

PEGASUS FACILITY

GULFSTREAM PARK RACING ASSOCIATION INC.
HALLANDALE BEACH, FLORIDA

Exhibit 4



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REVISION Δ

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.



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LOCATION MAP N.T.S



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

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7/29/2013 2:02:01 PM

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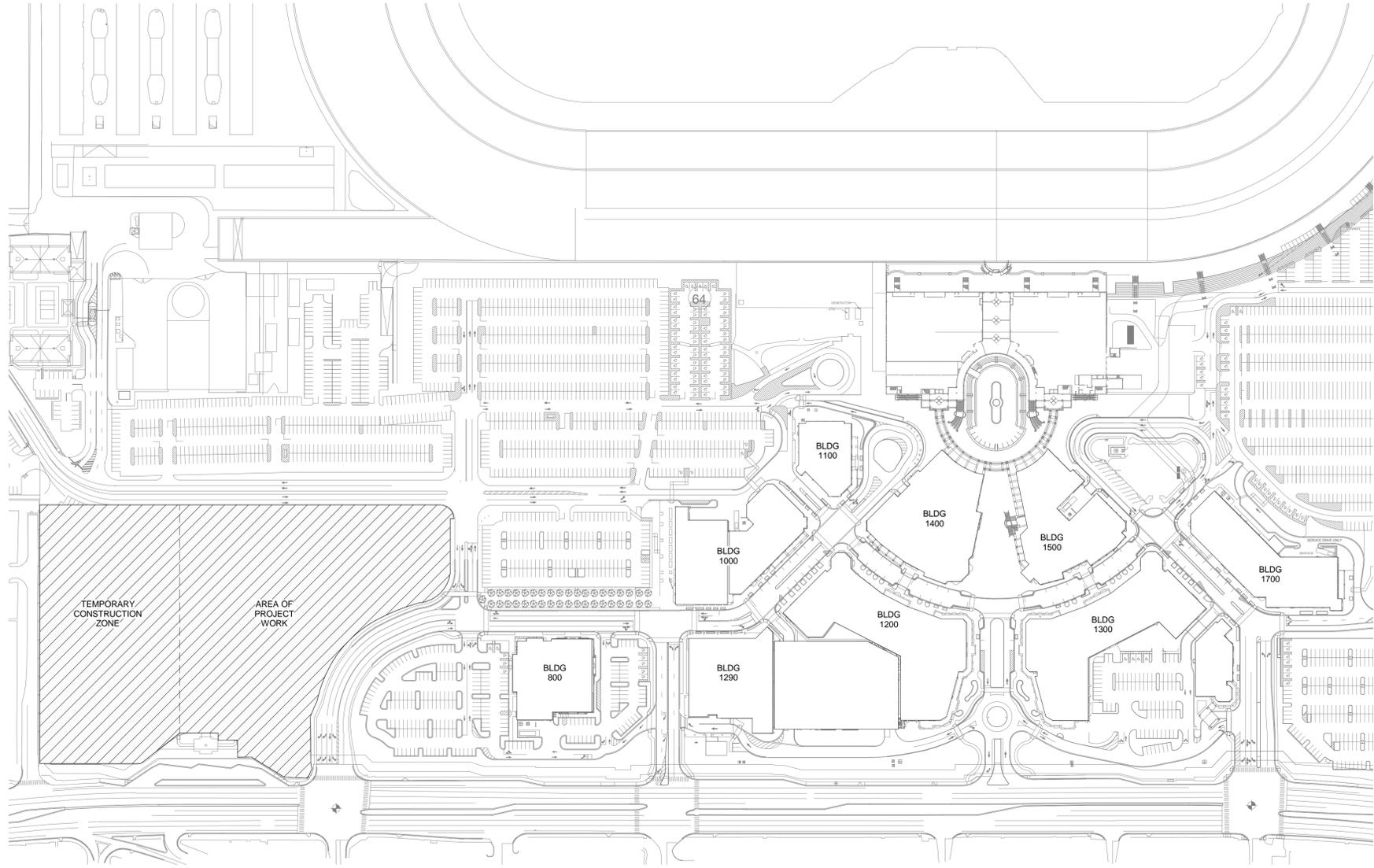
2

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SITE LOCATION

N.T.S



EXISTING SITE LOOKING SOUTHWEST



EXISTING SITE LOOKING NORTHWEST



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DATE
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TITLE
**EXISTING
CONDITIONS**

DRAWING NO.

G-001

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

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7/1/2013 1:32:48 PM

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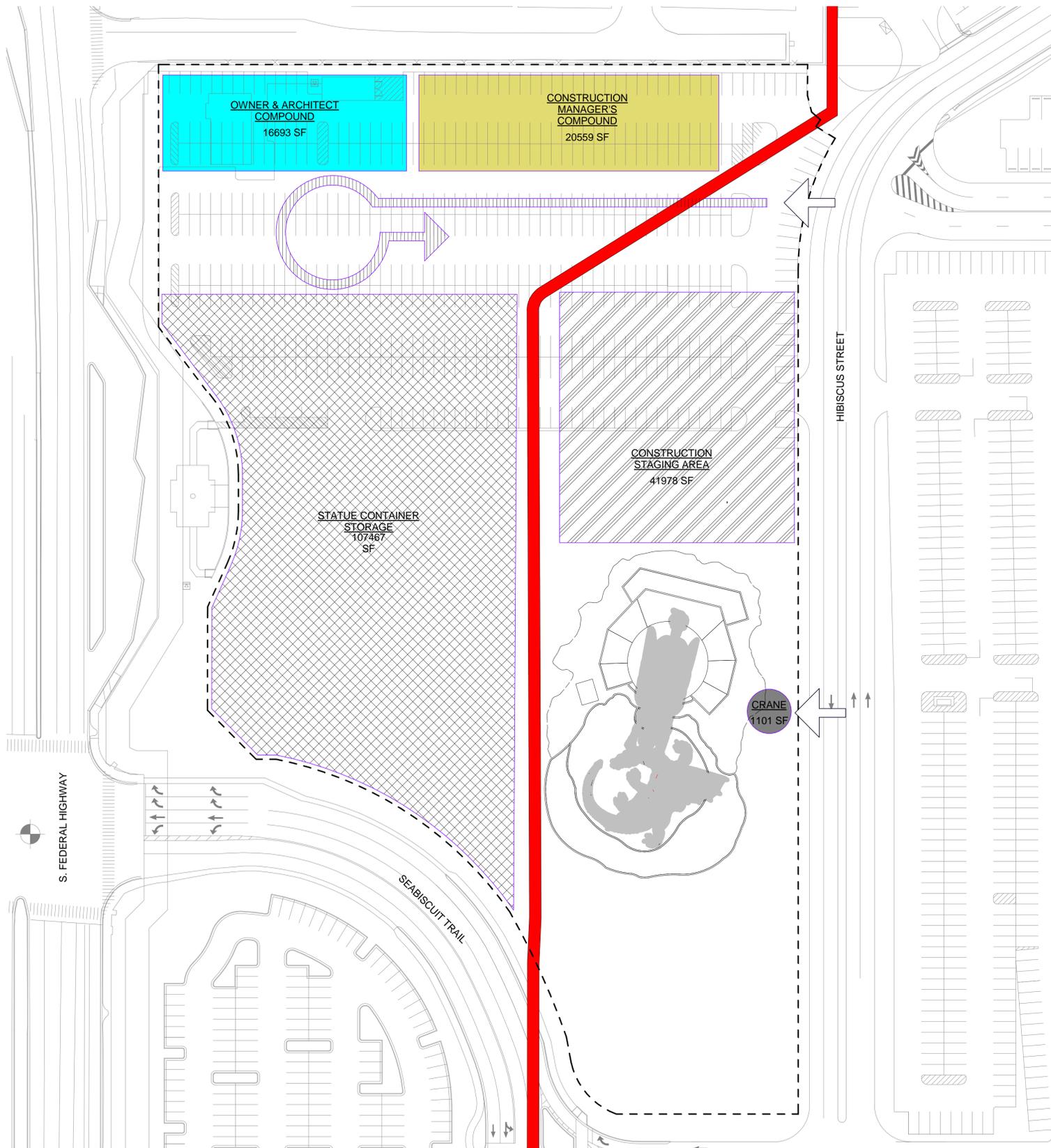
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CONSTRUCTION STAGING PLAN

