CITY OF HALLANDALE BEACH
APPLICATION FORM

NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR ANY MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

PLEASE PRINT OR TYPE

Date of Application: 05-15-2013

Name of Owner: Gulfstream Park Racing Association, Inc.
Name of Applicant, if different from owner : Pegasus Florida, Inc. % Gulfstream Park
Mailing Address: 901 South Federal Highway, Hallandale Beach, Fl. 33009
Attn: Jan C. Hansen, AICP Telephone: 954-455-6603
Name of Authorized Representative, if different from applicant: Jan C. Hansen, Cris Vigil or Andrew Gerth
Location of Subject Property: 901 South Federal Highway / N.W. Quadrant of the VGP
Folio Number: 514227510010 _____
Legal Description: See attached survey for legal description.

TYPE OF APPLICATION (Check the ones which apply to the request(s))

REZONING FROM: _____ District TO: _____ District
SIZE OF SUBJECT PROPERTY TO BE CONSIDERED FOR REZONING _____ (acres)
___ CONDITIONAL USE
___ VARIANCE
LAND USE PLAN AMENDMENT
REDEVELOPMENT AREA MODIFICATION
___ SPECIAL SIGN VARIANCE
___ TEXT CHANGES (CITY CODE) _____
___ MINOR DEVELOPMENT (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area)
Residential-Number of Units_____
Commercial-Sq. Ft._____
MAJOR DEVELOPMENT(Ten or more residential units or more than 4,000 square feet of gross floor area)
Residential-Number of Units_____
Commercial-Sq. Ft._____
___ Platting or Replatting a Subdivision or portion thereof
(Size of property _____ acres)

X Other **Site Plan for Pegasus theater and ancillary CR/Park uses**

BRIEF DESCRIPTION OF REQUEST:

This project incorporates an immersive cinematic experience venue (capacity 200 persons) - similar to those found at family entertainment centers such as Epcot, situated beneath a monumental bronze representation of the winged horse Pegasus, the 'Fountain Horse' from Greek mythology that carried Perseus to defeat Cetus the Sea

PEGASUS FACILITY PHASE 3

GULFSTREAM PARK RACING ASSOCIATION INC.
HALLANDALE BEACH, FLORIDA

INDEX OF SHEETS

GENERAL				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
G-000	COVER SHEET	05/20/2013	2	07/30/2013
G-001	EXISTING CONDITIONS	05/20/2013	1	07/01/2013
G-002	STAGING PLAN	05/20/2013	1	07/01/2013

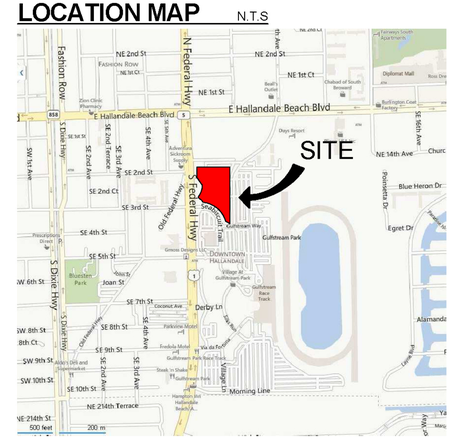
TOPOGRAPHIC SURVEY				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
1 OF 3	TOPOGRAPHIC SURVEY	05/20/2013	--	--
2 OF 3	TOPOGRAPHIC SURVEY	05/20/2013	--	--
3 OF 3	TOPOGRAPHIC SURVEY	05/20/2013	--	--

CIVIL				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
SP-1	PHASE 3 SITE PLAN	05/20/2013	2	07/30/2013
SP-2	SITE PLAN MODIFICATION AREA PLAN	05/20/2013	1	07/01/2013
SP-3 TO SP-8	SITE PLAN MODIFICATION DETAIL	05/20/2013	1	07/01/2013
01	COVER	05/20/2013	1	07/01/2013
02	KEY MAP AND NOTES	05/20/2013	1	07/01/2013
03	TYPICAL SECTION	05/20/2013	1	07/01/2013
04	WATER MAIN & FIRE MAIN PLAN	05/20/2013	1	07/01/2013
05	WATER MAIN & FIRE MAIN PLAN	05/20/2013	1	07/01/2013
06	POTABLE WATER DETAILS	05/20/2013	1	07/01/2013
07	POTABLE WATER DETAILS	05/20/2013	1	07/01/2013
08	SANITARY SEWER PLAN	05/20/2013	1	07/01/2013
09	SANITARY SEWER PLAN	05/20/2013	1	07/01/2013
10	SEWER DETAILS	05/20/2013	1	07/01/2013
11	GRADING AND DRAINAGE	05/20/2013	1	07/01/2013
12	GRADING AND DRAINAGE	05/20/2013	1	07/01/2013
13	DRAINAGE DETAILS	05/20/2013	1	07/01/2013
14	DRAINAGE DETAILS	05/20/2013	1	07/01/2013
15	POLLUTION PREVENTION PLAN	05/20/2013	1	07/01/2013

ARCHITECTURE				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A-100	SITE DEVELOPMENT PLAN	05/20/2013	1	07/01/2013
A-101	SITE DEVELOPMENT PLAN	05/20/2013	1	07/01/2013
A-102	FLOOR PLAN	05/20/2013	1	07/01/2013
A-200	SITE ELEVATIONS	05/20/2013	2	07/30/2013
A-201	ENLARGED ELEVATIONS	05/20/2013	1	07/01/2013
A-300	ENLARGED SECTIONS	05/20/2013	1	07/01/2013

LANDSCAPE				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
L-1.01	TREE DISPOSITION	05/20/2013	1	07/01/2013
L-1.02	TREE DISPOSITION	05/20/2013	1	07/01/2013
L-1.03	TREE DISPOSITION	05/20/2013	1	07/01/2013
L-2.01	HARDSCAPE PLAN	05/20/2013	1	07/01/2013
L-2.02	HARDSCAPE PLAN	05/20/2013	1	07/01/2013
L-2.03	HARDSCAPE PLAN	05/20/2013	1	07/01/2013
L-3.01	TREE PLAN	05/20/2013	1	07/01/2013
L-3.02	TREE PLAN	05/20/2013	1	07/01/2013
L-3.03	TREE PLAN	05/20/2013	1	07/01/2013
L-3.11	SHRUB PLAN	05/20/2013	1	07/01/2013
L-3.12	SHRUB PLAN	05/20/2013	1	07/01/2013
L-3.13	SHRUB PLAN	05/20/2013	1	07/01/2013

