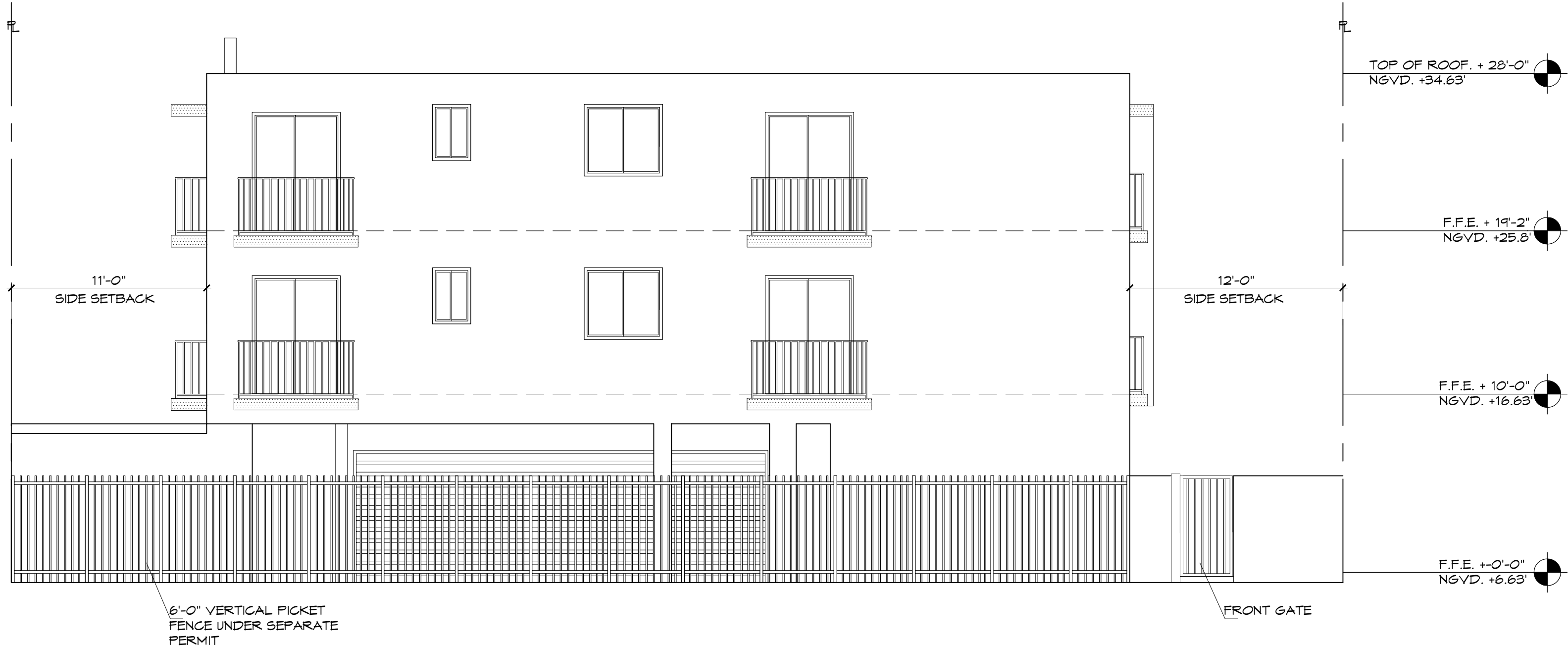


NORTH SIDE ELEVATION
SC:3/16"=1'



EAST REAR ELEVATION
SC:3/16"=1'

PUBLIC SAFETY PLAN

SC:3/16"=1'

CPTED PRINCIPLE #5 MANAGEMENT

- ALL TENANTS WILL BE THOROUGHLY SCREENED, AND BACKGROUND CHECKED FOR PRIOR CRIMINAL HISTORY.
- THE LEASE WILL COMPLY WITH U.S. HUD REQUIREMENTS FOR ONE-STRIKE YOU'RE OUT POLICY AND PRACTICES, RELATED TO CRIME AND DRUG ACTIVITY, IN THE APARTMENTS.
- STAFF WILL BE TRAINED TO RECOGNIZE SIGNS FOR DOMESTIC AND WORKPLACE VIOLENCE.
- PROPERTY MANAGEMENT WILL ESTABLISH A RELATIONSHIP WITH LOCAL POLICE TO ACQUIRE POLICE INCIDENT REPORTS THAT OCCUR ON THE PROPERTY.
- STAFF AND MANAGEMENT WILL ATTEND AND PARTICIPATE IN CRIME FREE MULTI-HOUSING PROGRAM TRAININGS TAUGHT BY LOCAL POLICE AGENCIES.
- PROPERTY MANAGEMENT WILL KEEP RECORDS OF INCIDENT REPORTS FOR AT LEAST THREE YEARS.
- PROPERTY MANAGEMENT WILL REGISTER ALL RESIDENT'S CARS AND VEHICLES, AND ISSUE DECALS, OR ACCESS CONTROL FOBs.
- ALL REQUESTS FOR SERVICE REPAIRS AND MAINTENANCE WILL BE ADDRESSED IN A TIMELY MANNER BY PROPERTY MANAGEMENT.
- 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.

