

PU ZONING

NORTHEAST 51ST STREET

NORTHEAST 13TH WAY

CPTED NOTE:
TRAFFIC AND PEDESTRIAN
GATES AND SIDEWALK TO
DIRECT THE FLOW OF PEOPLE

B-3 ZONING

CPTED NOTE:
FENCE AND LANDSCAPING
PROVIDES A "SPHERE OF
INFLUENCE" TO PROVIDE A
SENSE OF PRIVATE VS.
PUBLIC AREAS

PERSONAL WATERCRAFT
TRAILER

EXISTING
ONE STORY C.B.S.
WAREHOUSE 'A-1'

FINISHED FLOOR = 20.509'
20,509 S.F.

CPTED NOTE:
PROPERTY WILL BE WELL
MAINTAINED. ANY BROKEN
WINDOWS WILL BE PROMPTLY
FIXED

BOAT & TRAILER
10' WIDE STALLS

BOAT & TRAILER
10' WIDE STALLS

CPTED NOTE:
LIGHTING LEVELS ACHIEVED
BY LIGHT POLES AND WALL
PACKS ARE AT A LEVEL TO
ALLOW PEOPLE WITHIN THE
SITE TO BE SEEN

BOAT & TRAILER
10' WIDE STALLS

BOAT & TRAILER
10' WIDE STALLS

CPTED NOTE:
THERE WILL BE A BURGLAR
ALARM AND SURVEILLANCE
CAMERAS PROVIDED FOR
THE INTERIOR AND EXTERIOR
AREAS OF THE PROPERTY TO
DETER CRIME

NON AIR CONDITIONED -
NO ROOF TOP OR
GROUND MOUNTED
EQUIPMENT
EXISTING
ONE STORY C.B.S.
WAREHOUSE 'A-2'

FINISHED FLOOR = 15.88'
12,150 S.F.

PROPOSED
TWO STORY
C.B.S.
WAREHOUSE 'B'
FINISHED FLOOR = 15.82'
12,006 S.F.

CPTED NOTE:
WALL / FENCE FOR NATURAL
ACCESS CONTROL

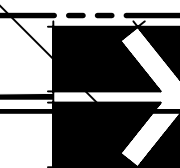
PERSONAL WATERCRAFT
CRATE STORAGE

AREA EXISTING
UNCHANGED

RS-3 ZONING

CPTED PLAN

SCALE: 1" = 20'-0"



project name

A PROPOSED TWO STORY WAREHOUSE FOR:

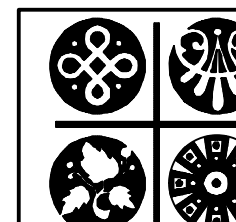
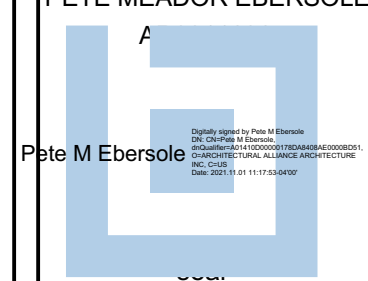
RIVA MOTORSPORTS

5100 NE 13 WAY POMPANO BEACH, FLORIDA 33064

revision dates
REV 1: 6-15-21
REV 2: 8-30-21

consultant seal

PETE MEADOR EBERSOLE



ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
AA26001446
ARCHITECTURAL ALLIANCE
612 S.W. 4TH AVENUE FORT LAUDERDALE, FLORIDA 33315
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: architecture@archall.net

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P&Z
CPTED
PLAN
CF-1

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