

[illegible]

1. FRONT YARD VEGETATION IS PROPOSED ALONG THE RIGHT-OF-WAY (ROW) DEDICATION LINE AND SHALL NOT INTERFERE WITH THE REQUIRED VISIBILITY TRIANGLE.
2. "NO TRESPASSING" SIGNS SHALL BE INSTALLED ALONG THE NORTH AND SOUTH PROPERTY BOUNDARIES. A SIGNED AFFIDAVIT WILL BE PROVIDED AT THE TIME OF PERMITTING.
3. TREES LOCATED ADJACENT TO THE TOWNHOMES SHALL MAINTAIN A CLEAR TRUNK HEIGHT OF 8'-0" TO ALLOW VISIBILITY BENEATH THE CANOPY.
4. SECURITY LIGHTING SHALL INCLUDE A CEILING-MOUNTED, VANDAL-RESISTANT FIXTURE CENTERED ON THE FRONT AND REAR FACADES. IN ADDITION, MOTION-ACTIVATED, SOFT-BRIGHT FLOOD LIGHTING SHALL BE INSTALLED ON THE SIDES OF THE BUILDING, TYPICAL.
5. FENCING: ALL FENCING FACING THE STREET SHALL BE 4'-0" HIGH FOR INCREASED VISIBILITY AND SHALL BE TIED INTO THE FRONT CORNERS OF THE BUILDING. FENCING AT SIDE YARDS SHALL BE 4'-0" HIGH, AND REAR YARD FENCING SHALL BE 6'-0" HIGH, IN ACCORDANCE WITH ADJACENT GAZEBO FENCING REQUIREMENTS.
6. EACH UNIT SHALL BE EQUIPPED WITH A WIRELESS SECURITY SYSTEM, INCLUDING A VIDEO DOORBELL AT THE MAIN ENTRY.
7. ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT. ARCHITECT WILL PROVIDE WINDOWS SPECIFICATIONS DURING THE CONSTRUCTION DOCUMENT PHASE.

CPTED PRINCIPLE #1 – NATURAL SURVEILLANCE

THE PRIMARY OBJECTIVE OF NATURAL SURVEILLANCE IS TO MAXIMIZE VISIBILITY THROUGHOUT THE SITE, PROMOTING A "SEE AND BE SEEN" ENVIRONMENT. WHEN INDIVIDUALS PERCEIVE THAT THEY CAN BE OBSERVED, THE LIKELIHOOD OF CRIMINAL ACTIVITY IS REDUCED. PROPER PLACEMENT OF LIGHTING, BUILDING ORIENTATION, AND LANDSCAPING DESIGN ARE ESSENTIAL ELEMENTS IN ENHANCING VISIBILITY AND OVERALL SITE SECURITY.

CPTED PRINCIPLE #2 – NATURAL ACCESS CONTROL

NATURAL ACCESS CONTROL FOCUSES ON GUIDING THE MOVEMENT OF PEOPLE AND VEHICLES THROUGH THE SITE BY CLEARLY DEFINING ENTRY AND EXIT POINTS. THIS IS ACHIEVED THROUGH THE STRATEGIC USE OF WALKWAYS, FENCING, LIGHTING, SIGNAGE, AND LANDSCAPE FEATURES. THE INTENT IS NOT SOLELY TO RESTRICT ACCESS, BUT TO DIRECT CIRCULATION IN A MANNER THAT MINIMIZES OPPORTUNITIES FOR UNAUTHORIZED OR UNSAFE ACTIVITY.

CPTED PRINCIPLE #3 – TERRITORIAL REINFORCEMENT

TERRITORIAL REINFORCEMENT IS ACHIEVED BY CLEARLY DISTINGUISHING BETWEEN PUBLIC AND PRIVATE SPACES THROUGH PHYSICAL DESIGN ELEMENTS SUCH AS PAVING, LANDSCAPING, AND SIGNAGE. THESE FEATURES HELP ESTABLISH A SENSE OF OWNERSHIP AND RESPONSIBILITY AMONG USERS, WHICH IN TURN DISCOURAGES UNAUTHORIZED ACCESS AND REINFORCES CONTROLLED USE OF THE PROPERTY.

