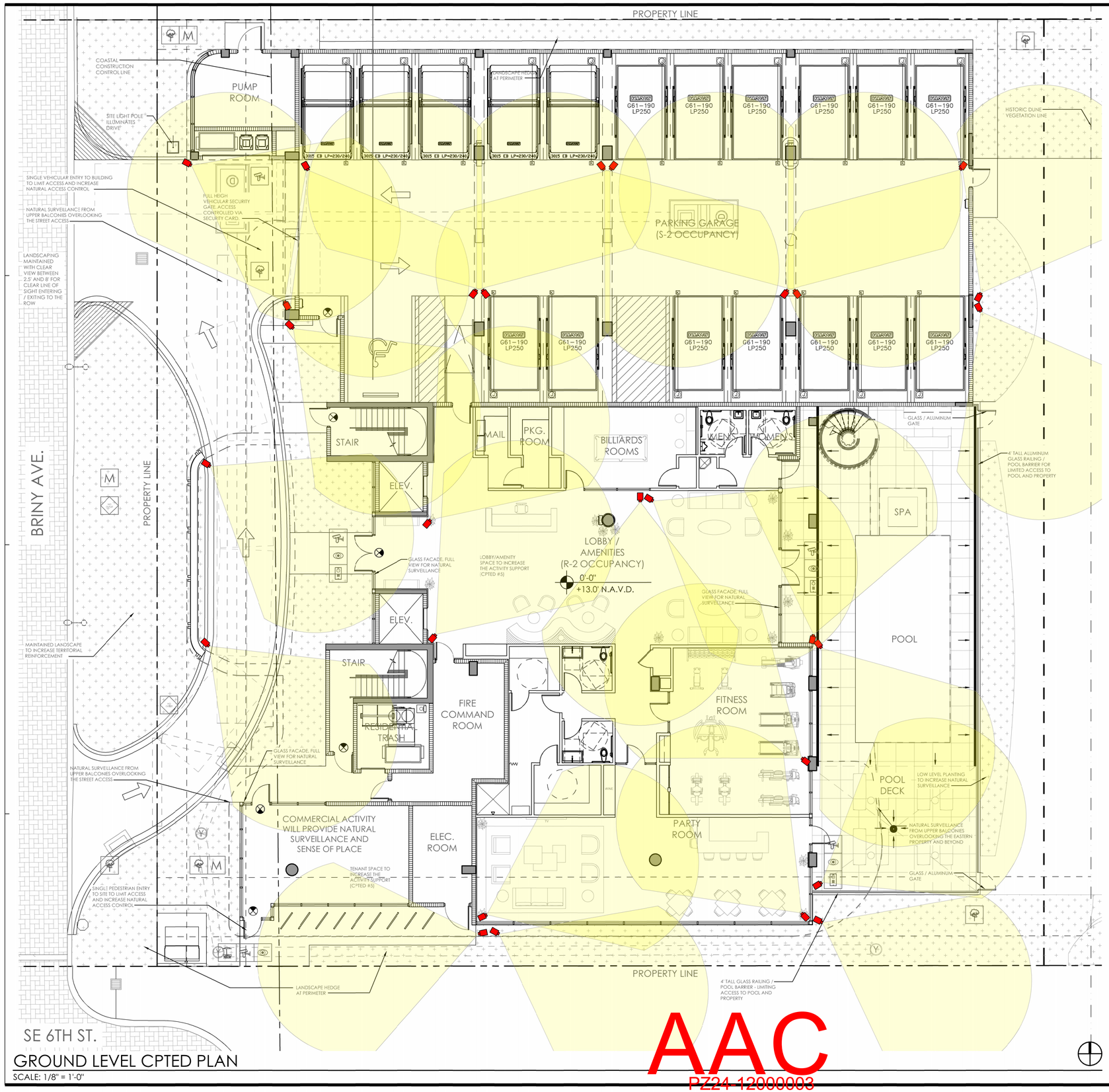

GROUND LEVEL CPTED PLAN

SCALE: 1/8" = 1'-0"

