

Z:\Karam Architectural Files\2020 Year\117 South Riverside Drive\0_6-3-21 PRE-DRC Meeting\DRC 6 Unit .rvt

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REQUIREMENTS

1. Natural Surveillance
Landscaping selected and trimmed so all entrances and ground floor windows are visible from the street and/or to neighbors. Shown on the Landscape drawings Shrubs, Trees, and Ground covers will be placed so not to interfere with casual human surveillance. Landscaping that is selected will be maintained and trimmed to prevent places of concealment.
2. Ground plants and hedges 2.5 feet maximum height.
3. Canopy trees with a clear trunk from the ground to 8 feet, and without any foliage or branches hanging below 8 feet. Only exception will be new immature canopy trees with trunk diameters under 6 inches which must be pruned to the previous standard once they mature and grow to over 6 inch diameter per landscaping code.
4. Trees will be placed so not to block view of any camera surveillance system – even after they fully mature. Windows of the buildings will be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units and common spaces.
5. Any fencing barriers between outdoor areas, such as Fences and Gates should be designed to be at least partially see through, so that someone could not conceal themselves behind them. They must also have narrow slats and no cross bars that would facilitate easy breaching for intruders to climb up and over.
6. Parking areas should be visible from the units and common areas, and be under effective natural and electronic surveillance.
7. Entry and any exterior service doors such as with garage side doors if any should have security windows or wide-angle viewers (peep holes).
8. Enroll in the BSO Trespass Program at this time by submitting a notarized program affidavit, and post authorized signage on all sides of the property, and additionally in any particularly vulnerable areas.
9. Dumpsters if any will have lockable gates including any pedestrian access gateway. All gates will have an 8 inch bottom clearance to ensure anyone concealed inside behind the gates can be readily seen. They will have a motion sensor security light that effectively illuminates the dumpster area when in use during darkness.
10. All exterior access doors should include a reinforced strike plate on the door and door frames with at least 3" long screws to prevent prying or kicking in which is common in most residential burglaries.
11. Either install a burglar alarm or pre-wire for one.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

1. REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
2. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM.
3. SECURITY CAMERA LOCATIONS AND DIRECTION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. BUILDING PERMIT APPLICATION WILL BE SUBMITTED FOR INSTALLATION OF SECURITY SYSTEM.
4. 180 DEGREE WIDE ANGLE DOOR VIEWERS WILL BE INSTALLED ON ALL RESIDENTIAL EXTERIOR DOORS.
5. ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE.
6. ALL IMPACT WINDOWS AND DOORS.

PLAN PURPOSE:
THIS PLAN DEPICTS THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ELEMENTS FEATURED WITHIN THIS PROJECT.