CPTED PRINCIPLE #6 ACTIVITY SUPPORT

- THIS APARTMENT BUILDING WILL BE OPERATING 24 HOURS A DAY AND HAVE RESIDENTS USING THE BUILDING ON A CONTINUAL BASIS, AND PROVIDE EYES ON THE STREET.
- GROUND RULES WILL BE CLEAR AND VISIBLE, AND SPELL OUT CLEARLY THE RULES OF LEGITIMATE ACTIVITIES ON THE PROPERTY, AS WELL AS HAVING THE REQUIRED POSTED SIGNAGE FOR UNAUTHORIZED ACCESS AND TRESPASS. NO TRESPASSING SIGNS TO BE USED WITH PROPER STATE STATUTE REFERENCES AND ENFORCED BY THE APPROPRIATE LAW ENFORCEMENT AGENCY.
- THE ACTIVITY SUPPORT FROM HAVING A NUMBER OF RESIDENTS LIVING ON THE SITE AROUND THE CLOCK IS THE STRONGEST DETERRENT TO CRIME, ON AND AROUND THE PROPERTY.
- SECURE BICYCLE STORAGE IN THE GARAGE WILL PROVIDE SPACE TO PLACE BIKES, WITHOUT HAVING TO HAVE THEM ON BALCONIES OR PATIOS.
- THE RESIDENTS SERVE AS CAPABLE GUARDIANS OF THE PROPERTY, AND CAN CHALLENGE TRESPASSERS, AND CALL POLICE FOR QUICK RESPONSE.
- WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS.

GENERAL DEFENSIBLE SPACE NOTES:

