



LEGEND:

- CONCRETE
- PROPERTY CORNER
- PROPERTY LINE
- WALL MOTION SENSOR
- ACCESS CONTROL/DPS

OPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

- ACCESS CONTROL IS ACCOMPLISHED BY HAVING THE PROPERTY BOUNDARIES DEFINED WITH A 6'-0" STEEL PICKET FENCE ON THE NORTH, EAST AND SOUTH BOUNDARIES, THE WEST BOUNDARY IS THE BUILDING ITSELF AND GARAGE, ALONG WITH A 6'-0" STEEL PICKET SECURED PEDESTRIAN GATE.
- A ROLL-DOWN GATES WILL PROTECT THE RESIDENTS PRIVATE GARAGE, AND HAVE DOOR CONTACTS AND RFID CONTROL, AND BE PART OF THE ALARM SYSTEM FOR THE BUILDING.
- THERE WILL BE VIDEO SURVEILLANCE AT THE BUILDING ENTRANCE, WITH A VIDEO INTERCOM AND RESIDENT CALL SYSTEM. THE FRONT DOORS WILL BE ELECTRONICALLY LOCKED AND FUNCTIONALLY INTEGRATED WITH THE INTERCOM SYSTEM. RESIDENTS WILL HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT DOORS, AND THE GARAGE ENTRANCE DOOR.
- MOTION ACTIVATED SENSORS, INTEGRATED WITH EXTERIOR LIGHTING AND SURVEILLANCE CAMERAS WILL BE USED ON THE PERIMETER BOUNDARIES, AND THE DRIVEWAY PARKING AREAS TO DETECT ANY UNAUTHORIZED ACCESS AND TRESPASS.
- ACCESS CONTROL FOR MULTI-FAMILY RESIDENTIAL PROPERTIES INCLUDE LIMITING PROPERTY AND BUILDING ACCESS POINTS, AND ENTRANCES. PUBLIC ACCESS POINTS SHOULD CHANNEL GUESTS THROUGH THE FEWEST ENTRY POINTS POSSIBLE. FOR REQUIRED FIRE EXITS, MAKE THEM EMERGENCY 'EXIT-ONLY' ALARMED DOORS, WHENEVER POSSIBLE. ALL FIRE EXIT DOORS WILL NOT HAVE EXTERIOR SIDE HARDWARE THAT WILL PREVENT USE OF THE EXIT DOORS, AS ENTRANCES, FIRE EXIT DOORS WILL HAVE DOOR POSITION SWITCHES (DPS) TO NOTIFY THE HEAD END SYSTEM WHEN THE DOOR IS OPENED, OR IS PROPPED OPEN. FIRE EXIT DOORS WILL HAVE DETEX TYPE PUSH BAR ALARMS TO CREATE AN ALARM CONDITION WHEN OPENED.
- AT FIRE EXIT ONLY STAIRWELL DOORS, THE PUSH BAR RELEASE MAY HAVE A 15 SECOND DELAYED EGRESS THAT CAN BE PROGRAMMED INTO THE DOOR RELEASE MECHANISM, TO DETER USE OF THE FIRE DOORS TO EXIT, UNLESS THERE IS A FIRE EMERGENCY.
- VEHICULAR GATE ENTRANCES INTO THE PARKING GARAGES ON LEVEL 1 WILL CREATE ACCESS CONTROL FOR RESIDENTS, AND WILL BE UNDER VIDEO SURVEILLANCE.
- THERE WILL BE VIDEO SURVEILLANCE AND ACCESS CONTROL AT THE BUILDING ENTRANCES INTO THE RESIDENT LOBBY, WITH A VIDEO INTERCOM AND RESIDENT CALL SYSTEM. THE FRONT DOORS WILL BE ELECTRONICALLY LOCKED, AND FUNCTIONALLY INTEGRATED WITH THE INTERCOM SYSTEM. RESIDENTS WILL HAVE ELECTRONIC ACCESS CONTROL TO THE LOBBY DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH/ GARBAGE ROOM.
- INTERIOR HALLWAYS OF THE RESIDENT HOUSING WILL USE CORNER SECURITY MIRRORS TO ASSIST IN VISIBILITY ARROUND BLIND SPOT CORNERS.
- MOTION ACTIVATED SENSORS, LIGHTING, AND SURVEILLANCE CAMERAS MAY 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.
- ALL EXTERIOR DOORS, EXCLUDING APARTMENT DOORS, WILL HAVE NON-REMOVABLE HINGE PINS. IF NEEDED, THE COMMON AREA SPACES, LIKE THE REC ROOM, OR LEASING OFFICE, MAY 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.
- ALL RESIDENT DOORS WILL BE HOLLOW METAL, HAVE A ONE-INCH THROWN DEADBOLT LOCK, A PEEP HOLE, AND REINFORCED DOORJAMB, TO PREVENT FRYING OR KICK-INS.
- INCLUDE ANTI-FRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND FLOOR LEVEL SLIDING GLASS DOORS/WINDOWS, AND OR VENTILATION LOCKS ON EXTERIOR WINDOWS, WHICH DOES NOT OPEN MORE THAN 4 INCHES.