LOCATION MAP N.T.S



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ISSUE NOT FOR CONSTRUCTION

REVISION △

1	DRC COMMENTS	07/01/2013
2	DRC COMMENTS	07/30/2013

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PEGASUS FACILITY
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

ARCH/ENGR OF RECORD
MICHAEL F HEWES JR
AR 94627
DESIGNED BY
-
DRAWN BY
MARROQUIN
CHECKED BY
HEWES
PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
COVER SHEET

DRAWING NO.
G-000

7/29/2013 2:02:01 PM

BUILDING DATA

MAXIMUM PERMITTED DEVELOPMENT AREAS

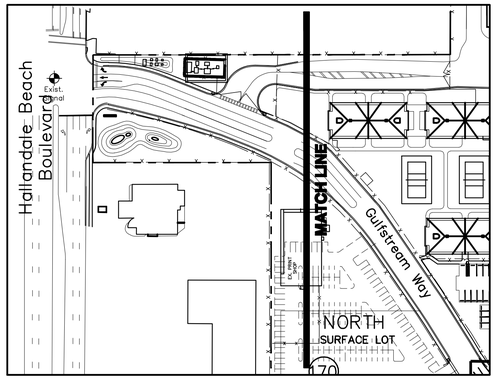
RETAIL (SF)	750,000
OFFICE (SF)	140,000
CINEMA (Seats)	2,500
HOTEL (Rooms)	500
RESIDENTIAL (Units)	1,500

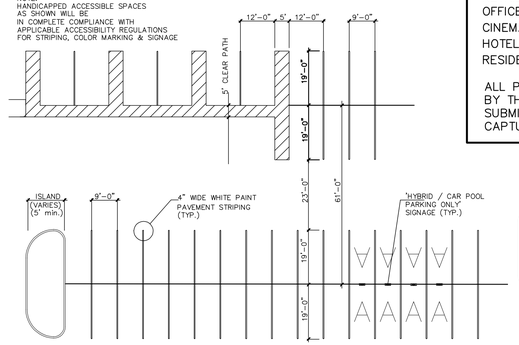
ALL PARKING REQUIREMENTS ARE SUBJECT TO APPROVAL BY THE CITY BASED UPON A PARKING ANALYSIS TO BE SUBMITTED THAT WILL ADDRESS THE MIX, USES INTERNAL CAPTURE AND OTHER CONSIDERATIONS.

SITE PARKING AND BUILDING DATA

MIXED USE DEVELOPMENT W/ CASINO (1500 slot machines)
PARKING REQUIRED PER TRAFFIC STUDY

RACETRACK/CASINO REQUIRED PARKING	GLA	PARKING
PATRON PARKING	–	2,348 spaces
EMPLOYEE PARKING	–	382 spaces
TOTAL RACE TRACK DEVELOPMENT:	–	2,830 spaces
		2,730 spaces
MIXED-USE PHASE 2		
RETAIL	± 244,783 sf	756 spaces
FURNISHINGS	± 72,478 sf	168 spaces
RESTAURANT	±72,424 sf	657 spaces
OFFICE	± 81,524 sf	17 spaces
NIGHT CLUB	± 10,000 sf	2 spaces
TOTAL MIXED USE DEVELOPMENT:	**±481,209 sf**	1,600 spaces
City Approved Phase 1 Mixed-Use Development – 430,814 sf		
1600 building demolished		
		1,600 spaces
RECREATIONAL USE PHASE 3		
TOTAL RECREATIONAL USE		22 spaces
		22 spaces
TOTAL PARKING REQUIRED		
RACE TRACK/CASINO/MIXED-USE	–	4,330 spaces
RECREATIONAL USE	–	22 spaces
TOTAL ON-SITE PARKING REQUIRED:		**4,352 spaces**
TOTAL PARKING PROVIDED		
ON-GRADE PARKING	–	4,786 spaces
HYBRID / CAR POOL PARKING	–	317 spaces
ADA HANDICAP PARKING	–	185 spaces
20 + 1 for each 100 over 1000 = ±79 ADA spaces required		
1 Van accessible space for every 8 ADA spaces (24 spaces req'd)	–	
NORTH PARKING	–	170 spaces
BLDG 1200 PARKING DECK	–	± 543 spaces
	–	
	–	
TOTAL PARKING PROVIDED:		**6,001 spaces**

