PEGASUS FACILITY

Exhibit 4

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	--	--

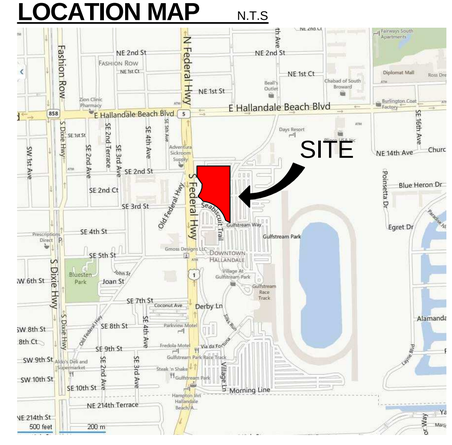
CIVIL				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
SP-1	PHASE 3 SITE PLAN	05/20/2013	2	07/30/2013
SP-2	SITE PLAN MODIFICATION AREA PLAN	05/20/2013	1	07/01/2013
SP-3 TO SP-8	SITE PLAN MODIFICATION DETAIL	05/20/2013	1	07/01/2013
01	COVER	05/20/2013	1	07/01/2013
02	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



Project Team

The Stronach Group
455 Magna Drive
Aurora, Ontario, Canada L4G 7A9
+1 (905) 726-7600

BRPH Architects-Engineers, Inc.
1475 East Centrepark Blvd. Suite 230
West Palm Beach, Florida 33401
(561) 616-5878

Kimley-Horn & Associates, Inc.
445 24th St. Suite 200
Vero Beach, Florida 32960
(772) 794-4100

MarkKara
737 skyland drive
Sierra Madre, California 91024
(626) 353-1564

Joseph Roles & Associates, Inc.
7501 NW 4th St #101
Plantation, Florida 33317
(954) 581-1945

EDSA
1512 East Broward Boulevard Suite 110
Fort Lauderdale, Florida 33301
(954) 524-3330

brph
www.brph.com

Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

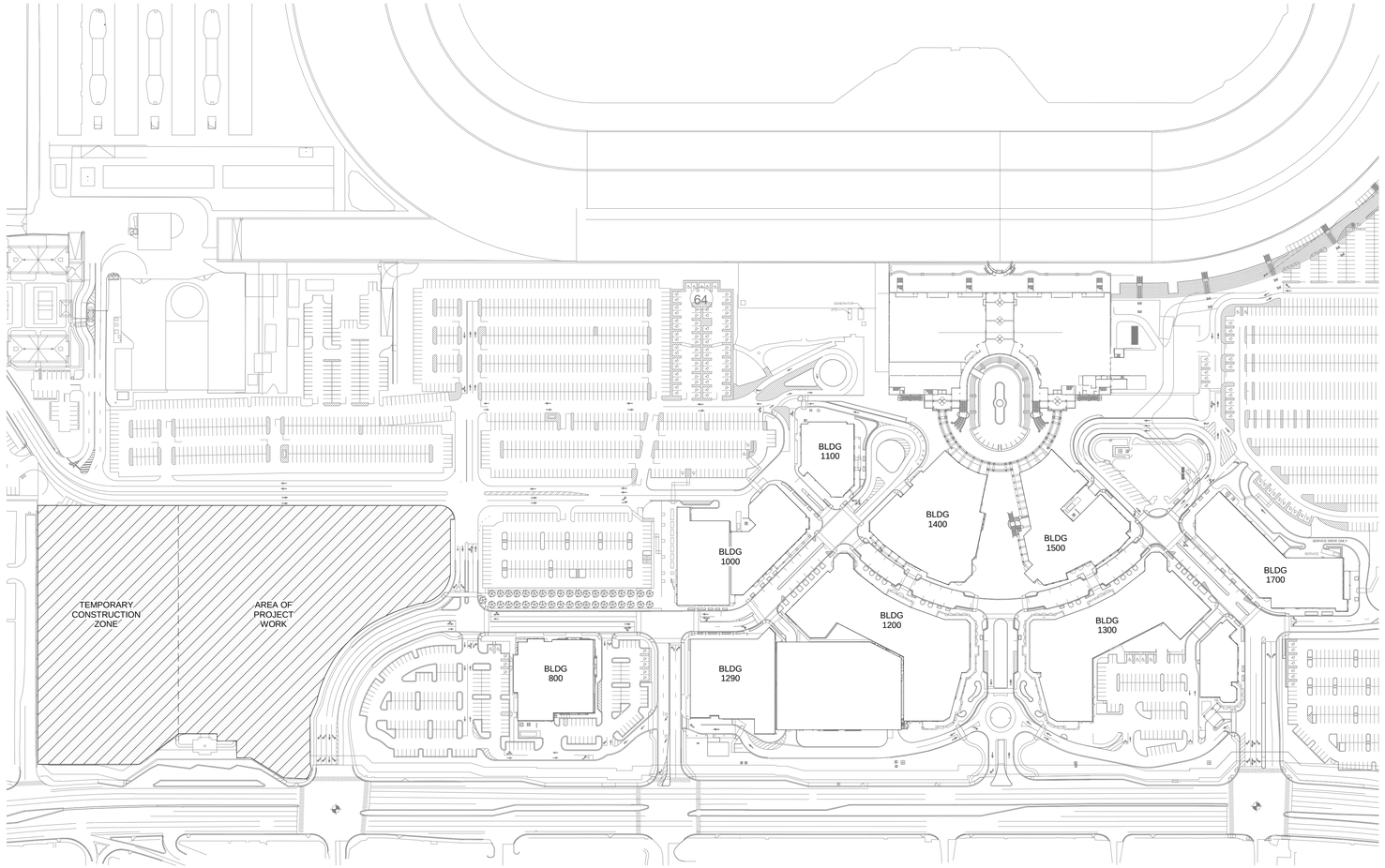
1	DRC COMMENTS	07/01/2013
2	DRC COMMENTS	07/30/2013