KEY SECURITY: ACCESS CONTROL AND SECURITY STRENGTHENING

- KEY CONTROL SECURITY SYSTEM - A SECURED KEY CONTROL CONTAINER USED BY MANAGEMENT AND SECURITY STAFF. AVOID IDENTIFICATION OF SPECIFIC LOCATION OF KEY STORAGE SAFE TO THE PUBLIC.
- RESIDENT BUILDING AND ACCESS CONTROL WILL ALL BE ELECTRONIC OR BLUETOOTH ENABLED KEYPAD SMART DEADBOLT LOCKING MECHANISM, AND MAY USE FOBs, CARDS, OR KEY CONTROL APPS SUCH AS: [HTTPS://BUTTERFLYMX.COM](https://butterflymx.com) [HTTPS://WWW.LATCH.COM](https://www.latch.com) [HTTPS://ULTRALOCK.COM](https://ultralock.com)

PARKING LOT AND ADJACENT ACCESS PERIMETERS:

- SINCE THIS IS RESIDENTIAL HOUSING ONLY, THE PARKING GARAGE HAS BEEN DESIGNED AS RESIDENT PARKING ONLY. ACCESS CONTROL SYSTEMS FOR RESIDENT LEVEL PARKING WILL CONSIST OF A ROLL-DOWN GATES, VIDEO SURVEILLANCE, AND DECALS/TRANSPONDERS DESIGNATING THAT THE RESIDENTS CAR HAS BEEN REGISTERED WITH THE OFFICE.
- PROTECTING THE PROPERTY AND PEOPLE IN THE GARAGES IS A CRITICAL COMPONENT OF THIS OPTED PUBLIC SAFETY PLAN.
- SECURITY SURVEILLANCE CAMERA COVERAGE AT THE ENTRANCES AND EXITS OF THE PARKING GARAGE IS A CRITICAL PART OF THIS PUBLIC SAFETY PLAN. PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE, OR LINE OF SIGHT 'CONES' OF CAMERA VIEWS ARE DEMONSTRATED ON THE PUBLIC SAFETY PLAN.
- THERE WILL BE COMPREHENSIVE PARKING LOT SURVEILLANCE COVERAGE IN THE PARKING GARAGE.
- PARKING SPACES SHOULD BE CLEARLY AND INDIVIDUALLY MARKED AND ASSIGNED FOR RESIDENTS, ADA, SERVICE LOADING, AND EMPLOYEE USE.
- SIGNAGE WILL BE POSTED IN PARKING AREAS FORBIDDING VEHICLES, OTHER THAN OWNER'S/ AUTHORIZED GUESTS/ EMPLOYEES, TO PARK AND LOITER IN PRIVATE PARKING LOT.
- POST TONING SIGNAGE, USE RED PAINTED CURBS WHERE NECESSARY, ENFORCE TON AWAY POLICY CONSISTENTLY CONCERNING NON-RESIDENT/ NON-AUTHORIZED GUESTS, AND ABANDONED VEHICLES.
- SAFETY AISLES WILL BE DESIGNED IN FRONT OF THE PARKED CARS TO PROTECT PEDESTRIANS FROM DANGEROUSLY HAVING TO WALK BEHIND OTHER PARKED CARS THAT MAY BE BACKING UP, AND FROM HAVING TO RISK WALKING DANGEROUSLY IN CONFLICT WITH THE CAR TRAVEL LANES.
- WITH THE FENCED PERIMETER AND GROUND FLOOR ACCESS OF THE PROJECTS PARKING GARAGE, AND ACCESS TO THE LOBBY FOYER, IT WAS DEEMED NECESSARY FOR THIS PROPERTY TO HAVE A BLUE LIGHT PHONE ALERT SYSTEM. THE DEVICE WILL BE PLACED NEAR THE DOORWAY ENTERING THE LOBBY FOYER, AND WITHIN DIRECT LINE OF SIGHT FROM WITHIN ANYPLACE IN THE GARAGE. PARKING FACILITIES MAY USE AN EMERGENCY BLUE LIGHT CALL SYSTEM, WHEN DEEMED NECESSARY, TO ASSIST IN ASKING FOR ASSISTANCE IN ANY EVENTS OCCUR IN THE PARKING LOTS. THE CALL SYSTEMS SERVICE THE RESIDENTS AND VISITORS. THE CALL SYSTEMS WILL BE WITHIN THE CONE OF VIDEO SURVEILLANCE. [HTTPS://CODEBLUE.COM/PRODUCTS/](https://codeblue.com/products/)

OPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION

- GROUND PLANTING AND HEDGES ALONG THE BUILDING EXTERIOR, WHERE DESIGNATED, SHOULD BE LESS THAN 2'-6" FEET, AND MATURE TREE CANOPIES OVER 8 FEET TO ALLOW CLEAR ZONE OF NATURAL SURVEILLANCE FOR POLICE PATROL, TO BE ABLE TO HAVE A CLEAR UNOBSTRUCTED LINE OF SIGHT AROUND THE PERIMETER, AND INTO THE PROPERTY.
- THE 6'-0" STEEL PICKET FENCE THAT DEFINES THE PROPERTY BOUNDARY LINES ON THE NORTH, SOUTH, AND EAST PROPERTY LINES, WILL BE CONSTRUCTED ACCORDING TO ZONING REQUIREMENTS.
- DESIGN IN DENSE, LOW PROFILE AND/OR HARSH THORNY LIKE NON-OBSTRUCTIVE (MAXIMUM HEIGHT 2'-2'-6" FEET) LANDSCAPING PLANTINGS IN ANY VULNERABLE AREAS, SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, AND REMOTE PROPERTY LINES. THESE CLIMB RESISTANT PLANTINGS SERVE AS A DETERRENT TO LOITERING ACTIVITY, TRESPASSING, AND TO DENY ANY CONCEALED STAGING, AND AMBUSH OPPORTUNITY FOR POTENTIAL CRIMINAL ACTIVITY.
- BECAUSE OF THE SIZE OF THE PROJECT, IT WAS DEEMED UNNECESSARY TO EMPLOY THE USE OF A GUARD TOUR SYSTEM. [HTTPS://WWW.QRPATROL.COM](https://www.qrpatrol.com) [HTTPS://WWW.OMNIGO.COM/SOLUTIONS/GUARD-TOUR-SYSTEM](https://www.omnigo.com/solutions/guard-tour-system)
- THE DEVELOPER WILL SUBMIT A BROWARD SHERIFFS OFFICE NO-TRESPASS PROGRAM AFFIDAVIT WITH THE PROJECT APPLICATION. THERE WILL BE POSTED NO TRESPASS GROUND RULES, AND OTHER SIGNAGE POSTED TO REINFORCE TERRITORIALITY, AND ACCESS CONTROL TO THE LEGITIMATE USERS OF THE PROPERTY. THE PROJECT WILL POST SUFFICIENT NO TRESPASS SIGNAGE, SO THAT IT IS READILY VISIBLE AN ALL ENTRANCES, AND SIDES OF THE PROPERTY, NORTH, SOUTH, EAST, AND WEST.
- THE BSO NO TRESPASS SIGNS WILL BE DISPLAYED PROMINENTLY WITH THE BOTTOM EDGE OF THE SIGN AT APPROXIMATELY 6' FROM GROUND LEVEL, FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT THE PROPERTY AND FROM THE SITE PERIMETER LINES. THE SIGNS WILL BE SECURED WITH STURDY FASTENERS AT ALL CORNERS TO PREVENT VANDALISM.

