

EXPOUNDED CPTED PRINCIPLES NOTES:

Due to the magnitude of the project CPTED/Security Strengthening features & measures will be in a narrative format as follows:

CPTED & SECURITY STRENGTHENING CONDITIONS:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control
 - a. A Broward Sheriff's Office No Trespass Program Affidavit to be provided by Developer as a condition of Site Plan approval.
 - b. Sufficient "Broward Sheriff's Office No Trespass" signage to be posted at all entrances and all sides of the property. Final locations to be approved by Broward Sheriff Office.
 - c. BSO Trespass signs to be posted prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
 - d. Property rules Signage language to be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property.
 - e. Final Way-Finding Signage to be provided by signage manufacturer as a component of the Permit Documents and to 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.

2. CPTED Landscaping Standards -

2.A Natural Surveillance

- a. Landscaping and lighting have been coordinated to avoid conflicts. Final landscaping installation to avoid existing or future obstructions to Natural or Electronic Surveillance.
- b. This project design at grade level maximizes perimeter glazing & solid walls with limited controlled access to minimize potential concealment/ ambush points to deter/ prevent criminal activity.
- c. After Construction management to maintain a 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- d. After Construction, management to maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

2B: Territorial Reinforcement

- a. This project design at grade level maximizes perimeter glazing, solid walls with limited controlled access and open areas of public access to be under surveillance to deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.

3. CPTED Lighting Standards

- a. Lighting Photometric's have been provided in all grade level Public and open areas, with additional lighting Photometric's to be provided during the Construction Permitting phase to comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."
- b. Vandal proof/ resistant motion-sensor security alert lights to be provided over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. as a component of the Building Permit Documents.
- c. Security motion sensors to be utilized in strategically targeted areas inclusive of overhangs as a component of the Building Permit Documents.
- d. Security lighting to be located at gateways, doorways & windows; it should not over-illuminate or create shadows as a component of the Building Permit Documents.
- e. To enhance security, carefully focused bright soft lights with shielded fixtures to be used to eliminate glare and undesirable light pollution trespass.
- f. Soft lighting to be used as an alternate 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.
- g. Final installation of all landscaping to be installed to avoid lighting conflicts or future obstructions to natural or mechanical lighting and surveillance.
- h. Final design of all lighting (and cameras) to be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping as a component of the Building Permit Documents.
- i. Final lighting placement to enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

- a. All storefront entrances to glass hurricane doors, all exterior utility metal doors to have see-through reinforced security window on a solid door and an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting.
- b. No exterior fencing is proposed for the project.
- c. All exterior doors to have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly as a component of the Building Permit Documents.

5. Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Burglar/ Security Alarms to be installed at all commercial retail and restaurant businesses and Safes to be installed in all Hotel suites or at the front desk to secure valuables such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.
- b. The exterior and interior garage Dumpster & Enclosure to have Natural Surveillance and Security Strengthening as a component of the Building Permit Documents.

6. Dumpster & Enclosure: CPTED, Natural Surveillance and Security Strengthening

- a. The exterior Dumpster location will be enclosed with a metal roll down door and the interior Trash Collection area will be within the garage area, both with security surveillance to deter illegal dumping and a concealment/ ambush point for criminals. All collection areas are to be limited to Management only.
- b. Dumpster areas to have secured Access Control and video surveillance as documented within the Building Permit Documents.

6. Key Security: Access Control and Security Strengthening.

7. Access control for the Hotel Guests will be magnetic card access to rooms and hotel specific amenities areas. Individual retail and restaurants to have their own access systems. Private residences will have control of their own residences. Hotel & Residential elevators will have key card access controls.
- a. Key security office/ room closet door to have an alarm and robust mechanical locking system along with a surveillance camera to monitor the office key storage area as presented with the Building permit Documents.

8. Parking Garage & Lot, and Adjacent Access Perimeters:

- a. As Parking garages and lots have one of the highest crime rates, to be included in the Building Permit Documents will remain well lit at all times along with extensive internal surveillance within all garage areas (inclusive of overlapping sight "cones"), by the elevators and stair enclosures. The elevators will have key card access to get into the upper levels and all garage doors will be monitored and to send a signal to the monitoring station if the door has been opened. "Broward Sheriff's Office No Trespass" signage to be posted at all entrances and all sides of the property. All access points to the garage will be monitored and all upper garage perimeter walls will be secured with ventilation screens or solid surfaces.
- b. The Residential Parking spaces to be clearly and individually marked with numbers and assigned for owners/ authorized guests use only.
- c. Signage to be posted in parking areas forbidding vehicles other than owner"/ authorized guests to park and loiter in private parking lot.
- d. Towing signs to be posted and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

9. Parking Garage Emergency Blue Light Call System - Security Strengthening

- a. Blue Light Call Assistance System to be located in all garage levels for emergency assistance. These are to be placed near elevators and staircases, including any remote staircases as documented within the Building Permit documents.
- b. Blue Light and surrounding areas to be included within video surveillance.

10. Graffiti Maintenance - CPTED

- e. Exterior wall surfaces along the building perimeter, including the garage wall exteriors to be treated with a graffiti resistant resin up to 8 feet within the Permit Document Specifications to prevent vandalism.