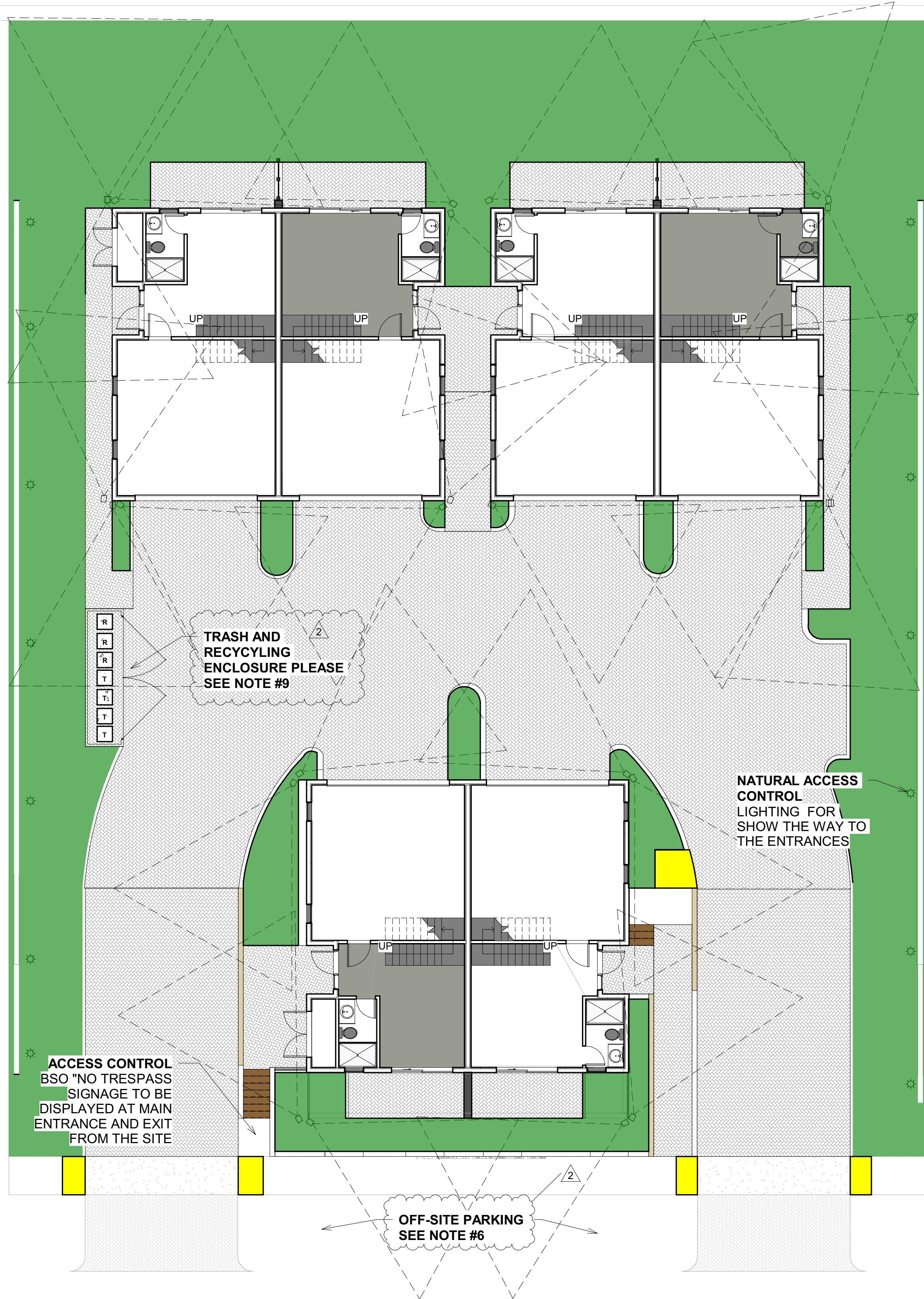
M: MAINTENANCE

ACP: ACCESS CONTROL- ELECTRONIC

AC: ACTIVITY SUPPORT

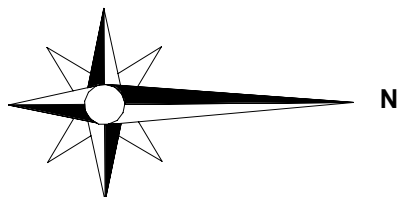
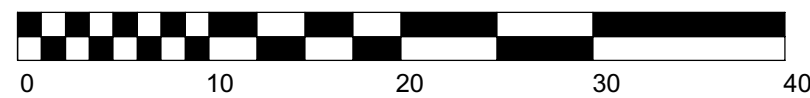
TR: TERRITORIAL REINFORCEMENT

SE: SURVEILLANCE- NATURAL



1 CPTED PLAN
1" = 10'-0"

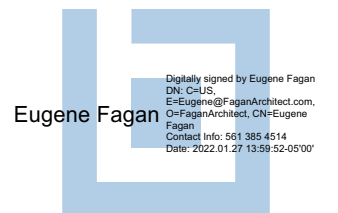
GRAPHIC SCALE



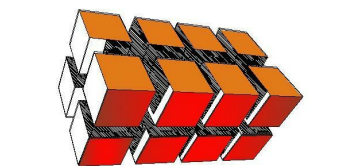
Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.
1/27/2022

REVISIONS		
No.	Description	Date
2	DRC CMT	11-30-21

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Crime Prevention Thru Environment Design
117 South Riverside Drive
Pompano Beach, Florida 33062

Scale: As indicated

Checked by EF

Drawn by LG

Project # 2021

Date 10-20-21

SHEET

A12

DRC 1-20-21