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
COVER SHEET

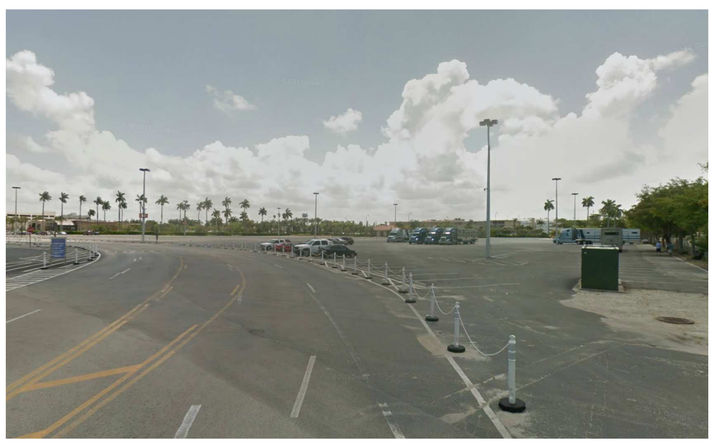
DRAWING NO.
G-000

7/29/2013 2:02:01 PM



SITE LOCATION

N.T.S



EXISTING SITE LOOKING SOUTHWEST

EXISTING SITE LOOKING NORTHWEST

brph
www.brph.com
Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

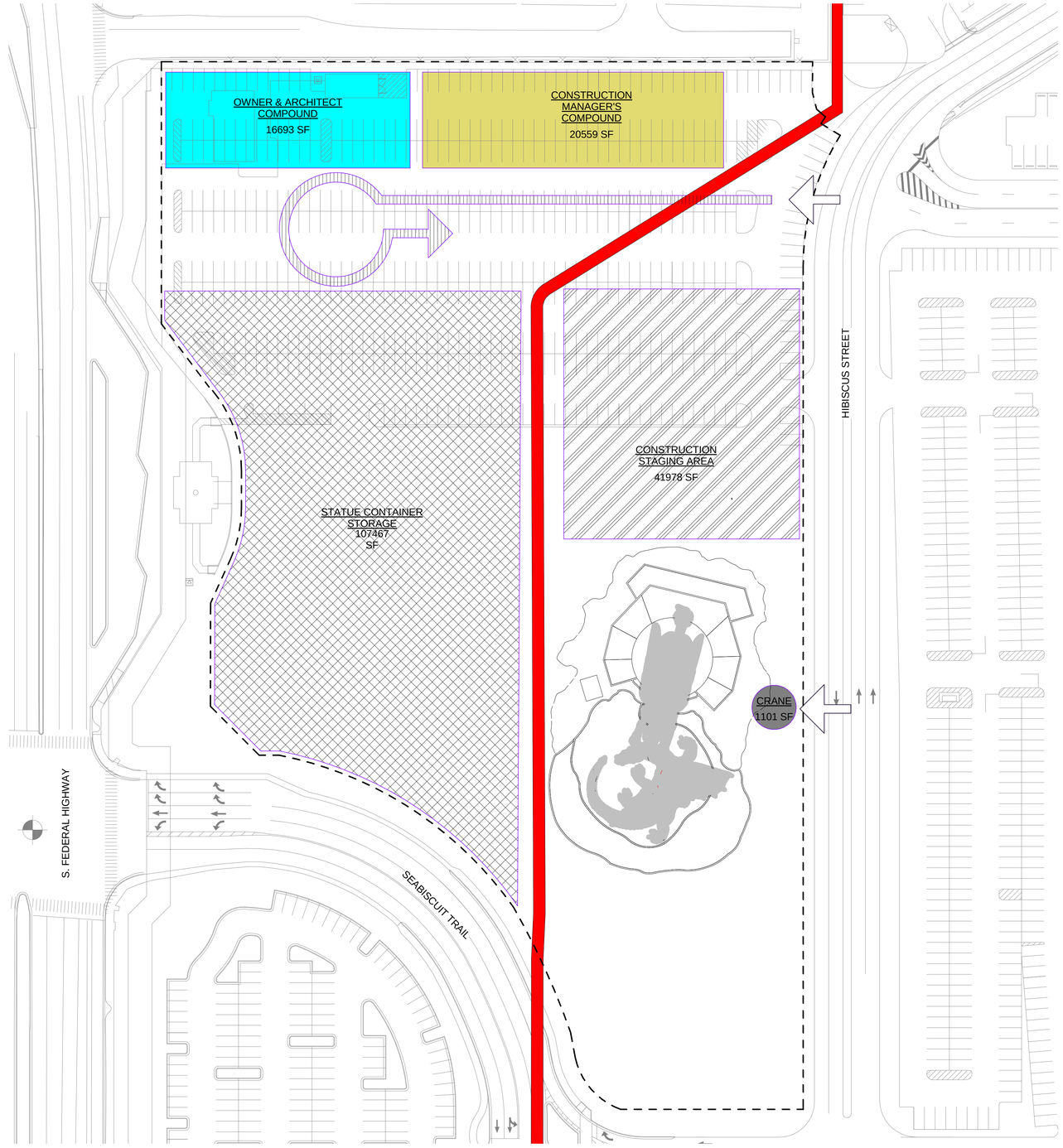