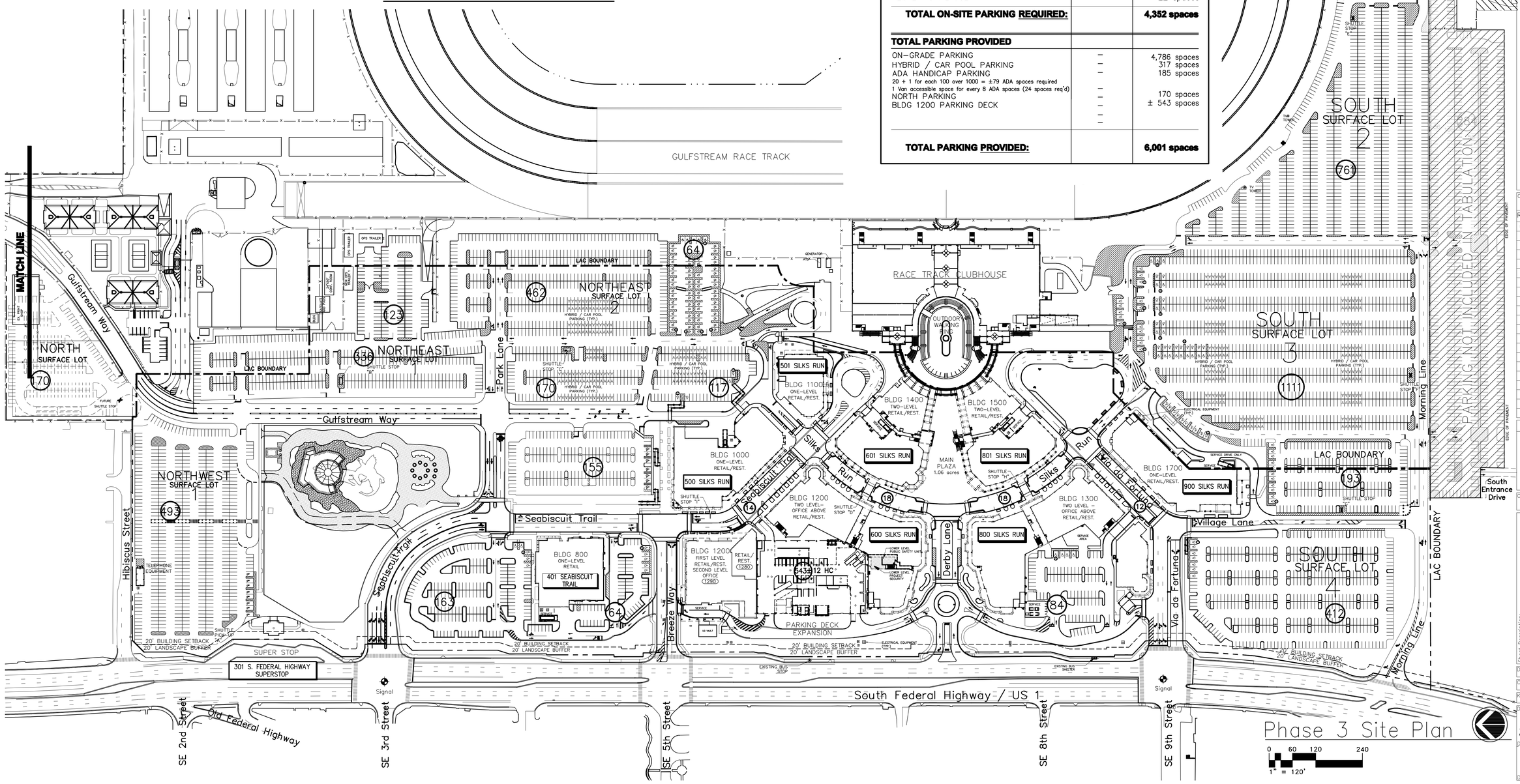




TYPICAL PARKING DETAIL

JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
7501 N.W. 4th. STREET, SUITE 101
PLANTATION, FLORIDA 33317
PHONE (954) 581-1945
CERTIFICATE OF AUTHORIZATION NO. 3948

SITE PLAN UPDATE FOR PHASE 3 BY JOSEPH ROLES AND ASSOC., INC. SITE PLAN BASED ON PREVIOUSLY APPROVED SITE PLAN.



JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965

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Kimley-Horn and Associates, Inc.
Cleveland, Ohio 44113 | Tampa, Florida 33607
216.781.7544 | 813.635.1080
Kimley»Horn

The Village at Gulfstream Park
Hallandale Beach, Florida

Gulfstream Park, LLC

Original Issue Date: 12 DEC 08

Revisions

No.	Date/Description
1	UPDATED PARKING/ ADDED F.C.R.U.
2	07/29/13 DRC COMMENTS

Authorized Use:
- ☒ Design Development
- ☒ Progress
- ☐ Bidding
- ☐ Building Permit
- ☐ Construction
- ☐ City Submission

Current Date: 07 DEC 09

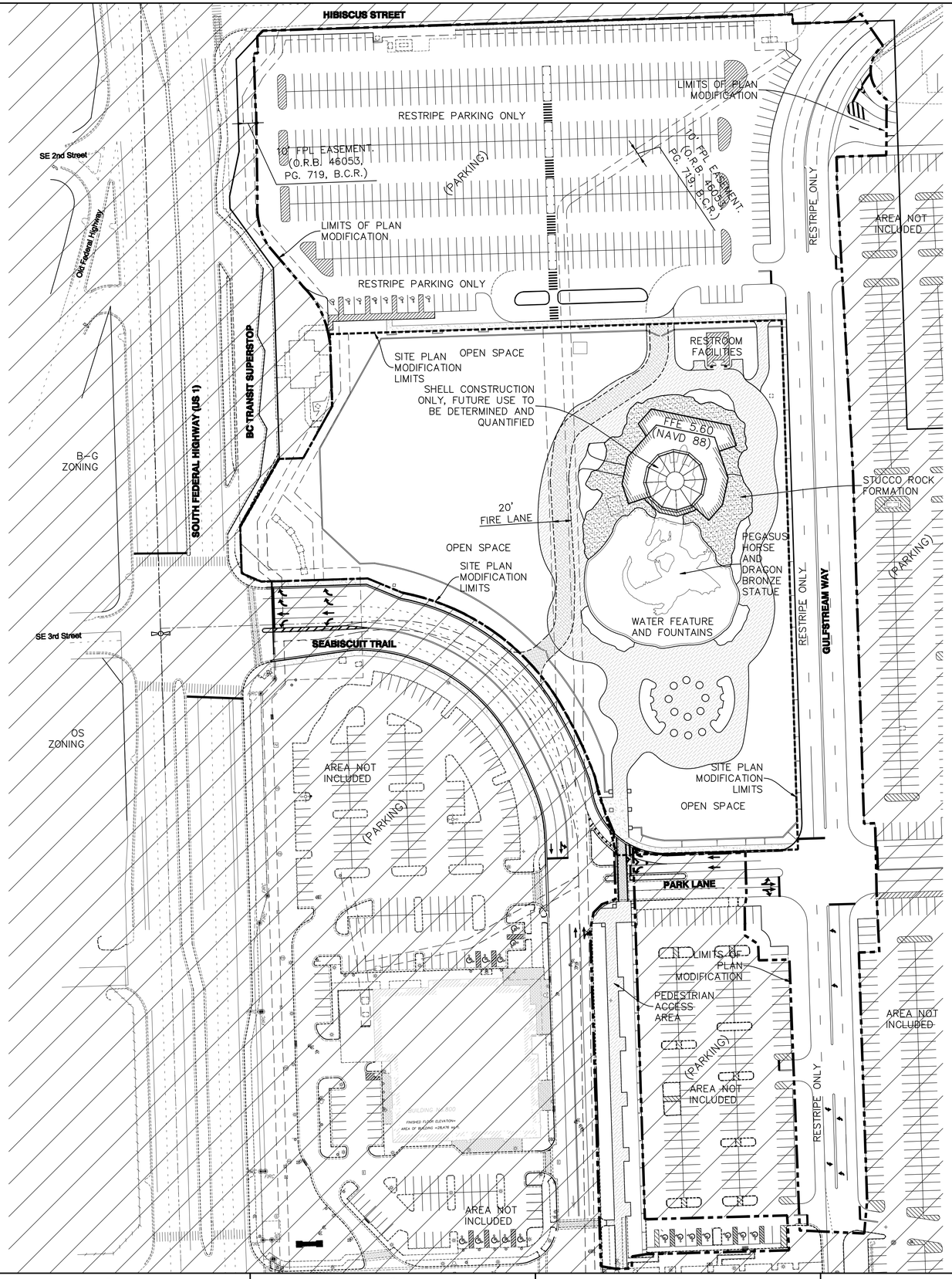
Sheet Description: PHASE 3 SITE PLAN

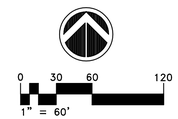
SCALE: 1"=120'