AAC
PZ24-12000003
11/05/2024

CPTED PLAN

LEGEND

- M — MAINTENANCE
- ACCESS CONTROL - NATURAL
- TERRITORIAL REINFORCEMENT
- SURVEILLANCE - ELECTRONIC
- SURVEILLANCE - NATURAL
- ACTIVITY SUPPORT
- TERRITORIAL REINFORCEMENT

NOTES:

1. REFER TO CP'ED NARRATIVE FOR OUTLINE OF HOW THE (5) CPTED PRINCIPLES ARE BEING ACHIEVED FOR THIS PROJECT.

2. THE PROJECT WITH UTILIZE A CCTV SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BY SECURITY CONSULTANT AND BASED ON CONSULTATION WITH THE BSO DURING BUILDING PERMIT REVIEW.

3. CLEAR SIGHT LINES, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE OF THE SURROUNDING AREAS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.

4. REFER TO LANDSCAPE PLANS FOR PROPOSED LANSCAPE TYPES, NAMES, QUANTITIES, AND MAINTENANCE NOTES.

CPTED NARRATIVE

CPTED PRINCIPLES #1 NATURAL SURVEILLANCE
- PROJECT HAS AN IMPACT RATED STOREFRONT FACADE TO MAXIMIZE THE VISUAL SURVEILLANCE
- RESIDENTIAL UNITS ON UPPER FLOORS HAVE BALCONIES WITH GLASS RAILINGS, ALLOWING VISIBILITY TO THE PUBLIC REALM FOR NATURAL SURVEILLANCE
- USE OF STOREFRONT TO MINIMIZE THE HIDDEN AREAS OF THE BUILDING

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL
- MINIMIZE THE PEDESTRIAN ACCESS TO THE SITE THROUGH A SINGLE ENTRANCE
- MINIMIZE THE VEHICULAR ENTRY TO THE BUILDING TO A SINGLE GATED ENTRANCE
- SECURITY CARD ACCESS TO GET ENTRY INTO THE BUILDING
- SITE IS SURROUNDED BY HEDGES AND / OR A FENCE TO LIMIT ACCESS TO THE PROPERTY

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT
- USE OF MAINTAINED LANDSCAPE TO DIFFERENTIATE BETWEEN PUBLIC TO PRIVATE AREAS
- THE STREET IS MADE UP OF PAVERS WITH A DESIGN. THE PRIVATE ACCESS DRIVE WILL BE CONCRETE WHICH WILL DIFFERENTIATE BETWEEN THE PUBLIC AND PRIVATE AREAS

CPTED PRINCIPLE #4 MAINTENANCE
- THE RESIDENTIAL UNITS ARE CCNDOS AND THE BUILDING WILL HAVE AN HOA. THIS WILL KEEP THE LANDSCAPE AND BUILDING MAINTAINED IN A PROPER CONDITION.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT
- COMMERCIAL SPACE ON FIRST FLOOR WITH STOREFRONT GLASS TO INCREASE NATURAL SURVEILLANCE AND ACTIVITY ON THE GROUND FLOOR.
- LOBBY / AMENITY SPACE ON THE GROUND FLOOR TO INCREASE NATURAL SURVEILLANCE AND PROVIDE ACTIVITY ON THE GROUND FLOOR
- POOL IS LOCATED ON THE GROUND FLOOR TO ACTIVATE THE FIRST FLOOR

NOTES

TRESPASS AND SIGNAGE:
- POST SUFFICIENT BSO NO TRESPASS SIGNAGE BETWEEN 6'-0" TO 7'-0" ABOVE GRADE SO THAT IT IS READILY VISIBLE AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST AND FROM PERIMETER SITE LINES.
- PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS AT ALL CORNERS.
- PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES AND/OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY.
- WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO MAIN AND AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY AND SECURITY RISKS.
- THE PROPERTY NUMBER ADDRESS SIGNAGE SHOULD BE PROMINENTLY DISPLAYED, UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES. PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMC WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

