

A. NATURAL SURVEILLANCE (LANDSCAPING)
1.)MAINTAIN 2 TO 2.5 FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.
GOAL: INCREASE VISIBILITY & DETER CONCEALMENT.

1.) ALL STRUCTURES: INSTALL VANDAL PROOF / RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY), INCLUDING MAIN, GARAGE, SIDE DOOR GARAGE EGRESS, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC.
GOAL: SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTRUSION AND CREATING THE PERCEPTION BY THE INTRUDER OF BEING DISCOVERED. THEREFORE THESE SHOULD BE UTILIZED IN STRATEGICALLY TARGETED AREAS AFTER CAREFUL CONSIDERATION, ESPECIALLY WITH REGARDS TO ANY BUILDING DESIGN FEATURE AREA THAT HAS AN OVERHANG OR OBSTRUCTIVE FEATURE THAT WOULD ATTRACT LOITERERS, TRESPASSERS, THIEVES, BURGLARS, ROBBERS, ETC., WHO MAY USE THESE AREAS FOR CONCEALMENT, SLEEPING, URINATING, OR AMBUSH IN THE CASE OF MORE SERIOUS CRIMES SUCH AS BURGLARY, ROBBERY, SEXUAL BATTERY, ETC.

2.) SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

3.) TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS. LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY.

4.) LIGHTING PLACEMENT MUST 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.

5.) PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, EXTERIOR SHOPPING CENTERS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.

OPTION TO CONSIDER: INSTALL GROUND PEDESTRIAN SCALE LIGHTING NEAR THE FRONT ENTRANCE GATES AND ALONG THE ENTRANCE PATHWAY. WHEN THE AREA IS DARKER THE CONCERN IS KEEPING PEDESTRIANS IN THIS AREA SAFE WITH ADEQUATE LIGHTING. AS NEARBY TALL CANOPY TREES GROW LARGER, THEY WILL DIMINISH AMBIENT & POLE LIGHTING DUE TO THE WIDELY SPREADING BRANCHES & FOLIAGE. BY USING PEDESTRIAN SCALE LOWER OR GROUND PLACED SAFETY & SECURITY LIGHTING, LIGHT TRESPASS INTO THE ADJOINING RESIDENCES WILL ALSO BE AVOIDED. BOLLARD LIGHTING IS A GREAT OPTION AS IT PROVIDES BOTH PEDESTRIAN SCALE ILLUMINATION & PHYSICAL PROTECTION FROM VEHICLE INTRUSION ACCIDENTS.

A2. NATURAL SURVEILLANCE SECURITY STRENGTHENING

1.) FOR COMMERCIAL & INDUSTRIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/ VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC.
GOAL: TO PROVIDE 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 CAUSE EXTREME FINANCIAL LOSS & MAY ALSO HAVE DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.

2.) DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE. PURPOSE: SOLID WALLS AND/ OR OTHER RAISED/ ELEVATED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ETC., ARE DISCOURAGED AS THEY HINDER VISIBILITY, MAY ENCOURAGE TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY I.E.: LOITERING, VANDALISM (GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC., AND RESULT IN HIGHER MAINTENANCE COSTS.

3.) FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY, EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN. GOAL: TO ENHANCE NATURAL SURVEILLANCE & TO PREVENT THE UNDERSIDE OF THE STAIRWELL FROM BEING USED AS PLACE FOR CRIMINAL ACTIVITY, CONCEALMENT, AMBUSH ATTACK AS WELL AS TO DETER TRESPASS & LOITERING.

4.) ANY RECESSED AREAS ON THE EXTERIOR OF THE STRUCTURE THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ALCOVES, GROUND LEVEL PATIOS / BALCONIES, ETC. ESPECIALLY THOSE WITH DOORS THAT ENTER / EXIT THE BUILDING, SHOULD BE DESIGNED OUT, OR IF THEY ARE A NECESSARY ELEMENT OF THE DESIGN, THEY MUST HAVE SECURITY FEATURES SUCH AS CAMERAS, CONVEX MIRRORS, DOOR WINDOWS, MOTION SENSOR SECURITY LIGHTS. SEE THROUGH PICKET STYLE FENCING WITH LOCKABLE GATES, ETC. GOAL: TO INCREASE THE OVERALL NATURAL SURVEILLANCE & TO DETER CONCEALMENT, AMBUSH, TRESPASSING, LOITERING, UNINTENDED USE, ETC.

*** ATTENTION ***
PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

1.) ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT CONES INDICATING COMPREHENSIVE COVERAGE.

2.) ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.

3.) LIGHTING PLACEMENT WILL 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.) SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.