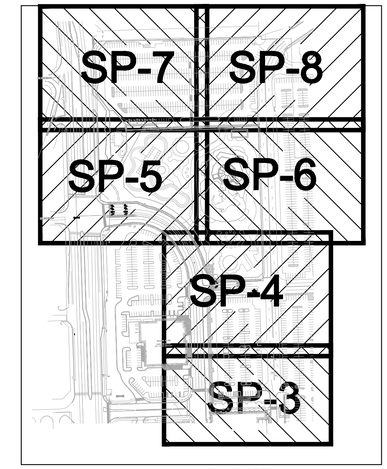
Drawn By: TTS/VSingh
Checked By: SJB
KA/jn: 05044-02
Drawing #

SP-1 of 8

Discipline Phase #
Division # Sheet #







KEY MAP FOR 20 SCALE DRAWINGS

SITE DATA - MODIFICATION AREA

EXISTING & PROPOSED ZONING	PLAC
EXISTING & PROPOSED LAND USE	COMMERCIAL/LOCAL ACTIVITY CENTER
SITE PLAN MODIFICATION AREA (NOT INCLUDING RESTRIPING ONLY AREAS)	*227,144 SF (5.2± AC.)*

PROPERTY DEVELOPMENT

SITE USE	EXISTING SITE SQ. FT.	EXISTING SITE % COVERAGE	CHANGE SQ. FT.	REVISED SITE SQ. FT.	REVISED SITE % COVERAGE
BUILDINGS FOOTPRINT	0 S.F.	0%	12,138 S.F.	12,138 S.F.	5.3%
STUCCO ROCK FORMATION	0 S.F.	0%	10,811 S.F.	10,811 S.F.	4.8%
SIDEWALKS	195 S.F.	0.1%	1,965 S.F.	2,160 S.F.	1.0%
PEDESTRIAN WALK	0 S.F.	0%	46,527 S.F.	46,527 S.F.	20.5%
FUTURE ATTRACTIONS	0 S.F.	0%	0 S.F.	0 S.F.	0%
PAVEMENT	196,006 S.F.	86.3%	(–)195,595 S.F.	411 S.F.	0.1%
LANDSCAPE	30,943 S.F.	13.6%	124,154 S.F.	155,097 S.F.	68.3%
TOTAL SITE COVERAGE	227,144 S.F.	100%	0 S.F.	227,144 S.F.	100%

PERVIOUS/IMPERVIOUS SUMMARY:

	REVISED SITE	
TOTAL PERVIOUS AREA	72,047 S.F.	31.7%
TOTAL IMPERVIOUS AREA	155,097 S.F.	68.3%

BUILDING HEIGHT: 42' TO TOP OF DOME

LEGAL DESCRIPTION FOR SITE PLAN MODIFICATION AREA:

A PARCEL OF LAND BEINNG A PORTION OF PARCEL "A", VILLAGE AT GULFSTREAM PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177, PAGES 48 THROUGH 52, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A";

THENCE N.88°13'39"E., A DISTANCE OF 575.66 FEET;

THENCE S.01°45'20"E., A DISTANCE OF 10.00 FEET;

THENCE N.88°13'39"E., A DISTANCE OF 59.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.38°02'33"E., LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID PARCEL "A";

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°43'49" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 187.55 FEET TO A POINT OF TANGENCY;

THENCE S.01°46'21"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 160.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE S.01°46'21"E., A DISTANCE OF 575.34 FEET;

THENCE S.88°10'14"W., A DISTANCE OF 196.72 FEET;

THENCE N.15°44'57"W., A DISTANCE OF 88.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.69°55'57"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°06'39" AND A RADIUS OF 465.00 FEET FOR AN ARC DISTANCE OF 90.17 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°00'21" AND A RADIUS OF 255.02 FEET FOR AN ARC DISTANCE OF 213.67 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.67°38'37"W., A DISTANCE OF 40.80 FEET;

THENCE S.88°20'11"W., A DISTANCE OF 104.59 FEET;

THENCE S.88°07'27"W., A DISTANCE OF 10.97 FEET;

THENCE N.66°56'55"W., A DISTANCE OF 23.16 FEET;

THENCE N.01°50'08"W., A DISTANCE OF 50.33 FEET;

THENCE N.29°46'59"E., A DISTANCE OF 85.13 FEET LAST MENTIONED FOUR COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL "A";

THENCE N.88°13'39"E., A DISTANCE OF 26.27 FEET;

THENCE N.29°13'30"E., A DISTANCE OF 64.42 FEET;

THENCE N.01°49'48"W., A DISTANCE OF 78.55 FEET;

THENCE N.88°13'39E"W., A DISTANCE OF 69.60 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA, CONTAINING 227,144 SQUARE FEET, (5.2 ACRES), MORE OR LESS.

