BE EQUIPPED WITH RFID (RADIO FREQUENCY IDENTIFICATION) PROTECTION. IT IS STRONGLY RECOMMENDED THAT A GPS TRACKING DEVICE BE INSTALLED IN ANY PORTABLE VALET KEY STORAGE PODIUMS THAT ARE NOT PERMANENTLY ANCHORED IN PLACE.
8.) FOR COMMERCIAL / INDUSTRIAL / RETAIL / MULTIPLE UNIT DWELLINGS: LIGHT WEIGHT EXTERIOR FURNITURE THAT IS NOT PERMANENTLY SECURED TO THE GROUND & DESIGNATED FOR PUBLIC USE SHOULD BE MARKED & IDENTIFIABLE AS BELONGING TO THAT DEVELOPMENT.
ADDITIONALLY, SAID FURNITURE ITEMS SHOULD BE SECURELY STORED WHEN NOT NEEDED &/OR THE SITE IS CLOSED TO THE PUBLIC.
PURPOSE: TO DETER ACTS OF THEFT & TO PROPERLY IDENTIFY SUCH ITEMS IF STOLEN AND LOCATED OFF SITE.

9.) 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.

10.) INSTALL A BLUE LIGHT CALL ASSISTANCE SYSTEM OR AN EQUIVALENT EMERGENCY CALL SYSTEM ALONG ANY DESIGNATED RECREATIONAL WALKING PATHWAYS FOR EMERGENCY ASSISTANCE. BLUE LIGHT / EMERGENCY CALL SYSTEM AND SURROUNDING AREA MUST BE UNDER VIDEO SURVEILLANCE.



PROJECT NAME:

MCNAB HOUSE & BOTANICAL GARDENS

PROJECT LOCATION/ADDRESS:
2250 E ATLANTIC BLVD
POMPANO BEACH, FL 33062

SUB-CONSULTANT INFORMATION:

NOTICE TO BUILDER:
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ARCHITECT AT ONCE OF ANY AND ALL ERRORS, DISCREPANCIES, IRREGULARITIES, OR OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

PROFESSIONAL SEAL:

KIRK J. OLNEY
FLORIDA REGISTERED LANDSCAPE
LA0001705

SUBMITTAL DESCRIPTION / MILESTONE:

DRC SUBMITTAL
FEBRUARY 26TH, 2025

REVISIONS:		
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DRAWING SHEET INFORMATION		
BA PROJECT NO.:	02437	
SCALE:	AS NOTED	
DATE:	11-05-2024	
DRAWN BY:	MFM	
CHECKED BY:	KJO	

DRAWING TITLE:

CPTED NOTES

SHEET NO.

CONFIDENTIAL

DRC