N.T.S

AREA LEGEND

- CONSTRUCTION CIRCULATION
- CONSTRUCTION STAGING AREA
- OWNER & ARCHITECT COMPOUND
- CONSTRUCTION MANAGER'S COMPOUND
- STATUE CONTAINER STORAGE
- CRANE
- UTILITY CORRIDOR
- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE



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1 07/01/2013 DRC COMMENTS

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PROJECT NUMBER

6784.01

DATE

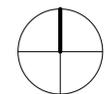
05.20.2013

TITLE

STAGING PLAN

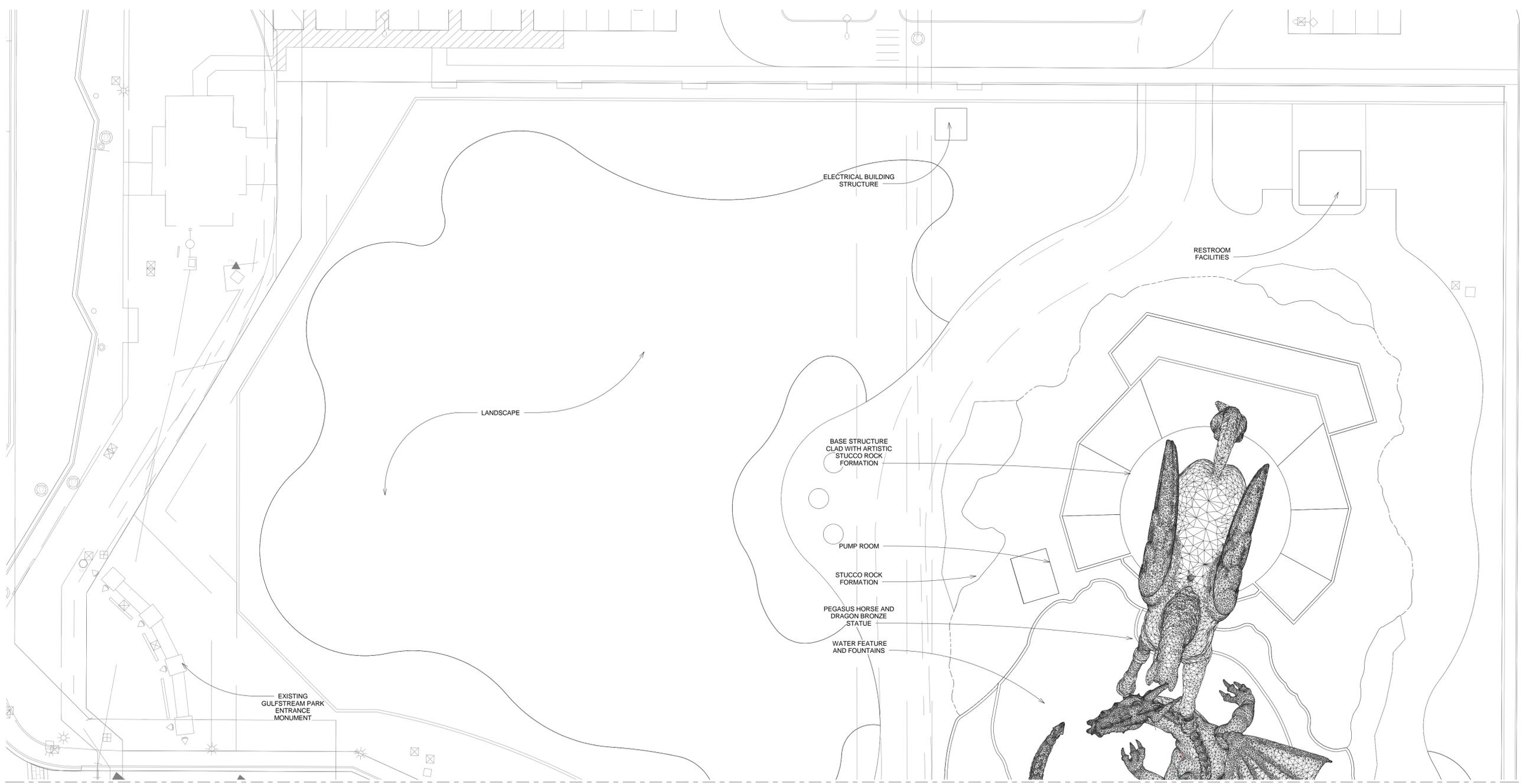
DRAWING NO.

G-002



PEGASUS FACILITY
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SEE SHEET A-101 FOR CONTINUATION

PROPOSED STRUCTURES		
	APPROXIMATE HEIGHT	APPROXIMATE SQ. FT.
BASE STRUCTURE	42'	10,920
RESTROOM FACILITIES	12'	500
ELECTRICAL BUILDING STRUCTURE	12'	130
PUMP ROOM	10'	250
STRUCTURES TOTAL		11,800

TOTAL SITE AREA - 231,680 SQ FT
STRUCTURAL SITE COVERAGE - 5.1 %

KEY MAP N.T.S



7/12/2013 1:32:37 PM

1 2 3 4 5 6

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CHECKED BY
HEWES
PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
SITE DEVELOPMENT PLAN
DRAWING NO.
A-100

SEE SHEET A-100 FOR CONTINUATION



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MARROQUIN

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HEWES

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6784.01

DATE

05.20.2013

TITLE

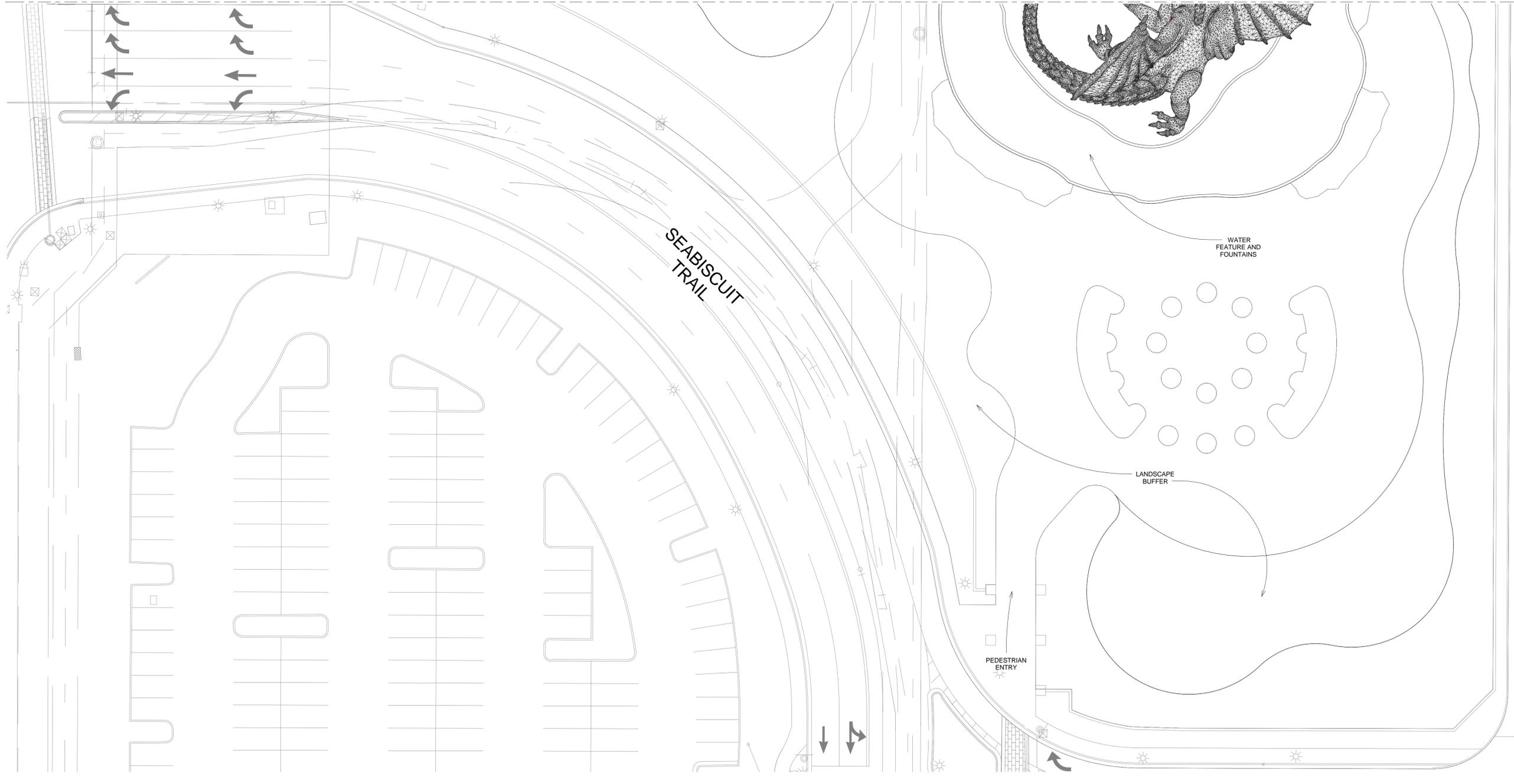
SITE

DEVELOPMENT

PLAN

DRAWING NO.