SEE EDSA PLANS FOR HARDSCAPE, LANDSCAPING AND FENCING DETAILS

JOSEPH ROLES AND ASSOC., INC.
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CERTIFICATE OF AUTHORIZATION NO. 3948

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ISSUE	NOT FOR CONSTRUCTION
DRC SUBMITTAL	MAY 20, 2013

REVISION △

1 - 07/01/13	DRC COMMENTS

Pegasus Facility
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

ARCHITECT OF RECORD

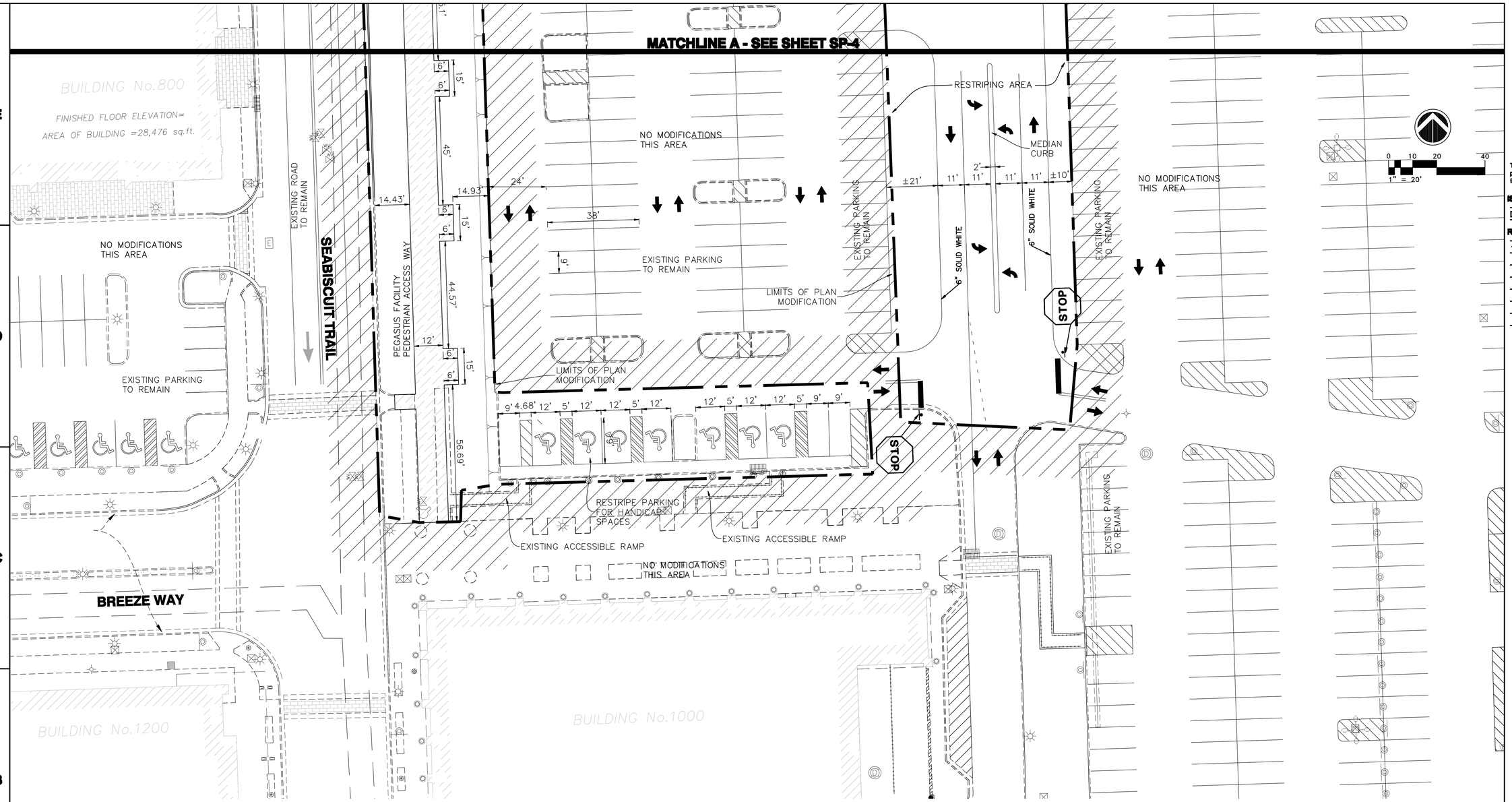
DESIGNED BY JRA
DRAWN BY DEH/IK
CHECKED BY DWG
PROJECT NUMBER 102-426-24

JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

DATE MAY 2013

TITLE **SITE PLAN MODIFICATION AREA PLAN**

DRAWING NO. **SP-2 of 8**



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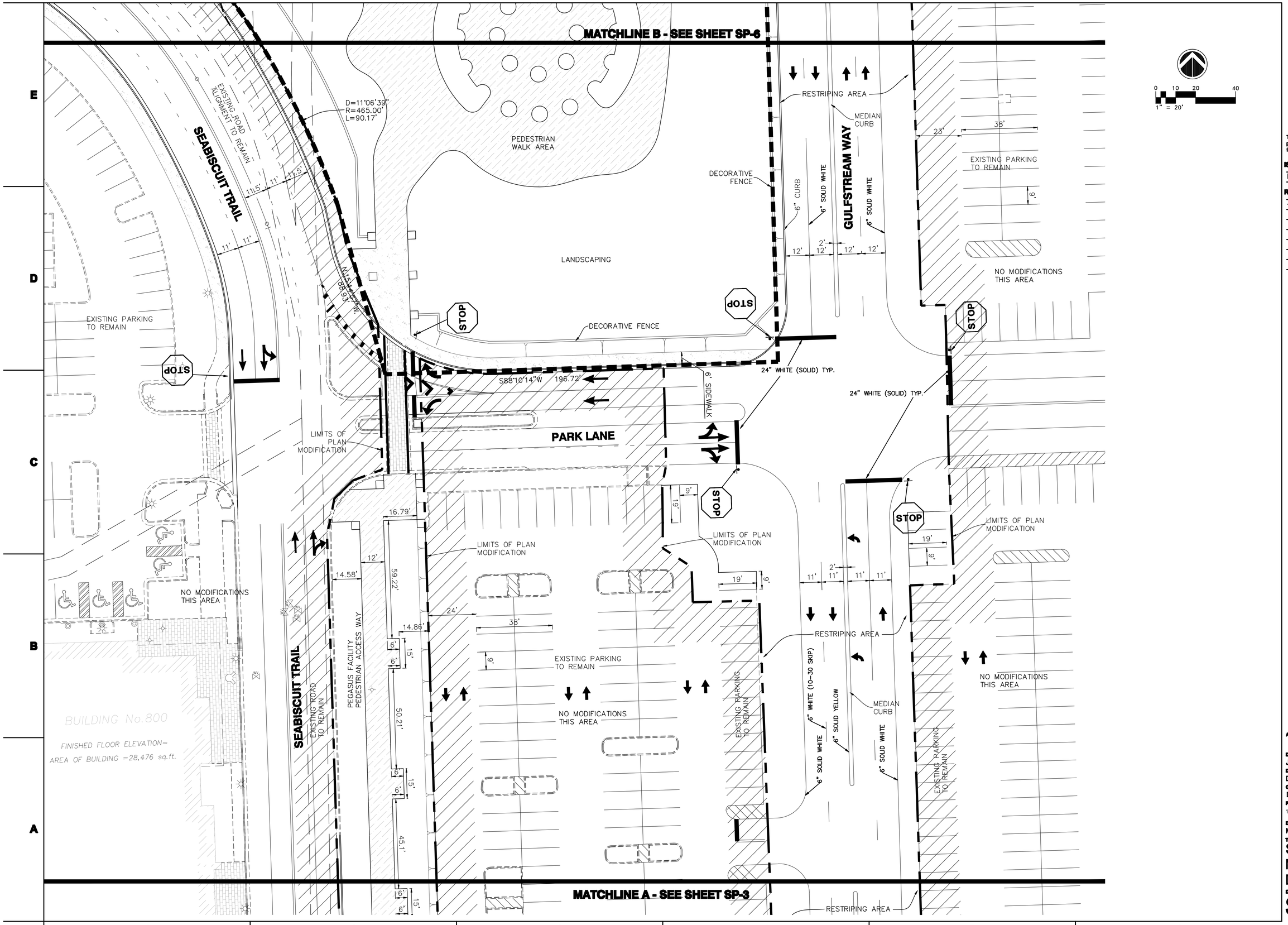
DATE MAY 2013

JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

TITLE
SITE PLAN MODIFICATION DETAIL

DRAWING NO.
SP-3 of 8



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JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

DATE MAY 2013

TITLE
SITE PLAN MODIFICATION DETAIL

DRAWING NO.
SP-4 of 8

MATCHLINE D - SEE SHEET SP-7

N.88°13'39"E. 491.13'

6' SIDEWALK

ELECTRICAL BUILDING STRUCTURE

DECORATIVE FENCE

R/W LINE

N01°50'08"W 200.00'

NO MODIFICATIONS THIS AREA

N01°49'48"W 78.55'

N29°13'30"E 64.42'

S.01°47'38"E. 6.99'

N88°13'39"E 26.27'

LIMITS OF PLAN MODIFICATION

SOUTH FEDERAL HIGHWAY (US 1)

BC TRANSIT SUPERSTOP

LANDSCAPING

GEOWEB CELLULAR CONFINEMENT SYSTEM (GW20V-8" THICK) OR APPROVED EQUAL. FILL CELLS WITH LBR 40 MATERIAL

ST. AUGUSTINE SOD

24'

2' TYP

12" THICK COMPACTED SUBGRADE (LBR 40)

GRASS SECTION

8" THICK FIBER-REINFORCED CONCRETE (FIRE LANE AREAS)

6" THICK CONCRETE (PEDESTRIAN AREAS)

20'

8" THICK COMPACTED SUBGRADE (LBR 40)

CONCRETE SECTION

R50'

R30'

20' FIRE LANE

30' UTILITY CORRIDOR

10' UTIL. CORRIDOR

10' FPL EASEMENT. (O.R.B. 46053, PG. 719, B.C.R.)

S.29°46'59"W. 85.13'

LANDSCAPING

N.01°50'08"W. 50.33'

EXISTING MONUMENT SIGN

LANDSCAPING

FIRE LANE CONCRETE SECTION

10' FPL EASEMENT. (O.R.B. 46053, PG. 719, B.C.R.)

MATCHLINE C - SEE SHEET SP-6

STUCCO FORMA

DECORATIVE FENCE

LANDSCAPING

S.88°20'11"W. 104.59'

N.67°38'37"W. 40.80'

LIMITS OF PLAN MODIFICATION

N66°56'55"W 23.16'

S88°07'27"W 10.97'

N01°52'33"W 106.00'

D=48°00'21" R=255.02' L=213.67'

20' FIRE LANE & MAINTENANCE ACCESS

R30'

R50'

FIRE LANE GRASS SECTION

SE 3rd Street

SEABISCUIT TRAIL

EXISTING ROAD ALIGNMENT TO REMAIN

11.5' 11' 11' 11.5' 11'

FIRE LANE ACCESS & DROP CURB

GEOWEB REINFORCED FIRE LANE

FIRC

FIRC

0 10 20 40

1" = 20'

E D C B A

1 2 3 4 5 6

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DRC SUBMITTAL	MAY 20, 2013

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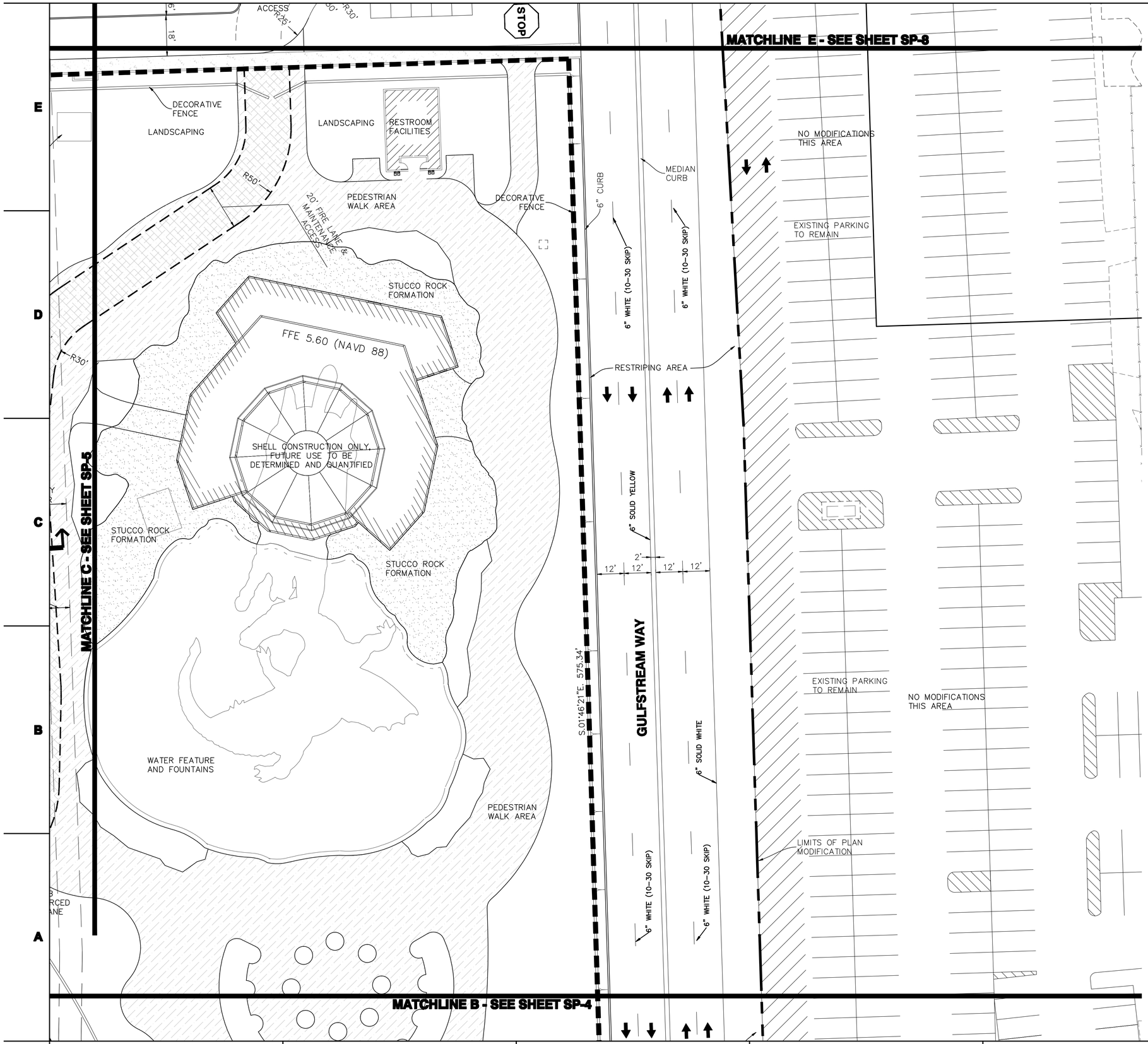
ENGINEER OF RECORD

