



OPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE:

- THERE ARE WINDOWS AND GLAZING IN THE RESIDENTIAL SPACES, ON ALL FOUR SIDES, RESIDENTS, CUSTOMERS, AND EMPLOYEES, AND GUESTS CAN OBSERVE VISITORS ENTERING FROM THE STREET INTO THE LOBBY ENTRANCES AND PARKING GARAGE.
- THE PHOTOMETRIC LIGHTING PLAN IS DEMONSTRATING THAT THE PROPOSED LIGHTING PLAN IS PROVIDING EXCELLENT ILLUMINATION TO THE EXTERIOR OF THE BUILDINGS, THE BUILDING PARKING GARAGE, THE EXTERIOR WALKWAYS AND PUBLIC SPACES, AND VEHICULAR ENTRANCES, AND AS A RESULT, CREATES GOOD VISIBILITY FOR NATURAL SURVEILLANCE, AND SUPERVISION.
- VIDEO SURVEILLANCE, AND SMART VIDEO ANALYTICS WILL BE PLACED AROUND THE ENTRANCEWAYS INTO THE GARAGE, STAIRWELLS, AND LOBBY FOYER. THE VIDEO SURVEILLANCE SYSTEM WILL BE RECORDED, AND ANNOUNCED WITH WARNING SIGNAGE, THAT THE PROPERTY IS UNDER VIDEO SURVEILLANCE.
- VIDEO SURVEILLANCE SYSTEM SHOULD BE A FIXED-LENS THAT HAS WEATHER PROOF AND VANDAL RESISTANT COVERS.
- THERE WILL BE VIDEO SURVEILLANCE ALONG THE EXTERIOR OF THE PROPERTY, THE RESIDENT LOBBY AND PUBLIC AMENITY SPACES, AND TRANSITIONS FROM THE GARAGE TO THE APARTMENT BUILDING.
- AT THE RESIDENT ENTRY FOYERS, THERE WILL BE AN AUDIBLE VIDEO INTERCOM AND RESIDENT / GUEST CALL SYSTEM. ENTRANCE DOORS MUST BE ELECTRONICALLY LOCKED, AND FUNCTIONALLY INTEGRATED INTO THE INTERCOM SYSTEM. RESIDENTS WITH FOBs, SMARTCARDS, OR APPS, SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE GARAGE DOORS OR GATES, THE STAIRWELLS WHERE APPLICABLE, AND THE TRASH / GARBAGE ROOM.
- WHERE APPLICABLE, MOTION ACTIVATED SECURITY CAMERAS WILL BE INSTALLED ON THE PERIMETER BOUNDARIES, PARKING AREAS, AND ACTIVITY AREAS THAT ARE RESIDENT AMENITY SPACES. ANY BLIND SPOT AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING INTERIOR HALLWAYS OF THE RESIDENT HOUSING, SHALL HAVE SECURITY MIRRORS TO ASSIST VISIBILITY AROUND BLIND SPOT CORNERS TO DETER AND PREVENT CONCEALMENT AND AMBUSH OPPORTUNITIES.
- THE RESULT OF THE PUBLIC SAFETY PLAN IS TO DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS, IN ORDER TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL SURVEILLANCE.
- ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED, SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR FUTURE LANDSCAPING PLANTINGS.
- MINIMIZE ANY EXISTING OR POTENTIAL CONCEALMENT AMBUSH POINTS.
- ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR ACTIVE AND PASSIVE OBSERVATION. SIGHT "CONES" ARE INDICATING COMPREHENSIVE COVERAGE.
- ALL EXTERIOR BUILDING ENTRANCES, EXITS, INCLUDING SERVICE DOORS AND CORRIDORS WILL HAVE SURVEILLANCE CAMERA COVERAGE.
- STRATEGICALLY MONITORING SYSTEM TO AVOID OBSTRUCTING THE CLEAR SURVEILLANCE SIGHT LINES. PLACE THE MONITORS IN THE MOST ADVANTAGEOUS LOCATION FOR MAXIMUM VIEWING, SUCH AS IN THE MANAGEMENT AND LEASING OFFICE AREA, RATHER THAN LOCKED AWAY IN AN OFFICE, WHERE THEY ARE NOT USUALLY VIEWABLE, OR OF ANY HELP IN AN IMMEDIATE EMERGENCY.
- AS THIS PROJECT IS STRICTLY RESIDENTIAL, AND NOT MIXED USE, COMPLIANCE WITH THE CITY OF POMFANO BEACH BUSINESS SECURITY CODE, 95 115.26, IS NOT REQUIRED IN ORDER TO PROTECT EMPLOYEES AND THE CONSUMER PUBLIC FROM ROBBERY, BURGLARY, OR VIOLENT CRIMES.