OPTED PRINCIPLE #4 MAINTENANCE

- MATURE TREE CANOPIES SHOULD BE MAINTAINED CLEAR UNDER 8 FEET, WITH A TREE TRUNK THAT IS SIX INCHES IN DIAMETER OR GREATER.
- THE PROPERTY MUST MEET CITY LANDSCAPE REQUIREMENTS THAT MAY CONFLICT WITH OPTED GOALS. PLANTINGS AND HEDGES ARE NATURAL GROWING MATERIALS, AND DO CHANGE AND MATURE WITH TIME. PROPERTY MANAGEMENT WILL TAKE REASONABLE MEASURES TO MAINTAIN THE LANDSCAPING TO PRESCRIBED HEIGHTS.
- IT IS SUGGESTED THAT EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER, INCLUDING THE GARAGE, AND PUBLIC PATHS OF TRAVEL, SHOULD BE TREATED WITH A GRAFFITI RESISTANT RESIN TO PREVENT VANDALISM UP TO THE WAINGSCOTING, OR 5 FEET.
- LIGHTING LUMINAIRES WILL BE ENERGY EFFICIENT LED FIXTURES OR EQUIVALENT THAT REQUIRES LITTLE OR NO MAINTENANCE.
- MAINTAIN 2' - 2'-6" FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.
- ALL EXTERIOR DOORS IN THE PROJECT WILL HAVE NON-REMOVABLE DOOR HINGE PINS, AND HAVE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES, TO NOTIFY THE HEAD END SECURITY SYSTEM THAT A DOOR HAS BEEN OPENED, THAT SHOULD NOT BE OPEN, AND SEND NOTIFICATION TO THE APPROPRIATE PARTIES.
- ALL EXTERIOR SLIDING GLASS PATIO DOORS, AND SLIDING WINDOWS WILL HAVE VENTILATION LOCKS THAT PREVENT BURGLARY, BUT ALLOWS NATURAL AIR VENTILATION ON NICE WEATHER DAYS. THE OPENINGS SHALL NOT EXCEED 4 INCHES.
- A MAINTENANCE MANUAL WILL BE PROVIDED TO TENANTS DESCRIBING THEIR RESPONSIBILITIES TO UPKEEP THEIR APARTMENTS AND COMMON AREA SPACES, AS WELL AS DEFINING BUILDING MAINTENANCE RESPONSIBILITIES.

2ND & 3RD FLOOR PUBLIC SAFETY PLAN (TYP.)

SC:3/16"=1'

DIVINE E. AMOAH  
ARCHITECT

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

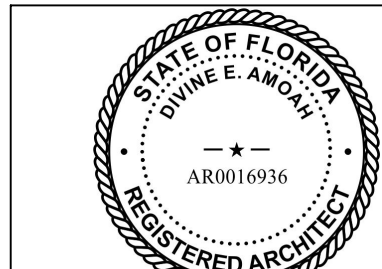
THESE DRAWING & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF DIVINE EPHRAIM AMOAH WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO DIVINE EPHRAIM AMOAH ARCHITECT.

NEW MULTIFAMILY  
BUILDING (8 UNITS)

OWNER: BRANESP REALTY VENTURES LLC  
ADDRESS: 524 N. RIVERSIDE DR.  
POMPANO BEACH, FLORIDA 33062

533 LAS OLAS WAY, SUITE 1605,  
FT. LAUDERDALE, FL 33301  
P: 305.441.1365  
Email: [info@divineeamoah.com](mailto:info@divineeamoah.com)  
[www.opted-security.com](http://www.opted-security.com)

REVISIONS



Divine E. Amoah  
Architect  
Digitally signed by Divine E. Amoah, Architect  
Date: 2021.05.08 15:10:15 -0400  
DIVINE E. AMOAH  
ARCHITECT  
AR # 0016936

DATE: 02/2021

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