CPTED PRINCIPLE #4 – MAINTENANCE

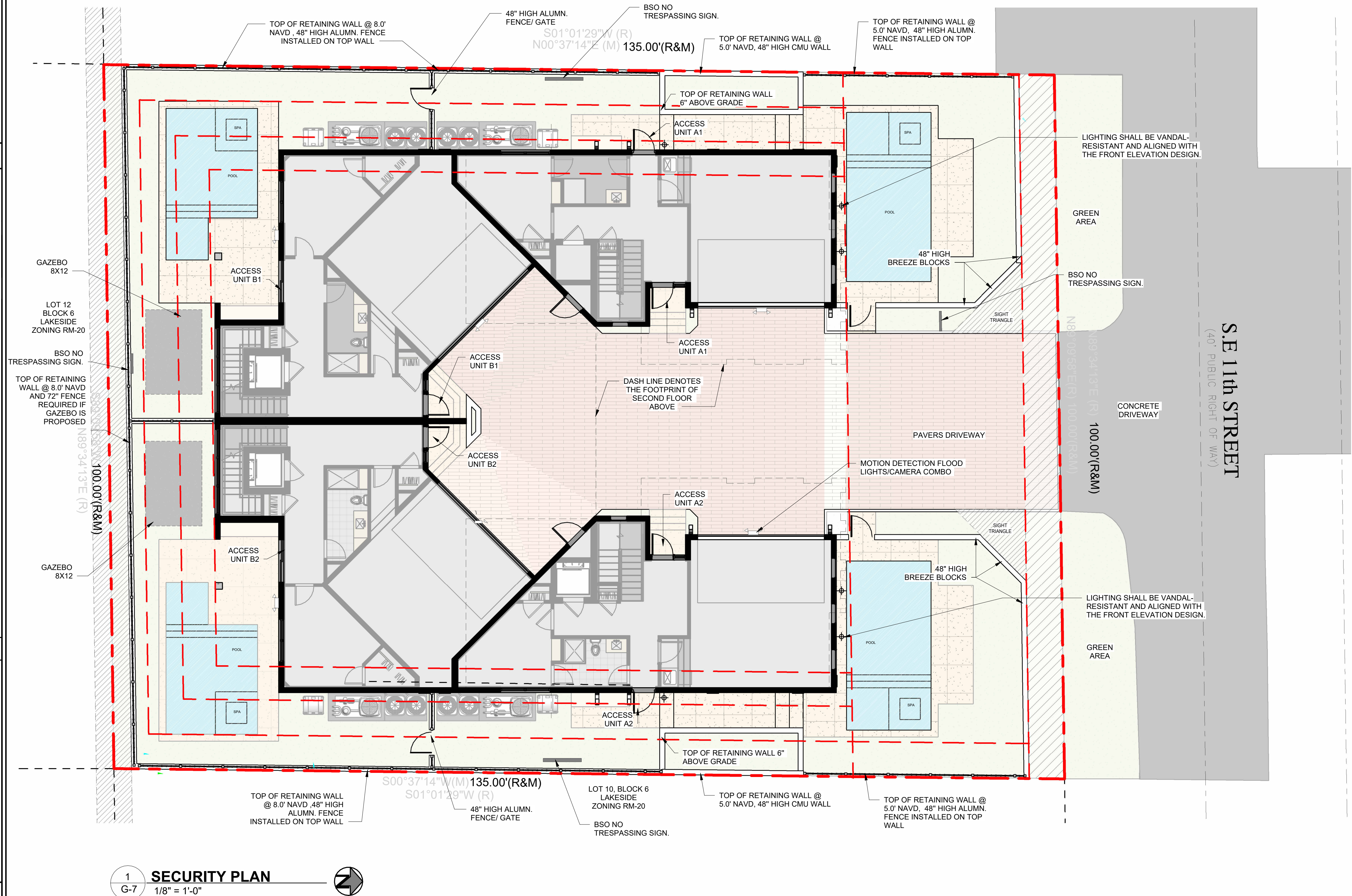
ONGOING MAINTENANCE IS A CRITICAL COMPONENT OF SITE SECURITY. WELL-MAINTAINED PROPERTIES CONVEY ACTIVE OWNERSHIP AND REDUCE THE LIKELIHOOD OF CRIMINAL BEHAVIOR. IN CONTRAST, NEGLECTED CONDITIONS MAY ENCOURAGE UNDESIRABLE ACTIVITIES. A CONSISTENT MAINTENANCE STRATEGY SUPPORTS LONG-TERM SAFETY AND PRESERVES THE OVERALL QUALITY AND VALUE OF THE DEVELOPMENT.

CPTED PRINCIPLE #5 – ACTIVITY SUPPORT

ACTIVITY SUPPORT ENCOURAGES THE APPROPRIATE AND CONTINUOUS USE OF SPACES FOR LEGITIMATE PURPOSES. BY PROMOTING REGULAR OCCUPANCY AND INTERACTION WITHIN THE SITE, THE PRESENCE OF USERS NATURALLY INCREASES SURVEILLANCE AND REDUCES THE POTENTIAL FOR CRIMINAL OR UNDESIRABLE BEHAVIOR.

- ALL EXTERIOR DOORS AND LOCKING DEVICES SHALL BE CAPABLE OF RESISTING A MINIMUM FORCE OF 300 LBS APPLIED IN ANY OPERABLE DIRECTION, IN ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS.
- ALL SINGLE EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH KEY-OPERATED LOCKS FROM THE EXTERIOR WITH A MINIMUM OF 6,000 KEY COMBINATIONS, OR SHALL INCLUDE AN AUXILIARY SINGLE DEADBOLT LOCKING DEVICE.
- HINGES ON EXTERIOR OFFSET-TYPE SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE PINS.
- JAMBS AT ALL EXTERIOR IN-SWING OFFSET-TYPE DOORS SHALL BE RABBETED OR OF EQUIVALENT CONSTRUCTION TO MAINTAIN THE INTEGRITY OF LOCKING MECHANISMS AND PREVENT TAMPERING.
- SINGLE SWINGING EXTERIOR DOORS: WHERE CONSTRUCTED OF WOOD, DOORS SHALL BE SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/8 INCHES.
- EXTERIOR WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES OPERABLE FROM THE INTERIOR AND CAPABLE OF RESISTING A MINIMUM FORCE OF 150 LBS.
- WINDOW SUB-BUCKS SHALL BE CONSTRUCTED OF PRESSURE-TREATED MATERIAL WITH A MINIMUM NOMINAL THICKNESS OF 2 INCHES AND SHALL BE SECURED AT A MINIMUM OF SIX (6) FASTENING POINTS PER JAMB USING 3-INCH FASTENERS OR APPROVED EQUIVALENT.

- 2.5 FT. MAX HEIGHT FOR LOW GROWING LANDSCAPING & MAINTAIN 8' FT. CLEAR TREE TRUNK FOR MATURE CANOPY TREES AND TALL PLANTS. REFER TO LANDSCAPE PLANS.
- PROVIDE VANDAL-RESISTANT LIGHTING FIXTURES AT ALL UNIT ENTRANCES AND EXITS. FIXTURES HAVE BEEN PROVIDED IN THE RCP



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PROJECT #

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