A-101



KEY MAP N.T.S



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1 2 3 4 5 6

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E

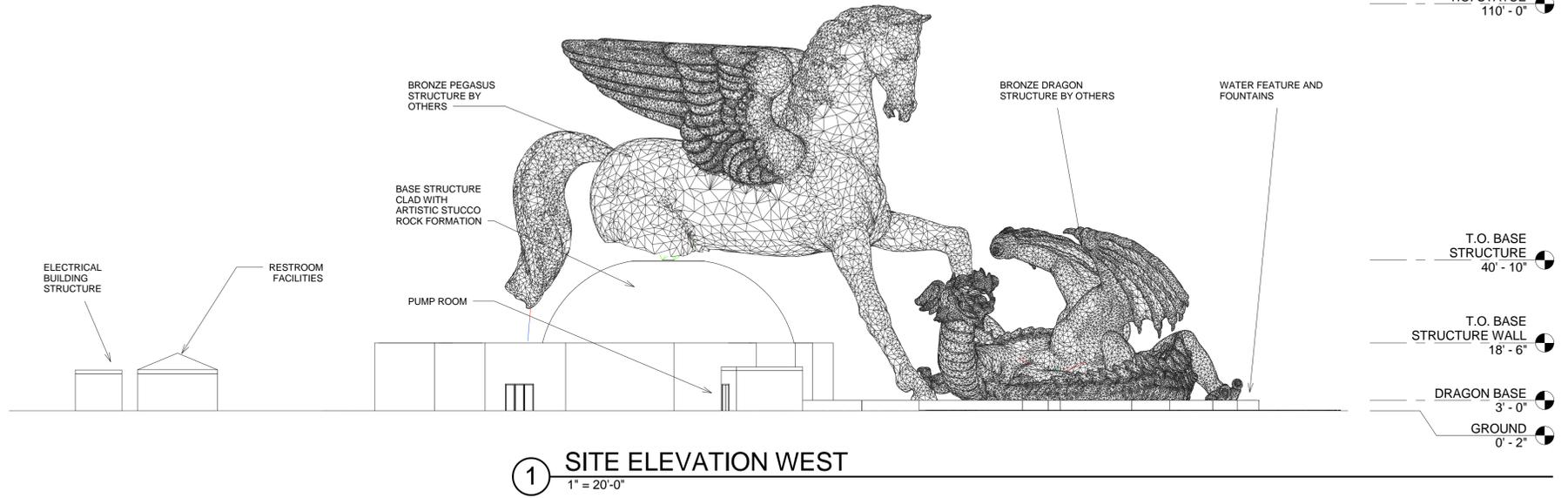
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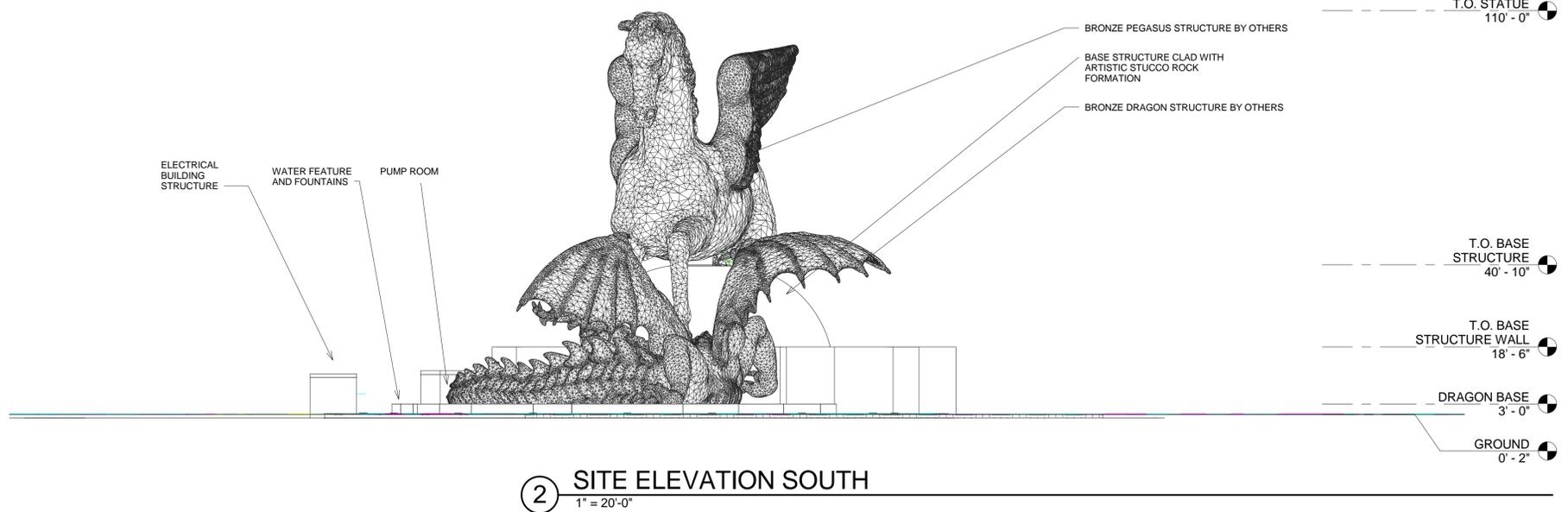
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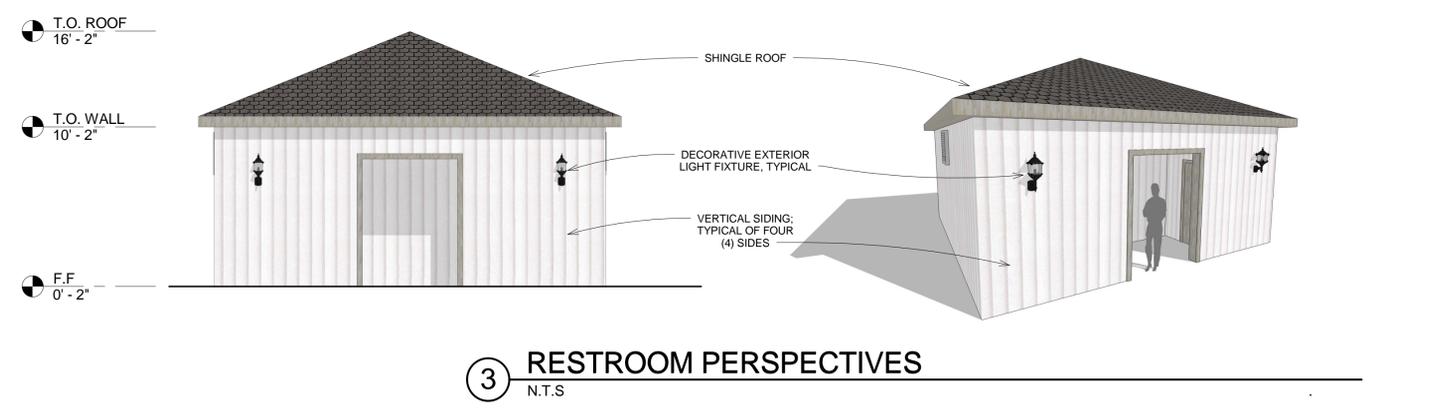
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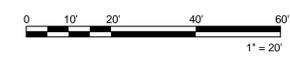
1 SITE ELEVATION WEST
 1" = 20'-0"



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



3 RESTROOM PERSPECTIVES
 N.T.S



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 HEWES
 PROJECT NUMBER
 6784.01

DATE
 05.20.2013
 TITLE
SITE ELEVATIONS

DRAWING NO.
A-200

T.O. STATUE
110' - 0"



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1 07/01/2013 DRC COMMENTS

T.O. BASE STRUCTURE
40' - 10"

T.O. BASE STRUCTURE WALL
18' - 6"

DRAGON BASE
3' - 0"

GROUND
0' - 2"

1 PEGASUS ELEVATION EAST

3/32" = 1'-0"

T.O. STATUE
110' - 0"

BRONZE PEGASUS STRUCTURE BY OTHERS

BASE STRUCTURE CLAD WITH ARTISTIC PAINTED STUCCO ROCK FORMATION

BRONZE DRAGON STRUCTURE BY OTHERS

BASE STRUCTURE CLAD WITH ARTISTIC STUCCO ROCK MATERIAL

T.O. BASE STRUCTURE
40' - 10"

T.O. BASE STRUCTURE WALL
18' - 6"

DRAGON BASE
3' - 0"

GROUND
0' - 2"

2 PEGASUS ELEVATION SOUTH

3/32" = 1'-0"



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Gulfstream Park Racing Association Inc.