LANDSCAPING AND LIGHTING STANDARDS:
- DESIGN AND MAINTAIN LANDSCAPING AND LIGHTING TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE AND LIGHTING INTENT.
- LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA 'IESNA' G-1-2022 'GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.'
- INSTALL VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR DOORS AND OVERHANGS INCLUDING MAIN ENTRY, GARAGE, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC.
- SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SH OULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.
- TO ENHANCE SECURITY; USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS.
- INSTALL MOTION SENSOR SECURITY ALERT LIGHTS OVER THE GARAGE DOORS THAT ARE FOCUSED ON VEHICLES IN DRIVEWAYS AS CRIME DETERRENT.

NATURAL SURVEILLANCE, SECURITY STRENGTHENING AND ACCESS CONTROL:
- FOR COMMERCIAL & INDUSTRIAL SPACES, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/VIDEO INTERCOM PAGER INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING 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 SUCH AS BY A FAKE DELIVERY DRIVER, UPS/FEDEX, UTILITY WORKER, ETC, CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.
- FOR RESIDENTIAL SPACES, (HOME, APARTMENTS, CONDOS, HOTELS, MOTELS, ETC.) ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR AT THE MINIMUM A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE). THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING 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 SUCH AS BY A FAKE DELIVERY DRIVER, UPS/FEDEX, UTILITY WORKER, ETC, CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.
- SOLID WALLS THAT ARE LOW TO THE GROUND & USED AS SYMBOLIC BARRIERS SHOULD HAVE A TOPSIDE SHAPE TO PREVENT THE POTENTIAL FOR MISUSE, DAMAGES, AND/OR VANDALISM INFLICTED BY SKATEBOARDING, ROLLERBLADING, BICYCLING, ETC. EXAMPLES OF SUCH SHAPES INCLUDE, BUT ARE NOT LIMITED TO ANGLED, CURVED, RIDGED, BEVELED AND/OR INCORPORATED WITH CLEATS, INTERMITENT SPACING OR OTHER ARCHITECTURAL DESIGN TO DISSUADE SUCH UNAUTHORIZED ACTIVITY.
- ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRO-MC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED, OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/OR ADDRESS ANY EMERGENCY ACCORDINGLY.
- INCLUDE ANTI-PPY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS DOORS (IF ANY).

SURVEILLANCE: NATURAL AND ELECTRONIC:
- ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. 'HOW SIGHT 'CONES' INDICATING COMPREHENSIVE COVERAGE.
- ENSURE ALL CAMERAS ARE STRATEGICALLY PLACES TO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- ALL EXTERIOR BUILDING ENTRANCES, EXITS INCLUDING SERVICE DOORS MUST HAVE SURVEILLANCE CAMERA COVERAGE.
- STRATEGICALLY PLAN THE LOCATIONS OF THE ELECTRONIC SURVEILLANCE SYSTEM VIEWABLE MONITORS TO AVOID OBSTRUCTIONS TO CLEAR SURVEILLANCE CAMERA SIGHT LINES. SURVEILLANCE MONITORS THAT ARE LOCKED IN AN UNOCCUPIED OFFICE OR CLOSET WHERE THEY ARE NOT READILY VIEWABLE ARE NOT USUALLY OF MUCH HELP.
- ALL MANAGEMENT/SECURITY OFFICE DOORS MUST HAVE A SURVEILLANCE MONITOR, AUDIO/VIDEO INTERCOM, REINFORCED SECURITY WINDOW OR A 180 DEGREE WIDE ANGLE 'PEEPHOLE DOOR VIEWER ENABLING THE OCCUPANTS TO VIEW WHO IS OUTSIDE THE SECURITY SAFE ROOM DOOR.
- PROVIDE CONVEX MIRRORS AT ALL VULNERABLE AREAS NOT COVERED BY SURVEILLANCE CAMERAS THROUGH OUT ALL PUBLIC AREAS WITHIN BUILDING INCLUDING RESIDENTIAL CORRIDORS.