5.) ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. SUCH AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO: MEETING ROOMS, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAKROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

6.) DESIGNATED VEHICLE PARKING AREAS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE. GOAL: VIOLENT CRIMES AGAINST PEOPLE AS WELL AS VEHICLE BURGLARIES, THEFTS & OTHER TYPES OF CRIMES FREQUENTLY OCCUR IN PARKING AREAS. HAVING FULL & THOROUGH VIDEO SURVEILLANCE COVERAGE IS AN IMPORTANT DETERRENT & IS VALUABLE INVESTIGATIVE RESOURCE THAT LAW ENFORCEMENT OFTEN USES TO QUICKLY IDENTIFY SUSPECTS & SOLVE CRIMES MORE RAPIDLY.

7.) ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE.

A. ACCESS CONTROL SECURITY STRENGTHENING

1.) WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

2.) ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC 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.

1) FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AND SAFES AT ANY COMMERCIAL PROPERTY, RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES, AND/ OR WHEREVER VALUABLES OF ANY KIND ARE STORED. SUCH ITEMS CAN INCLUDE, BUT ARE NOT LIMITED TO FIREARMS, CASH, JEWELRY, ELECTRONIC EQUIPMENT, COMPUTERS, MONITORS, AND ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC., THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES AND ROBBERIES. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.

4.) FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION / SENSOR ALARMS MUST BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL AUTHORIZED PERSONNEL ARE OUT OF THE BUSINESS.

5.) FOR COMMERCIAL INCLUDING COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ HOTELS/ RETAIL / MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS. PURPOSE: TO DETER THE ACCIDENTAL OR INTENTIONAL TRESPASS INTO A RESTRICTED AREA, TO PROTECT EMPLOYEES & TO PREVENT UNAUTHORIZED PERSONS FROM GAINING ACCESS TO PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. ALSO, TO SIGNAL AN EARLY ALERT TO EMPLOYEES IF SOMEONE UNAUTHORIZED IS ATTEMPTING TO BREACH THE PRIVATE NON-PUBLIC AREA SO THEY CAN BUY TIME TO QUICKLY GET TO SAFETY AND ALERT SECURITY/ POLICE FOR HELP.

6.)ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH SEE-THROUGH SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK & IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED.

7.)FENCES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER & BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS.

B1. ACCESS CONTROL SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

1.) TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES:

2.)A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.

3.)BOTTOM GATE CLEARANCES MUST BE 8 ABOVE THE GROUND. PURPOSE: FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING INSIDE THE ENCLOSURES, AND TO DETER/ PREVENT THE ENCLOSURE FROM BEING USED AS CONCEALMENT/ AMBUSH FOR A MORE SERIOUS CRIME SUCH AS A VIOLENT ROBBERY, SEXUAL ASSAULT/ BATTERY, ETC.

4.)IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

5.)DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

6.)DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

7.) NO TRESPASSING & NO ILLEGAL DUMPING SIGNAGE SHOULD BE PROMINENTLY & SECURELY POSTED TO THE GATES OF THE DUMPSTER ENCLOSURE FOR MAXIMUM VISIBILITY.

8.) ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

B2. ACCESS CONTROL SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

1.)ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS. BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

4.) MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

B3. TERRITORIAL REINFORCEMENTS SECURITY STRENGTHENING
*** ATTENTION ***
BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR*** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

1.) SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.

2.) POST SUFFICIENT BROWARD SHERIFFS OFFICE NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST, AND WEST. PLEASE NOTE ADDITIONAL SIGNAGE MAY BE NECESSARY DEPENDING ON THE SIZE & LAYOUT OF YOUR DEVELOPMENT.

3.) SOLID WALLS (IF ANY) THAT ARE LOW TO THE GROUND (KNEE HIGH FOR EXAMPLE) & USED AS SYMBOLIC BARRIERS OR SECURITY BARRIERS SHOULD HAVE A TOPSIDE SHAPE TO PREVENT THE POTENTIAL FOR MISUSE, DAMAGES &/OR VANDALISM INFLICTED BY SKATEBOARDING, ROLLERBLADING, BICYCLING, ETC. EXAMPLES OF SUCH SHAPES CAN INCLUDE, BUT ARE NOT LIMITED TO ANGLED, CURVED, RIDGED, BEVELED &/OR INCORPORATED WITH CLEATS, INTERMITTENT SPACING OR OTHER ARCHITECTURAL DESIGN TO DISSUADE UNAUTHORIZED ACTIVITY.

C1. SECURITY STRENGTHENING PARKING LOTS / PARKING GARAGES / COVERED PARKING

1.) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

2.) INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL, THIS INCLUDES INSIDE ENCLOSED GARAGES.

3.) VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, ENTER & EXIT SIGNAGE, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

NOTICE TO BUILDER:
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ARCHITECT AT ONCE OF ANY AND ALL ERRORS, DISCREPANCIES, IRREGULARITIES, OR OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

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SCALE:	AS NOTED
DATE:	11-05-2024
DRAWN BY:	MFM
CHECKED BY:	KJO