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MICHAEL F HEWES JR
AR 94627

DESIGNED BY

DRAWN BY MARROQUIN

CHECKED BY HEWES

PROJECT NUMBER 6784.01

DATE 05.20.2013

TITLE
ENLARGED ELEVATIONS

DRAWING NO.

A-201

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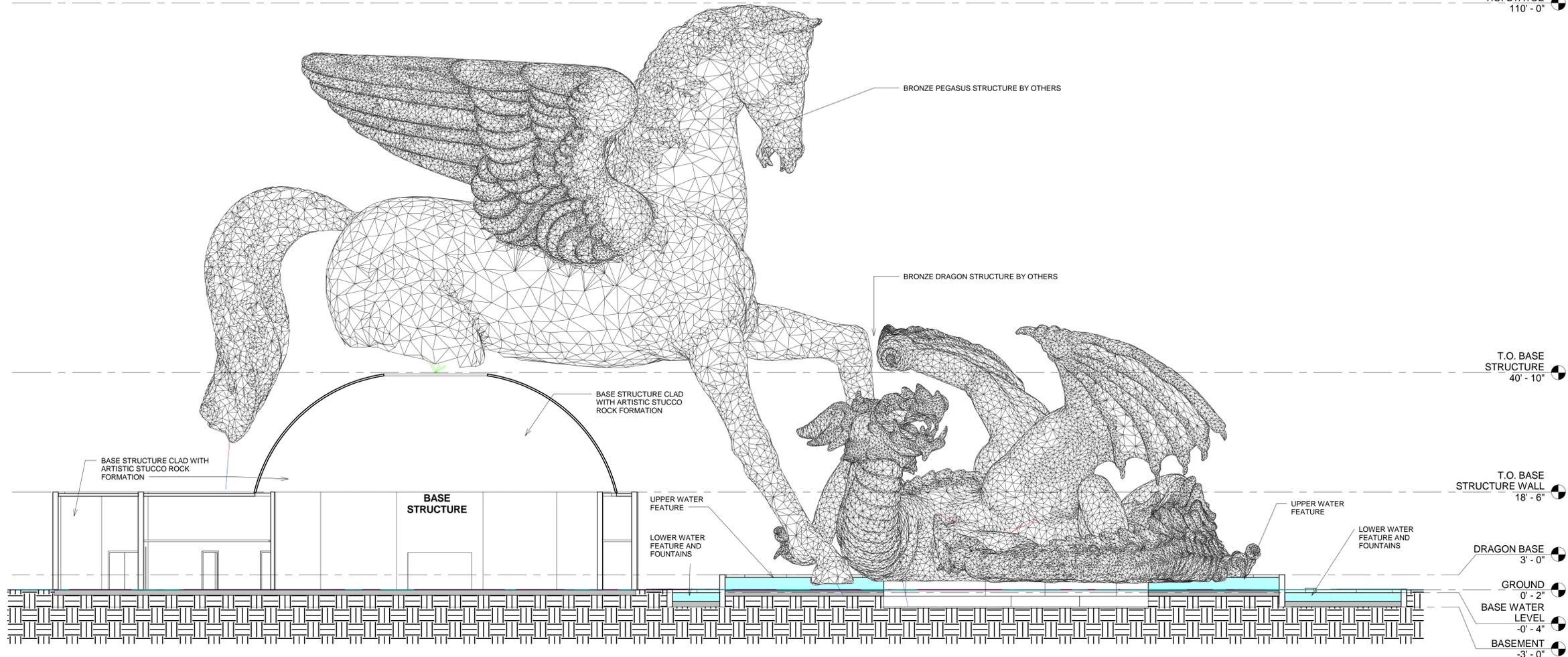
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1 ENLARGED SECTION
3/32" = 1'-0"



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PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
ENLARGED SECTIONS

DRAWING NO.
A-300

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7/1/2013 1:32:48 PM

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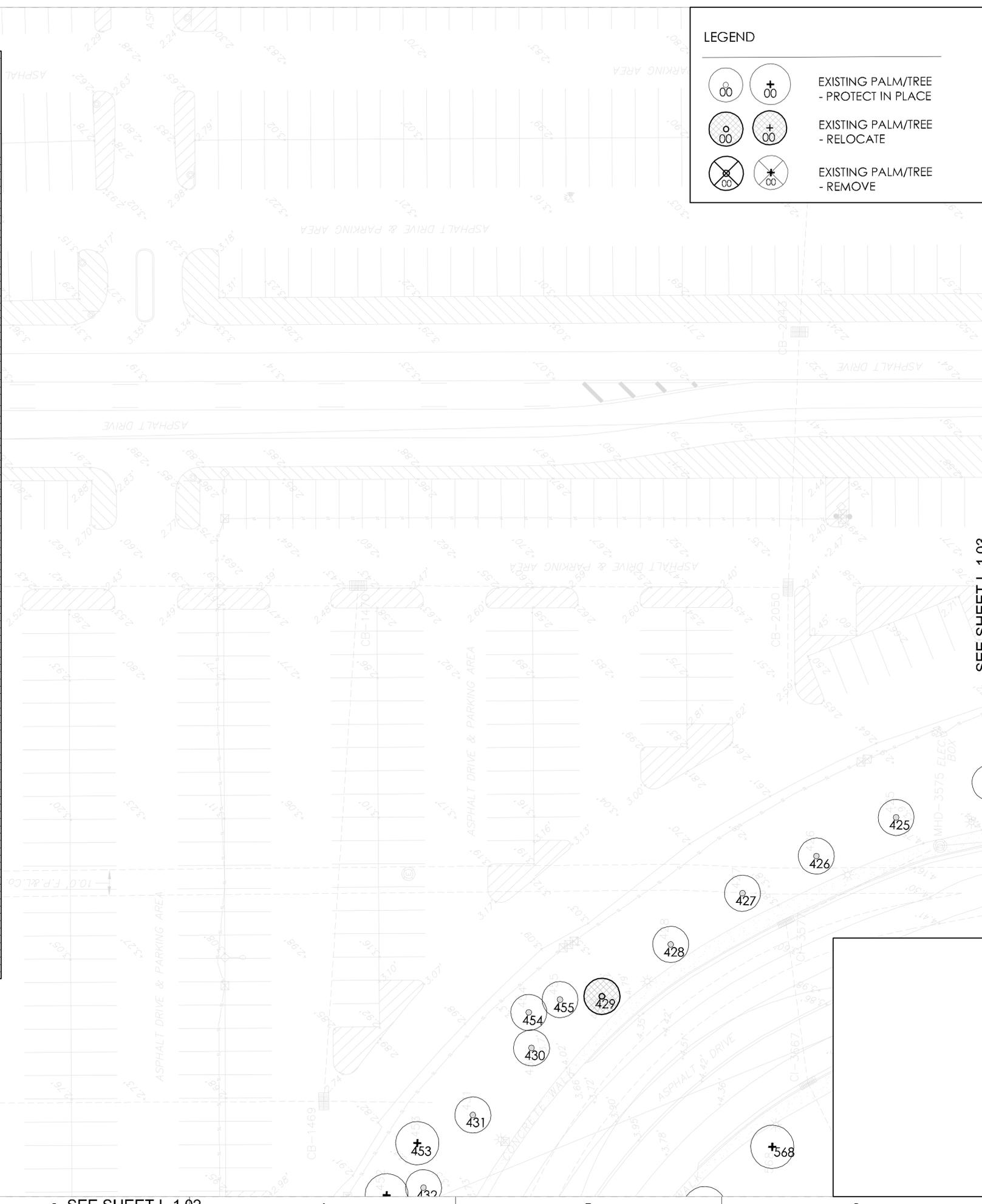
REVISION Δ