SECURITY STRENGTHENING - BURGLAR SECURITY ALARMS / SAFES - PHYSICAL & MECHANICAL SECURITY STRENGTHENING:
- FOR RESIDENTIAL ONLY: INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREWIRE EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFT, FRAUDS, BURGLARIES, ROBBERIES, ETC. SAFES ARE ALSO STRONGLY RECOMMENDED.
- FOR COMMERCIAL INCLUDING COMMERCIAL RESIDENTIAL/HOTELS/RETAIL/MULTI-FAMILY WITH SECURITY/FRONT DESK RECEPTIONISTS / HOSTS IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC/DURESS ALARM AT MAIN ENTRANCE AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY. ADDITIONAL PORTABLE DURESS ALARM ACTIVATORS MUST BE PROVIDED TO EMPLOYEES THAT ARE ASSIGNED TO WORK ON THE EXTERIOR OF BUSINESS SUCH AS DRIVE-THRU LANES, CURBSIDE SERVICE, EXTERIOR DINING, ETC.
- FOR COMMERCIAL INCLUDING COMMERCIAL RESIDENTIAL/HOTELS/RETAIL/MULTI-FAMILY WITH SECURITY/FRONT DESK RECEPTIONISTS / HOSTS IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTIONIST DESK, COUNTER TOPS AND/OR BAR SHOULD BE DESIGNATED WITH A CLEAR DELINEATION AND/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. THE PURPOSE IS TO DETER THE UNAUTHORIZED PERSONS FROM GAINING ACCESS TO THEIR PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. THIS ALSO PROVIDES A GREATER SENSE OF SECURITY FOR EMPLOYEES UTILIZING THE SPACE.
- DUMPSTER AREA/ TRASH ROOM MUST HAVE A VANDAL RESISTANT PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET & SUNRISE.
- DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

KEY SECURITY ACCESS CONTROL AND SECURITY STRENGTHENING (FOR BUSINESS WITH NUMEROUS KEYS ON SITE SUCH AS RESIDENTIAL OR COMMERCIAL MANAGEMENT OFFICES, WAREHOUSES WITH NUMEROUS VEHICLES, TRUCKS, ETC., VALUABLE ASSETS ON SITE INCLUDE EQUIPMENT, TOOLS, SUPPLIES, ETC., PROPERTY MANAGEMENT OFFICES, REALTORS, CAR DEALERSHIPS, RESTAURANTS, VALETS, ETC.)
- KEY SECURITY OFFICE/ROOM/KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

PARKING GARAGE AND/OR LOT, ADJACENT ACCESS EGRESS AND PERIMETERS:
- PARKING GARAGES AND LOTS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE THE FOLLOWING FACTS MUST BE THOROUGHLY ACKNOWLEDGED AND ADDRESSED.
- ENSURE COMPREHENSIVE PARKING LOT AREA SURVEILLANCE CAMERA COVERAGE/ CAPTURE.
- USE HIGHLY REFLECTIVE LIGHT COLOR PAINT FOR COVERED PARKING AREAS AND/OR MULTI-LEVEL PARKING GARAGES TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.
- POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN THE OWNERS/AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.
- POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTINELY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- LOCATE BLUE LIGHT CALL ASSISTANCE SYSTEM OR AN EQUIVALENT EMERGENCY CALL SYSTEM IN ALL GARAGE LEVELS FOR EMERGENCY ASSISTANCE. PLACE NEAR ELEVATORS AND STAIRCASES, INCLUDING ANY REMOTE STAIRCASES. BLUE LIGHT AND SURROUNDING AREA MUST BE UNDER VIDEO SURVEILLANCE.
- PARKING SPACES SHOULD BE CLEARLY & INDIVIDUALLY MARKED & ASSIGNED FOR OWNERS/ AUTHORIZED GUESTS USE ONLY. FOR SECURITY PURPOSES, USE A CONFIDENTIAL PARKING SPACE MARKING SYSTEM THAT DOES NOT CORRELATE & IDENTIFY THE INDIVIDUAL RESIDENTIAL UNIT NUMBER OTHER THAN TO AUTHORIZED PERSONS SUCH AS MANAGEMENT.
- CONVEX MIRRORS, RUMBLE STRIPS, WARNING SIGNAGE AND CROSSWALK MARKINGS WILL BE IMPLEMENTED AT GARAGE ENTRANCE AND PEDESTRIAN ROUTES AS NECESSARY TO INCREASE VISIBILITY AROUND CORNERS, EXITS, AND ANY POINT REQUIRING PEDESTRIAN SAFETY MEASURES.