11. Electronic Surveillance - Security Strengthening - to be provided with the following conditions within the Building Permit Documents as required and approved by BSO. Installation Prior to Certificate of Occupancy is Mandatory

- a. Security cameras to be installed to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE.
- b. Electronic surveillance cameras and monitors to be strategically located for maximum active and passive observation. Electronic surveillance cameras inclusive of Sight "cones" indicating comprehensive coverage. All cameras to be strategically placed to not be obstructed by the growth of existing or installation of future landscaping.
- c. Electronic Surveillance - Security documents to ensure lighting placement will enhance rather than conflict with camera placement.
- d. Security cameras to fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- f. Video surveillance to be located at all exterior building entrances and to include an audible/ video intercom and resident/ guest call system at all secured utility doors. Hotel and Residential lobby entrance doors to be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards to have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
- g. Motion activated security cameras to be located on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.
- h. Video surveillance to be located along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- i. Video surveillance to include all commercial and retail businesses inclusive of all outdoor restaurants, outdoor seating, etc.
- j. Video surveillance to include all rooftop areas, etc.

11. Miscellaneous: CPTED & Security Strengthening. The following items to be included within the Building Permit Documents:

- a. 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.
- b. All exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.
- c. Any blind areas not covered by security cameras including interior Hotel & Residential hallways to install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
- d. All mechanical equipment regardless of location to be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.
- e. Bike storage racks have been located close to the main access doors to provide convenience and maximum Natural and Electronic Security Surveillance.
- f. The buildings to be tested and an NFPA (National Fire Protection Agency) 72 - Emergency Radio Signal BDA (Bi-Directional Amplifier System) to be installed as required by Ordinance adopted by the City of Pompano Beach to ensure Law Enforcement as well as Fire Rescue can operate unimpeded within the structure to respond to life-threatening serious emergencies.
- g. An audio speaker system to be included throughout all public areas to provide mass notification systems related to any serious or life-threatening emergencies such as fire, environmental, or criminal such as an active killer, etc. within the Building permit security documents provided.
- h. As a component of the Building Permit approval process, security documents to identify an Emergency Access Method/ System to Law Enforcement, inclusive of Fire Rescue Knox Box in the event of a serious emergency 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. A telephone/ video intercom paging safety and security access control system to be installed at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk or drive up medical emergency event just outside the door.
- i. The building to have a Wi-Fi system that will be encrypted and password protected.

OVERVIEW OF CPTED PRINCIPLES NOTES:

CPTED PRINCIPLE #1 Natural Surveillance:

ALL AREAS OF THE PROJECT SITE ARE PROPERLY LIGHTED AND PROVIDE CLEAR VIEW FOR ALL PEDESTRIANS WITHIN THE PROJECT SITE. LANDSCAPE PLANTINGS AS DESIGNED AND INTENDED TO BE MAINTAINED AT A LEVEL SO AS TO ENCOURAGE USE AND DISCOURAGE PERSONS FROM HIDING AND COMMITTING CRIMES.

CPTED PRINCIPLE #2 Natural Access Control:

STRUCTURES ARE LOCATED CLOSE TO PUBLIC RIGHT-OF-WAY AND ENTIRE PROPERTY IS FRONTED ON ALL SIDES BY STREETS. HIGHLIGHTS ENTRIES AND LANDSCAPE DESIGN PROVIDES FUNCTIONAL AND AESTHETICALLY PLEASING ACCESS TO ALL AREAS OF THE PROJECT SITE. PEDESTRIAN ACCESS TO GRADE LEVEL RESTAURANTS AND RETAIL WILL BE CONTROLLED BY FUTURE TENANTS. HOTEL WILL HAVE FULL TIME ATTENDEES AND RESIDENTIAL LOBBY WILL HAVE ACCESS CONTROLS.

CPTED PRINCIPLE #3 Territorial Reinforcement:

STRUCTURES ARE LOCATED CLOSE TO PUBLIC RIGHT-OF-WAY AND ENTIRE PROPERTY IS FRONTED ON ALL SIDES BY STREETS. GRADE LEVEL RESTAURANT AND RETAIL ARE INTENDED TO REINFORCE PUBLIC INTERACTION WITH COVERED PAVER WALKWAYS AND ALL STOREFRONT GLAZING TO COMPLY W/ REFLECTANCE AND TRANSMITTANCE. AREAS AROUND THE PERIMETER NOT INTENDED FOR PUBLIC ACCESS WILL HAVE LIMITED CONTROLLED ACCESS AND BE SEPARATED FROM WALKWAYS WITH LANDSCAPE BUFFERS. SECURITY CAMERA SYSTEM LOCATED AT ALL LEVELS TO MONITOR PRIMARY STAIRWAYS, ELEVATOR LOBBY'S, WALKWAYS, PEDESTAL DECK LEVEL, ETC. PROPOSED LOCATIONS AS SHOWN.

CPTED PRINCIPLE #4 Maintenance:

THE ENTIRE PROPERTY WILL BE MAINTAINED BY A MANAGEMENT COMPANY TO ENSURE A QUALITY AND SAFE ENVIRONMENT.

CPTED PRINCIPLE #5 - Activity Support: THE AESTHETIC QUALITIES PROVIDED THROUGHOUT THIS PROJECT INCLUDE EXTENSIVE LIGHTING, THE USE OF PLANTINGS AND PAVING MATERIALS, TO MAKE IT A UNIQUE EXPERIENCE TO VIEW AND SPEND TIME WITHIN THIS PROJECT SITE.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE TO BE USED ONLY FOR THIS PROJECT AND NOT TO BE USED ON ANY OTHER PROJECTS. THESE DOCUMENTS ARE NOT VALID UNLESS SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ARCHITECT OR ENGINEER. BY USE OF THE DRAWING FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT PRIOR TO START OF THE WORK OF DISCREPANCIES FOUND AND REQUEST CLARIFICATION. DO NOT SCALE THE DRAWING. MINIMUM FEE OF \$100 FOR UNAUTHORIZED "AS-BUILT" FIELD CHANGES.

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CPTED PRINCIPLE NOTES

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