1- 07/01/2013 DRC COMMENTS

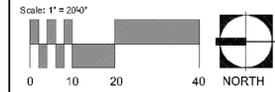
LEGEND

-   EXISTING PALM/TREE - PROTECT IN PLACE
-   EXISTING PALM/TREE - RELOCATE
-   EXISTING PALM/TREE - REMOVE

Tree #	Symbol	Scientific Name	Common Name	d.b.h.	Disposition	Condition/Notes
422	MAG	Washingtonia robusta	Washingtonia Palm	12"	Protect in place	Good
423	PLM	Washingtonia robusta	Washingtonia Palm	12"	Protect in place	Good
424	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
425	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
426	JUN	Roystonea regia	Royal Palm	15"	Protect in place	Good
427	JUN	Roystonea regia	Royal Palm	15"	Protect in place	Good
428	JUN	Roystonea regia	Royal Palm	18"	Protect in place	Good
429	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
430	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
431	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
432	PLM	Roystonea regia	Royal Palm	15"	Protect in place	Good
433	PLM	Roystonea regia	Royal Palm	17"	Protect in place	Good
434	MAG	Roystonea regia	Royal Palm	12"	Protect in place	Good
435	MAG	Roystonea regia	Royal Palm	20"	Protect in place	Good
436	LAO	Phoenix dactylopera	Date Palm	14"	Protect in place	Good
437	MAG	Sabal palmetto	Sabod Palm	8"	Protect in place	Good
438	LAO	Sabal palmetto	Sabod Palm	8"	Protect in place	Good
439	LAO	Sabal palmetto	Sabod Palm	8"	Protect in place	Good
440	LAO	Sabal palmetto	Sabod Palm	6"	Protect in place	Good
441	LAO	Sabal palmetto	Sabod Palm	6"	Protect in place	Good
442	LAO	Sabal palmetto	Sabod Palm	6"	Protect in place	Good
443	PLM	Magnolia	Magnolia	5"	Protect in place	Good
444	PLM	Magnolia	Magnolia	8"	Protect in place	Good
445	LAO	Sabal palmetto	Sabod Palm	10"	Relocate	Good - Relocate on site
446	JUN	Sabal palmetto	Sabod Palm	12"	Good - Relocate on site	Good - Relocate on site
447	JUN	Montgomery Palm	Montgomery Palm	8"	Protect in place	Good
448	JUN	Live Oak	Live Oak	4"	Relocate	Good - Relocate on site
449	PLM	Giant Bird of Paradise	Giant Bird of Paradise	6"	Protect in place	Good
450		Copperpod	Copperpod	4"	Demolish	poor
454	LAO	Sabal palmetto	Sabod Palm	10"	Protect in place	Good
455	LAO	Sabal palmetto	Sabod Palm	10"	Protect in place	Good
456	MAG	Giant Bird of Paradise	Giant Bird of Paradise	6"	Protect in place	Good
457	LO	Giant Bird of Paradise	Giant Bird of Paradise	6"	Protect in place	Good
460	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
461	PLM	Roystonea regia	Royal Palm	12"	Protect in place	Good
462	PLM	Roystonea regia	Royal Palm	12"	Protect in place	Good
463	LAO	Hong Kong Orchid	Hong Kong Orchid	12"	Protect in place	Good
464	PLM	Roystonea regia	Royal Palm	18"	Protect in place	Good
465	LAO	Roystonea regia	Royal Palm	14"	Protect in place	Good
466	PLM	Roystonea regia	Royal Palm	20"	Protect in place	Good
467	PLM	Live Oak	Live Oak	4"	Protect in place	Good
468	PLM	Magnolia	Magnolia	5"	Protect in place	Good
469	PLM	Magnolia	Magnolia	5"	Protect in place	Good
470	PLM	Roystonea regia	Royal Palm	12"	Protect in place	Good
471	PLM	Roystonea regia	Royal Palm	20"	Protect in place	Good
472	PLM	Gumbo Limbo	Gumbo Limbo	8"	Protect in place	Good
473	PLM	Gumbo Limbo	Gumbo Limbo	8"	Protect in place	Good
474	PLM	Gumbo Limbo	Gumbo Limbo	8"	Protect in place	Good
475	PLM	Roystonea regia	Royal Palm	22"	Protect in place	Good
476		UNKNOWN	UNKNOWN	4"	Protect in place	Good
477		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
478		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
479		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
480		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
481		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
482		Phoenix dactylopera	Date Palm	18"	Protect in place	Good
483		Magnolia	Magnolia	3"	Protect in place	Good
484		Magnolia	Magnolia	3"	Protect in place	Good
485		Magnolia	Magnolia	3"	Protect in place	Good
486		Magnolia	Magnolia	3"	Protect in place	Good
487		Magnolia	Magnolia	4"	Protect in place	Good
488		Magnolia	Magnolia	4"	Protect in place	Good
489		Royal Palm	Royal Palm	12"	Protect in place	Good
490		UNKNOWN	UNKNOWN	4"	Protect in place	Good
491		PALM	PALM	16"	Protect in place	Good
492		PALM	PALM	15"	Protect in place	Good
493		Live Oak	Live Oak	4"	Protect in place	Good
494		Live Oak	Live Oak	5"	Protect in place	Good
495		Montgomery Palm	Montgomery Palm	8"	Protect in place	Good
496		UNKNOWN	UNKNOWN	4"	Protect in place	Good
497		PALM	PALM	14"	Protect in place	Good
498		UNKNOWN	UNKNOWN	4"	Protect in place	Good
499		PALM	PALM	14"	Protect in place	Good
500		UNKNOWN	UNKNOWN	4"	Protect in place	Good
501		UNKNOWN	UNKNOWN	5"	Protect in place	Good
502		UNKNOWN	UNKNOWN	6"	Protect in place	Good
503		UNKNOWN (CLUSTER)	UNKNOWN (CLUSTER)		Protect in place	Good
504		UNKNOWN (CLUSTER)	UNKNOWN (CLUSTER)		Protect in place	Good
505		UNKNOWN	UNKNOWN	8"	Protect in place	Good
506		UNKNOWN	UNKNOWN	6"	Protect in place	Good
507		UNKNOWN (CLUSTER)	UNKNOWN (CLUSTER)		Protect in place	Good
L001		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L002		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L003		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L004		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L005		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L006		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L007		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L008		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L009		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L010		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L011		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L012		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L013		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L014		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L015		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L016		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L017		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L018		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L019		Washingtonia robusta	Washingtonia Palm		Relocate	Good - Relocate on site
L020		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L021		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L022		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L023		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L024		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L025		Washingtonia robusta	Washingtonia Palm		Protect in place	Good
L026		Washingtonia robusta	Washingtonia Palm		Protect in place	Good



SEE SHEET L-1.03



Scale: 1" = 20'
 PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Tree Disposition Plan
 DRAWING NO.
L-1.01

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

SEE SHEET L-1.02

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REVISION Δ

1- 07/01/2013 DRC COMMENTS

LEGEND

		EXISTING PALM/TREE - PROTECT IN PLACE
		EXISTING PALM/TREE - RELOCATE
		EXISTING PALM/TREE - REMOVE

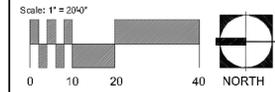


SEE SHEET L-1.03

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

Old Federal Highway

rd Street



PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Tree Disposition Plan
 DRAWING NO.

L-1.02

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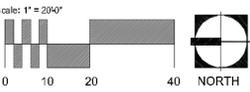
REVISION Δ
 1- 07/01/2013 DRC COMMENTS

LEGEND

		EXISTING PALM/TREE - PROTECT IN PLACE
		EXISTING PALM/TREE - RELOCATE
		EXISTING PALM/TREE - REMOVE



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



PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Tree Disposition Plan
 DRAWING NO.