TRASH ROOMS/ DUMPSTER: NATURAL SURVEILLANCE AND SECURITY STRENGTHENING

- THE DOORS LEADING TO AND FROM THE HALLWAYS TO THE DUMPSTER, COMPACTORS, AND TRASH ROOM AREAS SHALL BE SECURED WITH ACCESS CONTROL, VIDEO SURVEILLANCE, DOOR POSITION SWITCHES (DPS), TO CONTROL THE MOVEMENT OF PERSONS INTO THE AREA, AND PREVENT UNAUTHORIZED ACCESS.
- THERE IS NO EXTERNAL DUMPSTERS IN THIS PROJECT DEVELOPMENT. THE TRASH DUMPSTER ROOM IS LOCATED INSIDE OF THE GARAGE.
- TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT/ AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES THAT ALSO HAVE A PEDESTRIAN ACCESS ENTRY PASSAGEWAY, IN ADDITION TO SWING GATES, MUST INCLUDE LOCKABLE SWING AND PEDESTRIAN GATES.
- PROVIDE A ROBUST LOCKING MECHANISM, SUCH AS A THROW BOLT WITH A PADLOCK FOR EXAMPLE, RATHER THAN ONLY A VULNERABLE CHAIN AND PADLOCK.
- DUMPSTER AREA WILL HAVE CONTINUOUS LIGHTING TO ILLUMINATE THE AREA WHEN IN USE, BETWEEN SUNSET AND SUNRISE.
- THE DUMPSTER SHOULD HAVE SIGNAGE ALERTING THE AREA IS UNDER SURVEILLANCE, AND THE DUMPING IS ILLEGAL.

OPTED LIGHTING STANDARDS: NATURAL SURVEILLANCE

- THE LIGHTING PLAN INCLUDES A COMPREHENSIVE DETAILED DESCRIPTION IN OPTED REPORT OF HOW OPTED LIGHTING STANDARDS WILL BE ADDRESSED AT THIS SPECIFIC SITE. LIGHTING AND LUMINAIRE OUTPUT SHALL COMPLY WITH THE IESNA 6-1-2016 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
- ALL STRUCTURES SHALL HAVE INSTALLED VANDAL PROOF MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR DOORS AND OVERHANGS, INCLUDING MAIN ENTRY, GARAGE, STORAGE DOORS, SHEDS, ETC.
- SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTRUSION AND CREATING THE PERCEPTION BY THE INTRUDER OF BEING DISCOVERED. THEREFORE THESE SHOULD BE UTILIZED IN STRATEGICALLY TARGETED AREAS AFTER CAREFUL CONSIDERATION, ESPECIALLY ANY BUILDING DESIGN FEATURE AREA THAT HAS AN OVERHANG THAT WOULD ATTRACT LOITERS AND TRESPASSERS WHO USE THESE AREAS FOR CONCEALMENT, AMBUSH, SLEEPING, URINATING, ETC.
- EXTERIOR LIGHTING, AND SURVEILLANCE CAMERAS WILL BE USED ON THE PERIMETER BOUNDARIES, THE PARKING AREAS, AND ACTIVITY AREAS TO DETECT MOVEMENT, AND RECORD ANY ACTIVITY, IN WHAT SHOULD OTHERWISE BE QUIET AREAS OR NOT USED.
- EXTERIOR LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS AND WINDOWS. IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS OR SKY GLOW/LIGHT POLLUTION.
- TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS.
- ADEQUATE SOFT LIGHTING IS PREFERABLE TO SPOTLIGHTS SO AS NOT TO BLIND DESIRABLE USERS AND MAKE THEM PRONE TO SURPRISE HAZARDS SUCH AS AN AMBUSH. WITH SOFT BRIGHT LIGHTING THE FIELD OF VISION IS GREATLY EXTENDED.
- ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS WILL BE DESIGNED OUT TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING, AND SURVEILLANCE.
- LIGHTING LUMINAIRE PLACEMENT WILL SUPPORT AND ENHANCE VIDEO SURVEILLANCE PLACEMENT. LIGHTING SHOULD NOT BE DIRECTED INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY.