- THE SITE PLAN IS PROPOSING A VEHICULAR PARKING GATES, AND LOBBY PEDESTRIAN ACCESS CONTROL, WARNING AND GROUND RULE SIGNAGE, SITE VIDEO SURVEILLANCE, LED SITE AND GARAGE LIGHTING, WHICH WILL PROVIDE FOR A SAFE AND SECURE LIVING ENVIRONMENT FOR THE PROPERTY.
- NO TRESPASSING SIGNS ARE TO BE USED WITH PROPER STATE STATUTE REFERENCES, AND STATED WHO WILL IT BE ENFORCED BY THE APPROPRIATE LAW ENFORCEMENT AGENCY.
- ALL PARKING SPACES SHALL BE ASSIGNED, AND MARKED FOR AUTHORIZED RESIDENTS AND OR THEIR GUESTS. SPACES WILL NOT IDENTIFY THE UNIT NUMBER OR RESIDENT NAME.
- SECURITY CAMERAS ARE RECOMMENDED TO FULLY VIEW ALL BUILDING ENTRANCES AND PRIMARY POINTS OF ENTRY.
- ALL EXTERIOR WATER SPROCKETS SHOULD HAVE A LOCKING DEVICE ON IT, IN ORDER TO PREVENT UNAUTHORIZED USERS FROM USING THE WATER AND OR HOSES FOR INAPPROPRIATE OR ILLEGITIMATE USES. ENSURE ALL EXTERIOR WATER OUTLET SPROCKETS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THERE BODIES AND CLOTHES.
- MOTION SENSORS - VANDAL RESISTANT MOTION SENSORS AND SECURITY ALERT LIGHTS SHALL BE INSTALLED OVER ALL EXTERIOR DOORS AND OVERHANGS INCLUDING MAIN ENTRY DOORS, GARAGE DOORS, STORAGE DOORS, AND SHEDS IF APPLICABLE.
- ALL EXTERIOR ELECTRICAL SOCKETS SHOULD HAVE A LOCKING DEVICE PLACES ON A CLOSABLE COVER TO PREVENT UNAUTHORIZED USE BY ILLEGITIMATE USERS. ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.
- ANY PUBLICLY ACCESSIBLE SEATING BENCHES OR PLATFORMS SHOULD BE DESIGNED WITH INTERMITTENT RAILINGS TO DETER LOITERING/ SLEEPING BY VAGRANTS/ AND TRESPASSERS. AN EXAMPLE WOULD BE TO INCORPORATE INDIVIDUAL SEATING ON A BENCH BY INCLUDING ARM BARS BETWEEN DESIGNATED SINGLE SEATING POSITIONS. LARGE HORIZONTAL PLATFORMS SHOULD INCORPORATE AN ANTI-LOITERING/ SLEEPING DESIGN FEATURES LIKE DIVITS OR BEVELING.
- BIKE STORAGE RACKS MUST BE PLACED CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- ALL EXTERIOR LOW WALLS, OR ANY SURFACE THAT COULD BE USED BY SKATEBOARDERS, WILL HAVE DIVOTS PLACES EVERY 3 FEET, TO DETER VANDALISM AND MISUSE OF THE EXTERIOR ARCHITECTURE FOR EXTREME SKATEBOARDING ACTIVITY.
- THE EXTERIOR A/C CONDENSER EQUIPMENT IS TO BE PLACED ON THE ROOFTOP, THUS REDUCING OPPORTUNISTIC THEFT OR VANDALISM. THE A/C COMPRESSORS MUST HAVE ENHANCED SECURITY-STRENGTHENING FEATURES SUCH AS ONE-WAY TAMPER RESISTANT SCREWS, A/C SECURITY CAGE OR OTHER ADEQUATE PROTECTION. IF EXTERIOR A/C COMPRESSORS ARE EXPOSED TO PUBLIC ACCESS, SERIAL NUMBERS AND IMAGES OF THE EQUIPMENT SHOULD BE STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS QUICKLY TRACK DOWN AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER OR PREVENT THEFT. THE DOOR EXITING THE ROOF TO THE ELEVATOR EQUIPMENT ROOM AND A/C EQUIPMENT MUST BE SECURED WITH A DPS AND ALARMED.
- PROTECTION OF PEDESTRIANS FROM VEHICLE RAMMING ACCIDENTS ALONG THE SIDEWALKS WILL BE ACCOMPLISHED WITH STAGGERING OF MATURE TREES, METAL LIGHT POLES, AND ANCHORED PLANTERS. THESE STREET FURNITURE FEATURES SHOULD BE SCATTERED ALONG ENTRANCEWAYS AND PEDESTRIAN SIDEWALKS IN AN IRREGULAR PATTERN IN AN EFFORT TO PREVENT VEHICLE INTRUSION IN HIGHER VOLUME PEDESTRIAN AREAS. A LARGE HEAVY OBSTACLE SUCH AS THESE CAN HELP TO DETER A VEHICLE FROM CAUSING INJURY TO PEDESTRIANS AND DAMAGE TO THE BUILDING.
- ADDRESS EMERGENCY RADIO SIGNAL ORDINANCE, ADOPTED FROM NFPA -12, TO ENSURE LAW ENFORCEMENT, AND FIRE RESCUE CAN OPERATE UNIMPEDED WITHIN THE STRUCTURE TO RESPOND TO LIFE THREATENING EMERGENCIES.
- THE PROJECT WILL ADDRESS REQUIREMENTS AND SAFETY PLANS FOR MASS NOTIFICATION SYSTEMS RELATED TO ANY SERIOUS OR LIFE THREATENING EMERGENCIES, SUCH AS FIRE, ENVIRONMENTAL, OR ACTIVE ASSAULT, ETC.
- PROVIDE AN EMERGENCY ACCESS METHOD/ SYSTEM TO LAW ENFORCEMENT. A FIRE RESCUE KNOX BOX LOCATED AT THE EXTERIOR LOBBY ENTRANCES, WILL ASSIST IN THE EVENT OF A LAW ENFORCEMENT/ CRIMINAL INCIDENT INSIDE THE FACILITY. TO ENSURE UNIMPEDED EMERGENCY ACCESS TO A SHERIFF'S OFFICE EMERGENCY RESPONSE, THE ENTRY ACCESS SYSTEM MUST BE ABLE TO DIAL 911 FOR EMERGENCY ALERT AND ACCESS.
- IF THE BUILDING HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

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DATE: 02/2021

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