L-1.03

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3 SEE SHEET L-2.02

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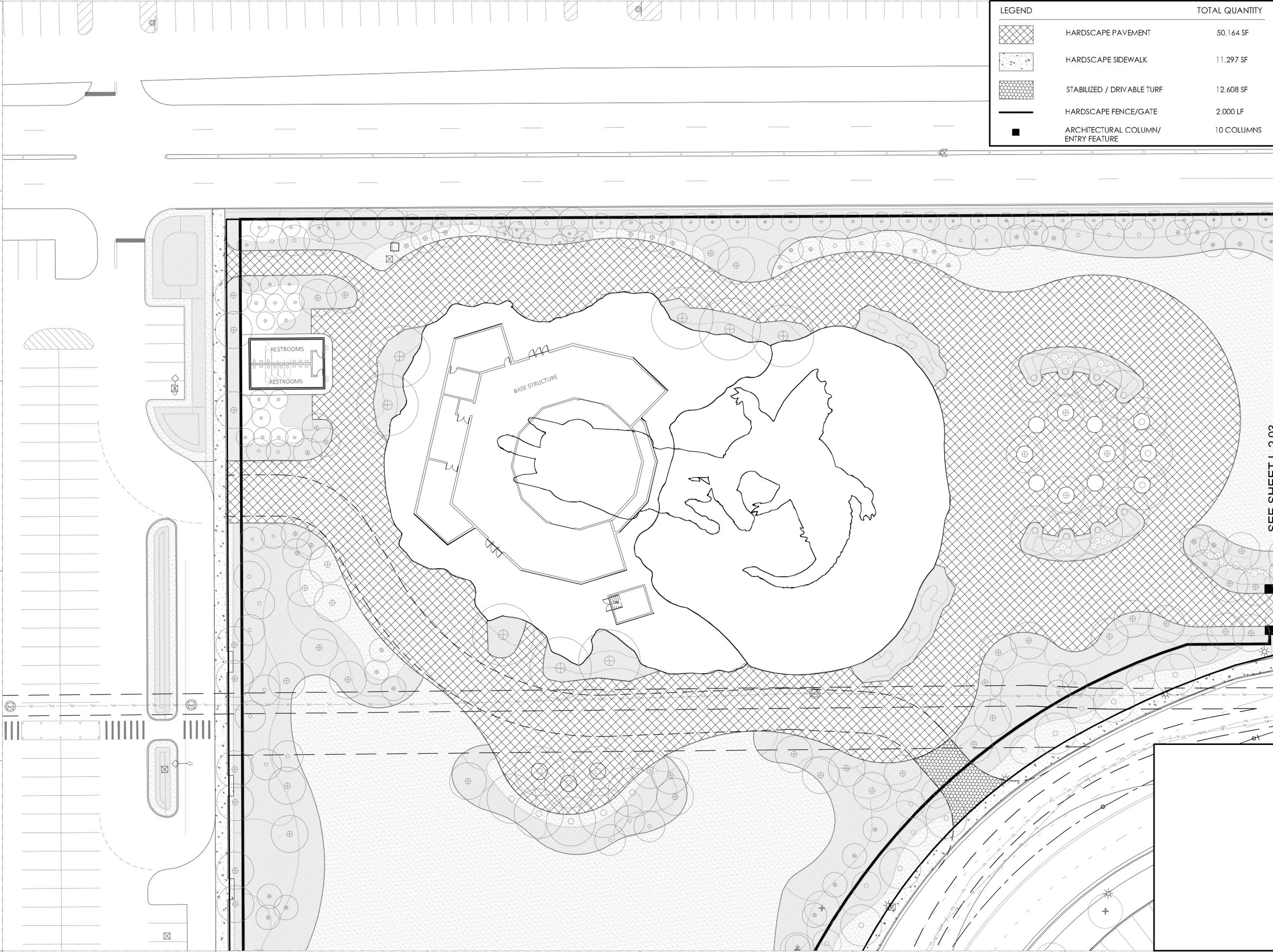
LEGEND	TOTAL QUANTITY
	HARDSCAPE PAVEMENT 50,164 SF
	HARDSCAPE SIDEWALK 11,297 SF
	STABILIZED / DRIVABLE TURF 12,608 SF
	HARDSCAPE FENCE/GATE 2,000 LF
	ARCHITECTURAL COLUMN/ ENTRY FEATURE 10 COLUMNS

Landscape Architecture
EDSA
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33001 USA
 TEL: 954.924.5300
 WWW.EDSALAN.COM
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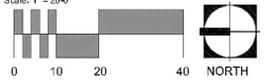
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REVISION  1-07/01/2013 DRC COMMENTS



SEE SHEET L-2.03

Scale: 1" = 20'0"

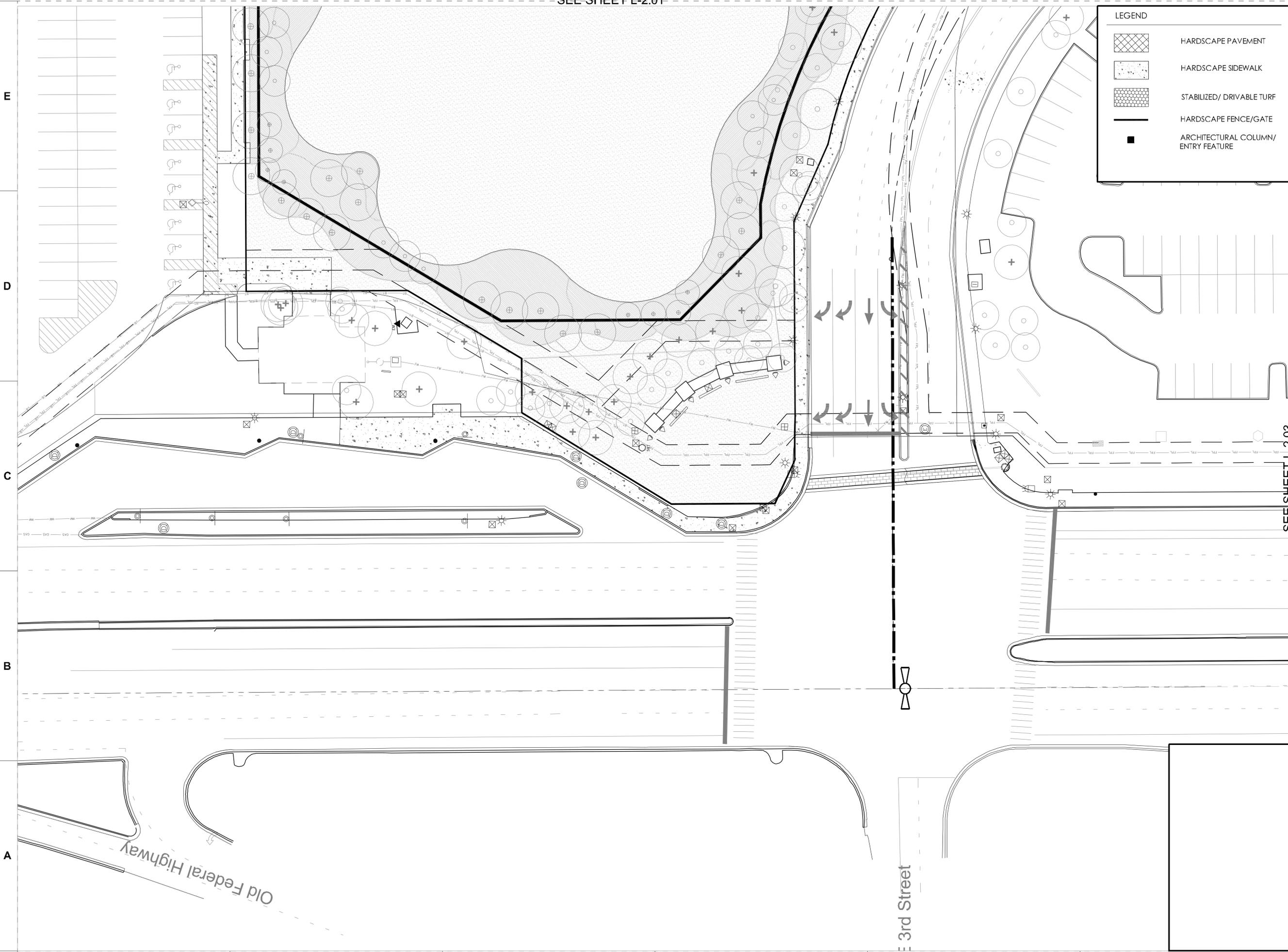


PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Hardscape Plan
 DRAWING NO.
L-2.01