DOORS, WINDOWS, OVERHANGS, FENCES, ETC.: SECURITY STRENGTHENING, NATURAL SURVEILLANCE AND ACCESS CONTROL, BURGLAR ALARMS:

- INSTALL EITHER A REINFORCED SECURITY WINDOW, OR A 180-DEGREE WIDE-ANGLE DOOR VIEWER ON ALL EXTERIOR APARTMENT DOORS TO PROVIDE THE OPPORTUNITY TO MONITOR AND OBSERVE EXTERIOR SPACES, AND ALSO TO AVOID BEING AMBUSHED UPON EXITING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS, IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY.
- THE DOORBELL SYSTEM MAY BE THE RING VIDEO DOORBELL. [HTTPS://IT-IT-RING.COM](https://it-it-ring.com)
- ANY EXISTING OR FUTURE FENCING/GATING SHOULD BE OPTED ORIENTED SUCH AS METAL RAILING "SEE-THROUGH" TO MAINTAIN CRITICAL NATURAL SURVEILLANCE.
- FENCES SHOULD LIMIT OR NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED FOR CLIMBING, AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING, (4-5 INCHES MAX), OR SCREENING MESH TO PREVENT FOOTHOLDS.
- DO NOT BLOCK THE NATURAL SURVEILLANCE BENEFIT OF "SEE-THROUGH" FENCING BY PLACING HIGH HEDGES IN FRONT OF IT. ANY LANDSCAPING IN FRONT OF FENCES SHOULD BE LOW GROUND COVER WITH A MAXIMUM HEIGHT OF 2 1/2 FEET, WHERE APPROPRIATE, USE HARSH THORNY LANDSCAPING PLANTINGS TO STRENGTHEN THE FENCE PERIMETER AND ACCESS CONTROL BARRIERS.
- COSTLY EQUIPMENT, SUCH AS EXTERIOR AIR CONDITIONING UNITS, MUST BE CLEARLY AND PERMANENTLY MARKED, AND SERIAL NUMBERS AND PHOTOS STORED, FOR CRIMINAL INVESTIGATION. THIS IDENTIFICATION INFORMATION MUST BE READILY AVAILABLE, IN THE EVENT OF A THEFT OR BURGLARY, TO HELP LAW ENFORCEMENT TRY TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS.
- ALL EXTERIOR DOORS WILL HAVE NON-REMOVABLE HINGE PINS, AND HAVE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES (DPS), IN ORDER TO NOTIFY THE SECURITY SYSTEM THAT A DOOR, WHICH SHOULD HAVE NOT BEEN OPENED, HAS BEEN OPENED AND BREACHED. THE SECURITY SYSTEM WILL THEN NOTIFY THE PROPER AUTHORITIES TO INVESTIGATE THE OPENING AND ADDRESS THE SITUATION ACCORDINGLY.
- INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND FLOOR LEVEL SLIDING GLASS DOORS, AND OR VENTILATION LOCKS ON EXTERIOR WINDOWS.
- INTERIOR HALLWAYS OF THE RESIDENT HOUSING WILL USE CORNER MIRRORS WHERE HALLWAYS TURN TO IMPROVE VISIBILITY AND NATURAL SURVEILLANCE.

DIVINE E. AMOAH
ARCHITECT

AR # 0016936
2307 S. DOUGLAS RD. SUITE. 501
MIAMI, FLORIDA 33145
PHONE: (305) 441-1365

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BUILDING (8 UNITS)

333 LAS OLAS WAY, SUITE 1605,
FT. LAUDERDALE, FL 33301
Email: info@divineeamoah.com
www.opted-security.com

OWNER: BRANESP REALTY VENTURES LLC

ADDRESS: 524 N. RIVERSIDE DR.
POMFANO BEACH, FLORIDA 33062

REVISIONS

NO.	DESCRIPTION	DATE

STATE OF FLORIDA
DIVINE E. AMOAH
ARCHITECT
AR0016936
Digitally signed by Divine E. Amoah
Date: 2021.05.08 15:06:48
DIVINE E. AMOAH
ARCHITECT
AR # 0016936

DATE: 02/2021

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