TITLE

SITE PLAN MODIFICATION DETAIL

DRAWING NO.

SP-5 of 8



0 10 20 40
1" = 20'

JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
7501 N.W. 4th STREET, SUITE 101
PLANTATION, FLORIDA 33317
PHONE (954) 581-1946
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ISSUE	NOT FOR CONSTRUCTION
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1 - 07/01/13	DRC COMMENTS

Pegasus Facility
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

ARCHITECT OF RECORD

DESIGNED BY
JRA
DRAWN BY
DEH/IK
CHECKED BY
DWG
PROJECT NUMBER
102-426-24

JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

DATE
MAY 2013

TITLE
SITE PLAN MODIFICATION DETAIL

DRAWING NO.
SP-6 of 8

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1 - 07/01/13	DRC COMMENTS

Pegasus Facility
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

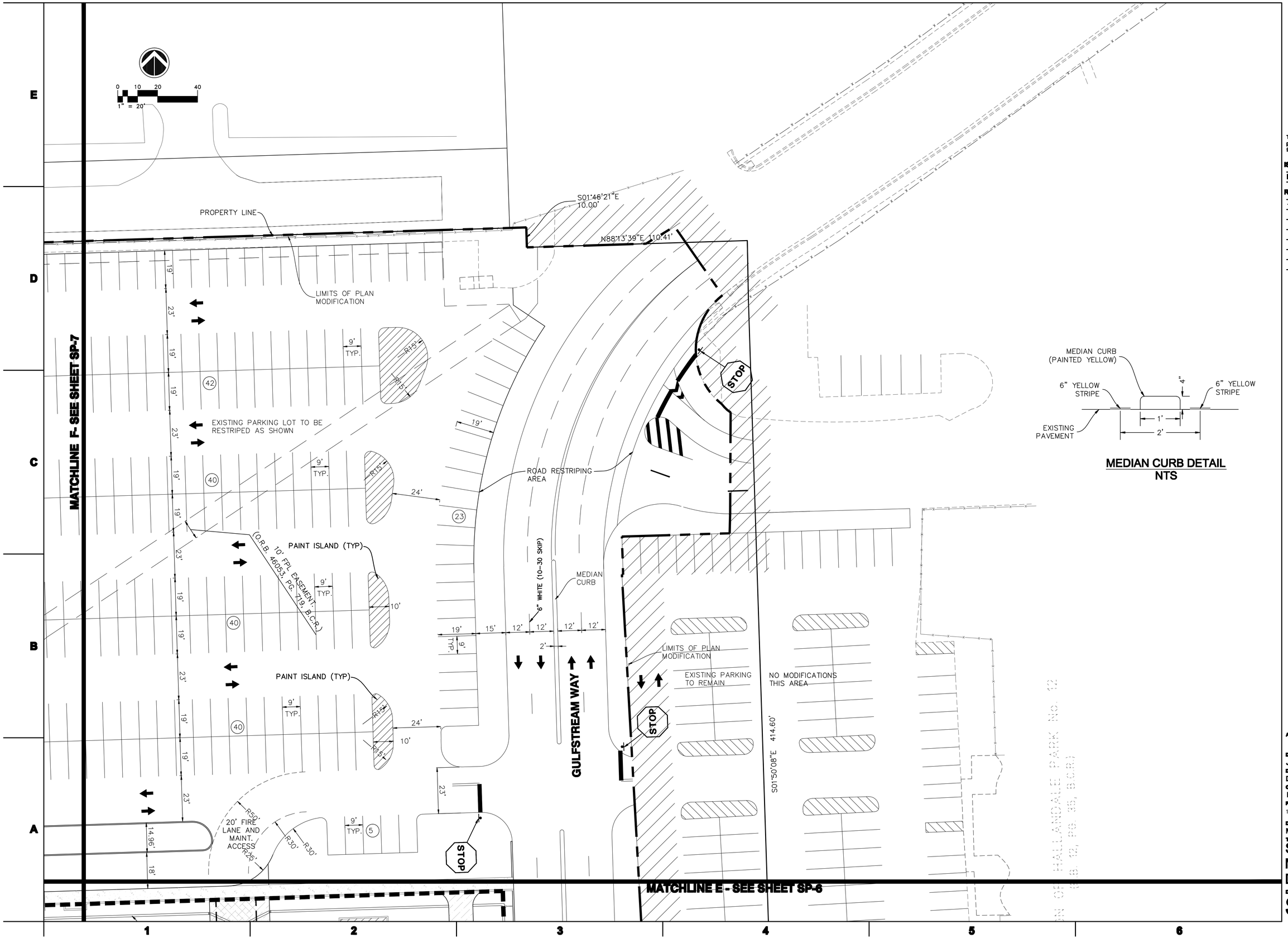
ARCHITECT OF RECORD

DESIGNED BY JRA
DRAWN BY DEH/IK
CHECKED BY DWG
PROJECT NUMBER 102-426-24
DATE MAY 2013

JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

TITLE
SITE PLAN MODIFICATION DETAIL

DRAWING NO.
SP-7 of 8



JOSEPH ROLES AND ASSOC., INC.
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Pegasus Facility
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