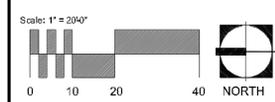
Pegasus Facility
 Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

LEGEND

-  HARDSCAPE PAVEMENT
-  HARDSCAPE SIDEWALK
-  STABILIZED/ DRIVABLE TURF
-  HARDSCAPE FENCE/GATE
-  ARCHITECTURAL COLUMN/ ENTRY FEATURE



SEE SHEET L-2.03



PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Hardscape Plan
 DRAWING NO.
L-2.02

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

SEE SHEET L-2.01

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SEE SHEET L-2.02

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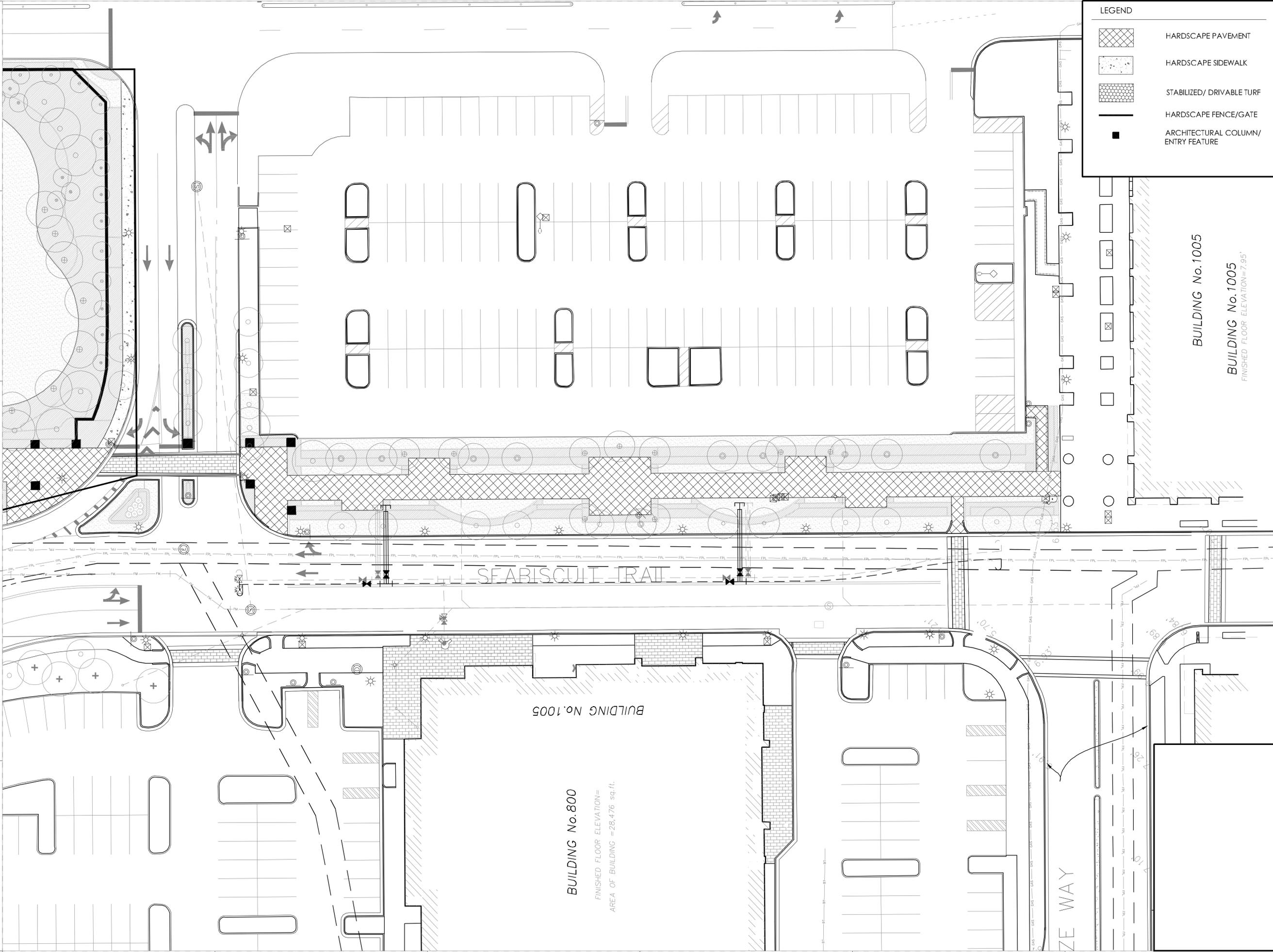
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LEGEND

- HARDSCAPE PAVEMENT
- HARDSCAPE SIDEWALK
- STABILIZED/ DRIVABLE TURF
- HARDSCAPE FENCE/GATE
- ARCHITECTURAL COLUMN/ ENTRY FEATURE

Landscape Architecture
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
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Pegasus Facility
 Hallandale Beach, Florida
 Gulfstream Park Racing Association Inc.

Scale: 1" = 20'0"

0 10 20 40 NORTH

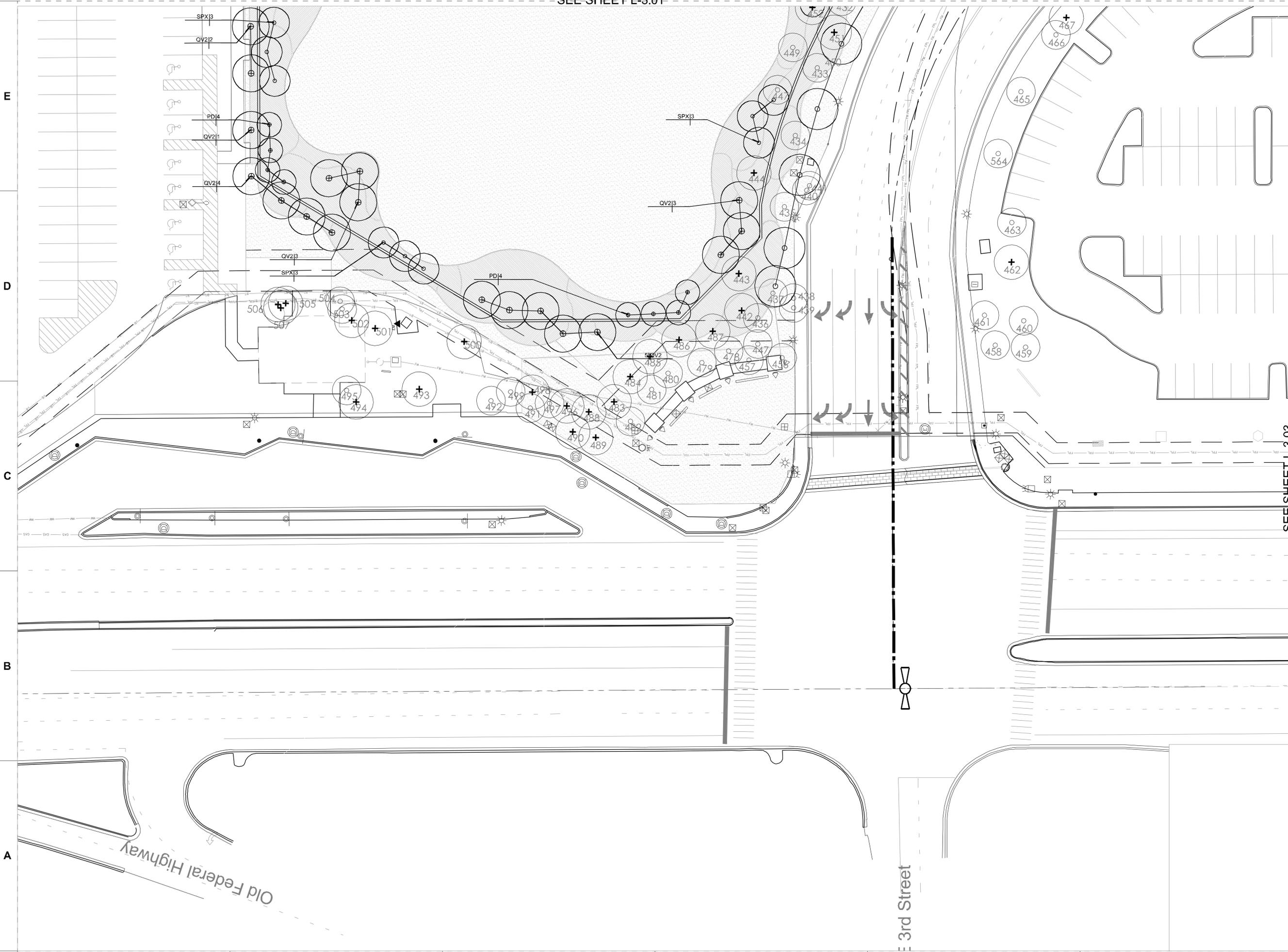
PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 Hardscape Plan
 DRAWING NO.
L-2.03