MISC. CPTED & SECURITY STRENGTHENING
- EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET ABOVE GRADE TO PREVENT VANDALISM.
- INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS AND/OR LARGE HEAVY, PREFERABLY LIGHTED, PLANTERS ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/INCIDENTS.
- INCORPORATED TRAFFIC CALMING DEVICES IN THE DRIVE-THRU LANES O PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED.
- ELEVATOR ACCESS CONTROLLED BY 'ST FLOOR FOL INCLUDE BLIND SPOT CONVEX MIRRORS AND ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.
- ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND/OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT, OR MISUSE OF ANY KIND.
- ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED)SE BY TRESPASSERS, VAGRANTS, ETC., WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.
- ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO LOITER AND TRESSPASS TO WASH THEIR BODIES AND CLOTHES.
- ANY PUBLICLY ACCESSIBLE BENCHES OR PLATFORMS SHOULD BE DESIGNED TO DETER LOITERING/SLEEPING BY VAGRANTS/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 FEATURE.
- BIKE STORAGE RACKS MUST BE PLACED CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- EXTERIOR A/C CONDENSER EQUIPMENT MUST HAVE ENHANCED SECURITY STRENGTHENING FEATURES SUCH AS AN A/C IN-LINE ALARM, ONE-WAY TAMPER RESISTANT SCREWS, A/C SECURITY CAGE OR OTHER ADEQUATE PROTECTION.
- IF ANY WI-FI IS PROVIDED, RESTRICT FREE PUBLIC ACCESS TO AVOID ATTRACTING LOITERING AND TRESPASSING BY UNAUTHORIZED/UNDESIRABLE PERSONS.
- ADDRESS EMERGENCY RADIO SIGNAL ORDINANCE TO ENSURE LAW ENFORCEMENT CAN OPERATE UNIMPEDED WITHIN THE STRUCTURE.
- PROVIDE AN EMERGENCY ACCESS METHOD/SYSTEM TO LAW ENFORCEMENT IN THE EVENT OF A LAW ENFORCEMENT/CRIMINAL INCIDENT, OR MEDICAL EMERGENCY (POLICE OFTEN ARRIVE BEFORE FIRE RESCUE) INSIDE THE FACILITY.
- ENSURE ANY ELEVATED PLATFORM THAT MAY ATTRACT SKATEBOARDERS WHO WILL DAMAGE PROPERTY IS DESIGNED WITH SOME TYPE OF BEVELED ANGLE TOP, &/ OR WAS ANTI-SKATEBOARDING CLEATS OR IRREGULAR SURFACE FINISHING TO PREVENT SKATEBOARDING.

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JY	JJ	JY

REVISIONS

DATE:	COMM:
01/12/24	22019

580 BRINY AVE.

580 BRINY AVE.
POMPANO BEACH, FL

STATE OF FLORIDA — JIRO YATES — AR 91406 — REGISTERED ARCHITECT

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GROUND LEVEL CPTED PLAN

SITE PLAN APPROVAL

A-303