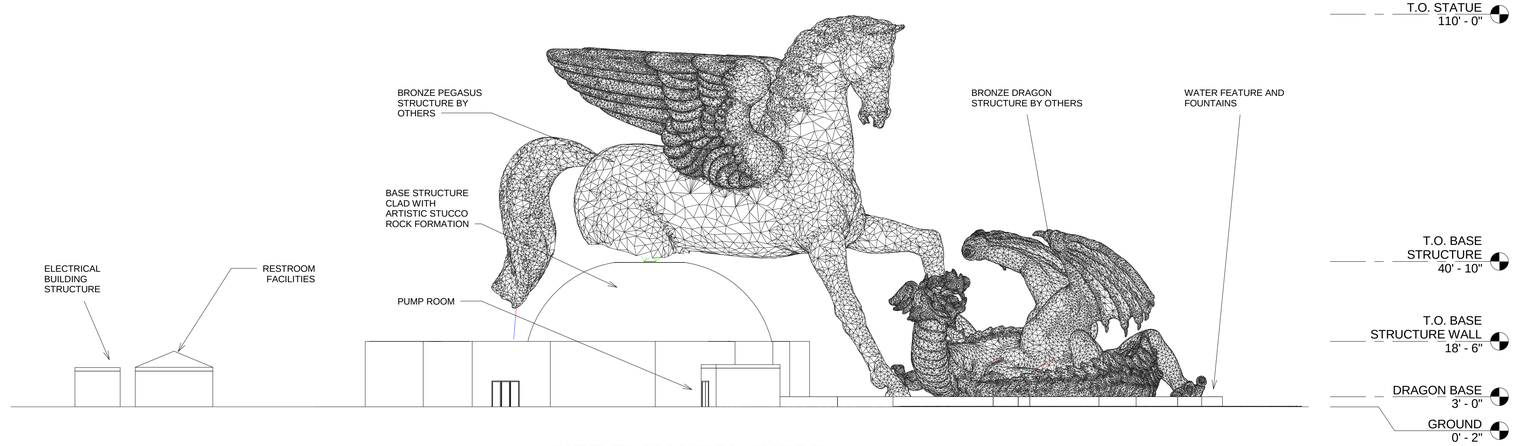
ARCHITECT OF RECORD

DESIGNED BY JRA
DRAWN BY DEH/IK
CHECKED BY DWG
PROJECT NUMBER 102-426-24
DATE MAY 2013

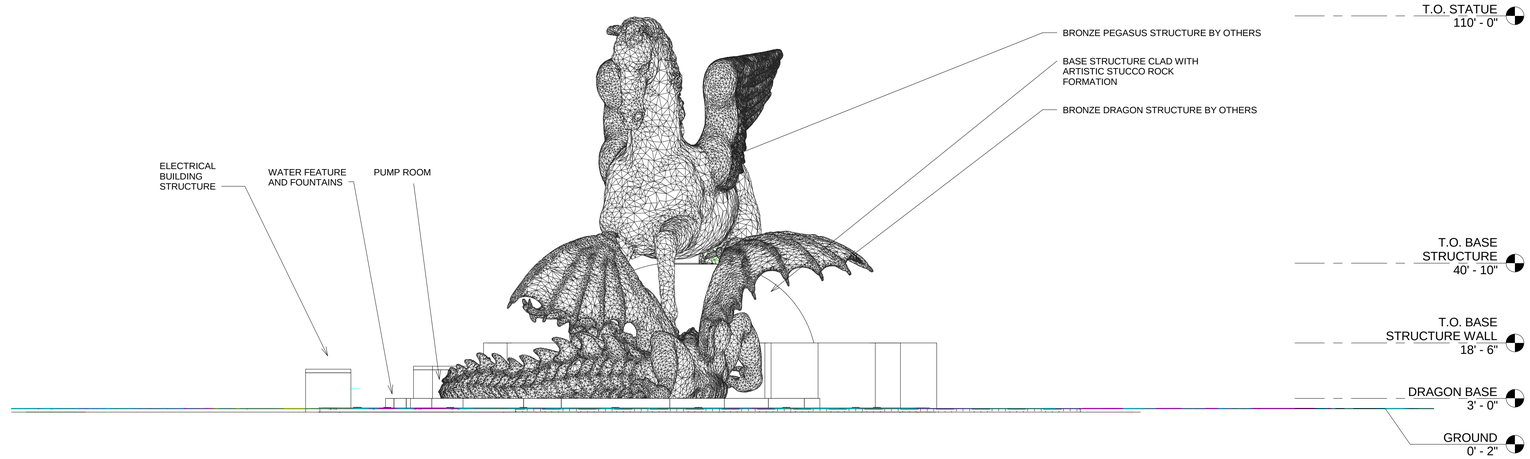
JOSEPH W. ROLES, JR. P.E.
REG. ENGINEER NO. 16965
ENGINEER OF RECORD

TITLE
SITE PLAN MODIFICATION DETAIL

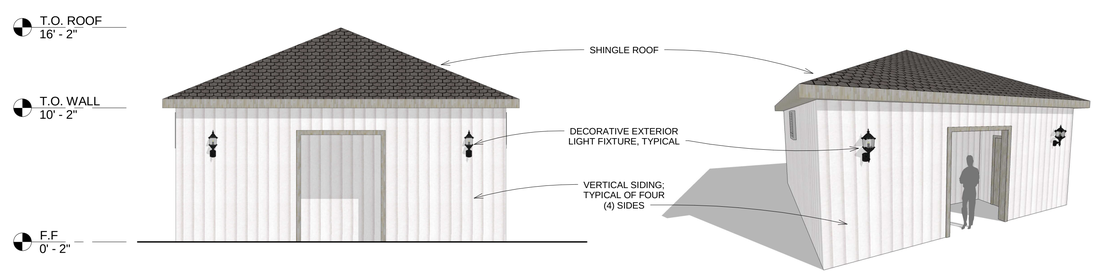
DRAWING NO.
SP-8 of 8



1 SITE ELEVATION WEST
1" = 20'-0"



2 SITE ELEVATION SOUTH
1" = 20'-0"



3 RESTROOM PERSPECTIVES
N.T.S

0 10' 20' 40' 60'
1" = 20'

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1	DRC COMMENTS	07/01/2013
2	DRC COMMENTS	07/30/2013

PEGASUS FACILITY
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

ARCH/ENGR OF RECORD
MICHAEL F HEWES JR
AR 94627
DESIGNED BY
-
DRAWN BY
MARROQUIN
CHECKED BY
HEWES
PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
SITE ELEVATIONS

DRAWING NO.
A-200

7/29/2013 2:02:00 PM