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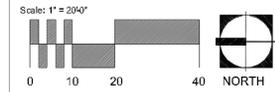
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SEE SHEET L-3.03

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



PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Tree Plan
 DRAWING NO.
L-3.02

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 1- 07/01/2013 DRC COMMENTS

PLANT SCHEDULE

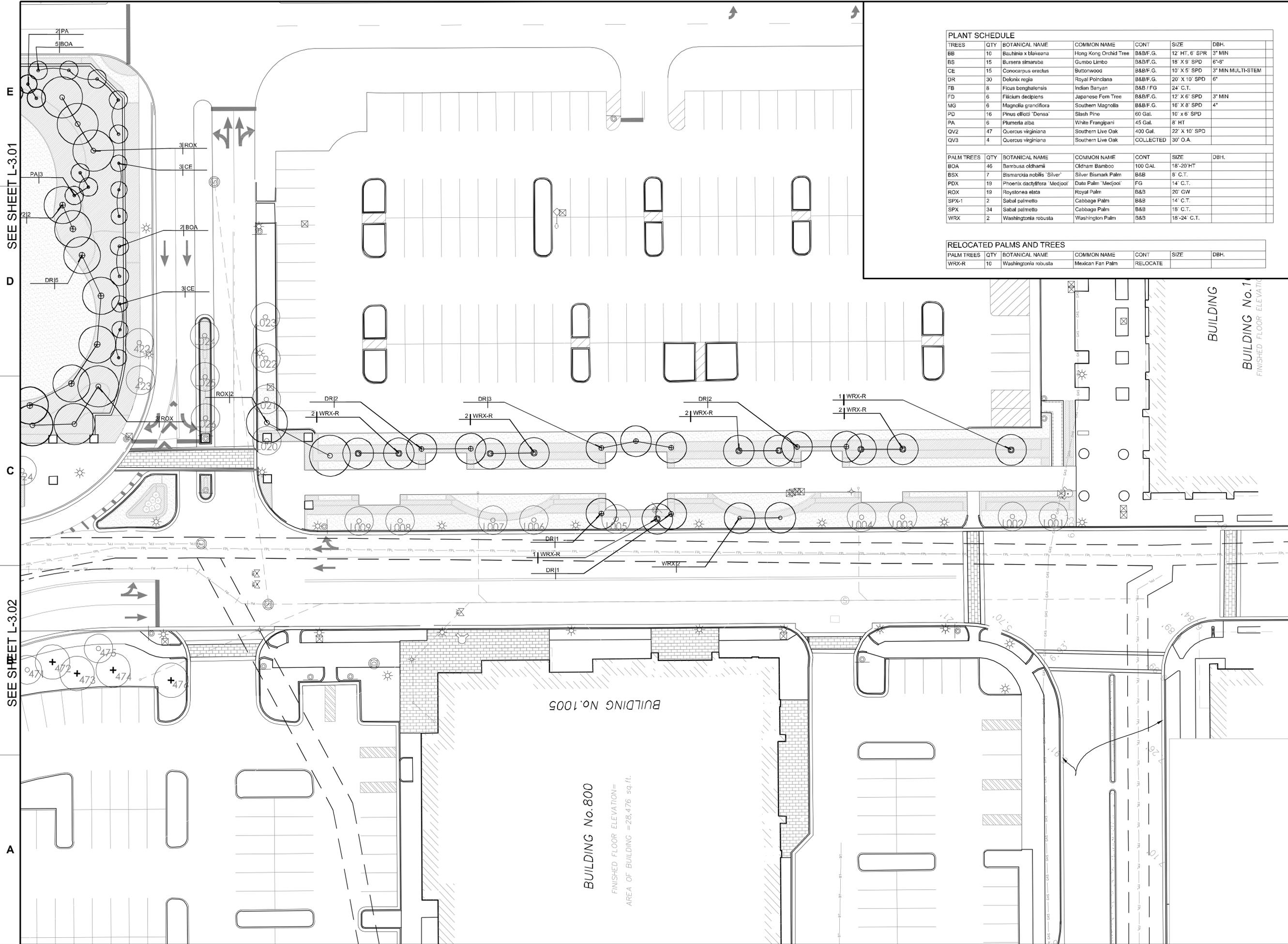
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	DBH.
BB	10	Bauhinia x blakeana	Hong Kong Orchid Tree	B&B/F.G.	12' HT. 6' SPR	3" MIN
BS	15	Bursera simaruba	Gumbo Limbo	B&B/F.G.	18' X 9' SPD	6"-8"
CE	15	Conocarpus erectus	Buttonwood	B&B/F.G.	10' X 9' SPD	3" MIN MULTI-STEM
DR	30	Delonix regia	Royal Poinciana	B&B/F.G.	20' X 10' SPD	6"
FB	8	Ficus benghalensis	Indian Banyan	B&B / FG	24' C.T.	
FD	6	Filicium decipiens	Japanese Fern Tree	B&B/F.G.	12' X 6' SPD	3" MIN
MG	6	Magnolia grandiflora	Southern Magnolia	B&B/F.G.	16' X 8' SPD	4"
PD	16	Pinus elliotti 'Densa'	Slash Pine	60 Gal.	10' x 6' SPD	
PA	6	Plumeria alba	White Frangipani	45 Gal.	8' HT	
QV2	47	Quercus virginiana	Southern Live Oak	400 Gal.	22' X 10' SPD	
QV3	4	Quercus virginiana	Southern Live Oak	COLLECTED	30' O.A.	

PALM TREES

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	DBH.
BOA	46	Bambusa oldhamii	Oldham Bamboo	100 GAL	18'-20' HT	
BSX	7	Bismarckia nobilis 'Silver'	Silver Bismark Palm	B&B	8' C.T.	
PDX	19	Phoenix dactylifera 'Medjool'	Date Palm 'Medjool'	FG	14' C.T.	
ROX	19	Roystonea elata	Royal Palm	B&B	20' GW	
SPX-1	2	Sabal palmetto	Cabbage Palm	B&B	14' C.T.	
SPX	34	Sabal palmetto	Cabbage Palm	B&B	18' C.T.	
WRX	2	Washingtonia robusta	Washington Palm	B&B	18'-24' C.T.	

RELOCATED PALMS AND TREES

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	DBH.
WRX-R	10	Washingtonia robusta	Mexican Fan Palm	RELOCATE		



BUILDING
 BUILDING No. 1
 FINISHED FLOOR ELEVATION

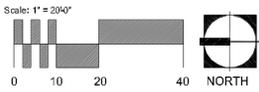
BUILDING No. 1005

BUILDING No. 800
 FINISHED FLOOR ELEVATION=
 AREA OF BUILDING =28,476 sq. ft.

SEE SHEET L-3.01

SEE SHEET L-3.02

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



Scale: 1" = 20'
 PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Tree Plan
 DRAWING NO.
L-3.03

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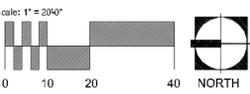
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SEE SHEET L-3.03

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



Scale: 1" = 20'0"

PROJECT NUMBER: 113073
 DATE: 2013-05-20
 SUBMITTAL:
Site Plan Submittal
 DRAWING NAME:
Shrub Plan
 DRAWING NO.
L-3.12

Site Data

Parking Provided

North Surface Lot 1	192 cars
Northeast Surface Lot 1	627 cars
Northeast Surface Lot 2	746 cars
South Surface Lot 1	516 cars
South Surface Lot 2	343 cars
South Surface Lot 3	236 cars
South Surface Lot 4	659 cars
On-Street Parking	62 cars
Building 1200 - 1300 Retail Parking (deck)	478 cars
Building 1200 - 1300 Residential self-park (deck)	N/A
North Parking Deck	4443 cars
South Parking Deck	2305 cars

TOTAL PARKING PROVIDED: 10,607 cars