1 07/01/2013 DRC COMMENTS

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
EXISTING CONDITIONS

DRAWING NO.
G-001

7/1/2013 1:32:49 PM



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

brph
www.brph.com
Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

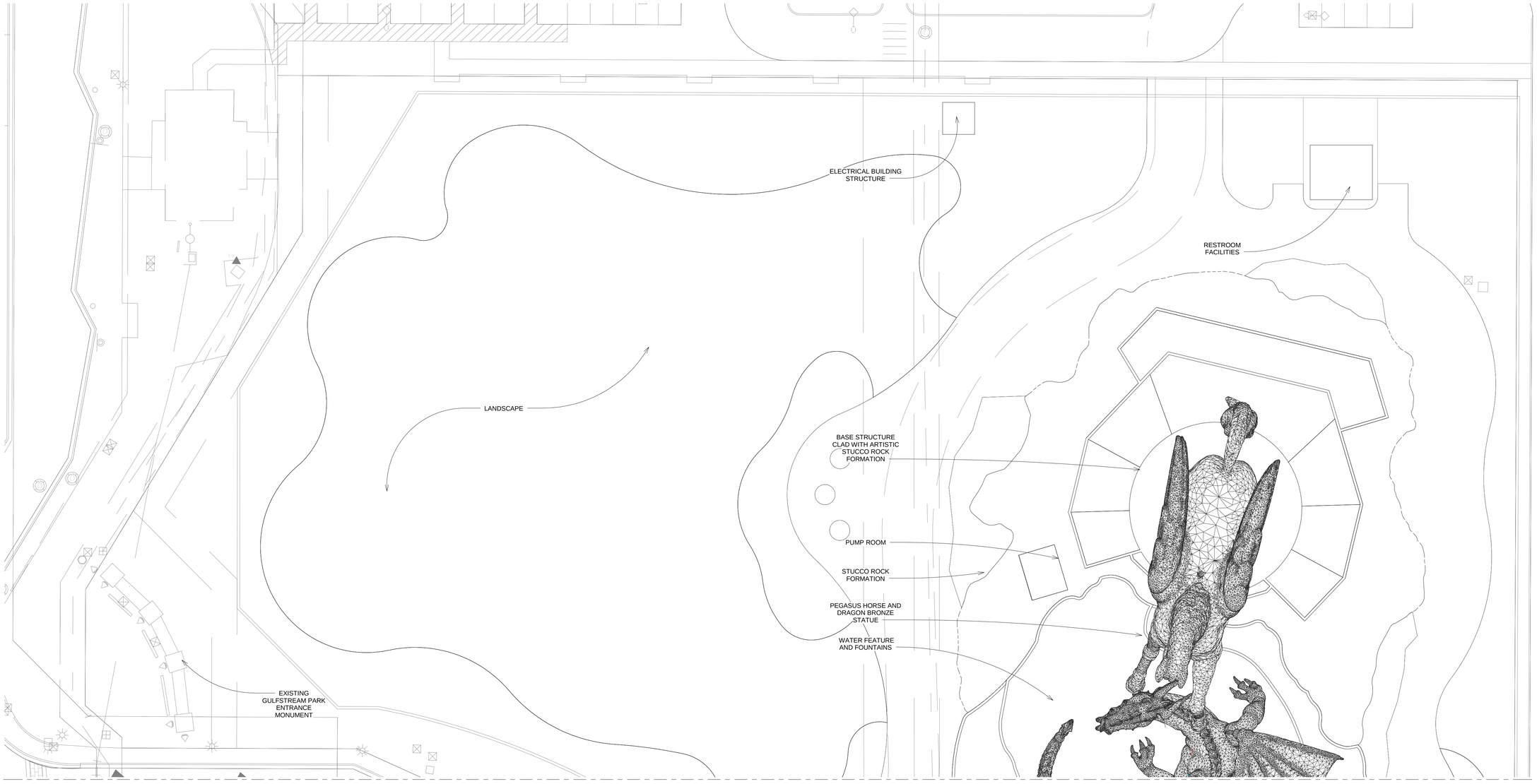
REVISION △
1 07/01/2013 DRC COMMENTS

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
STAGING PLAN

DRAWING NO.
G-002

7/1/2013 1:32:57 PM



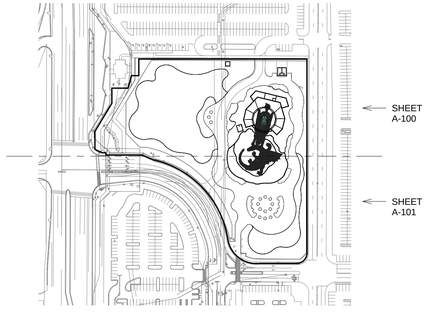
SEE SHEET A-101 FOR CONTINUATION

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



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

brph

www.brph.com

Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

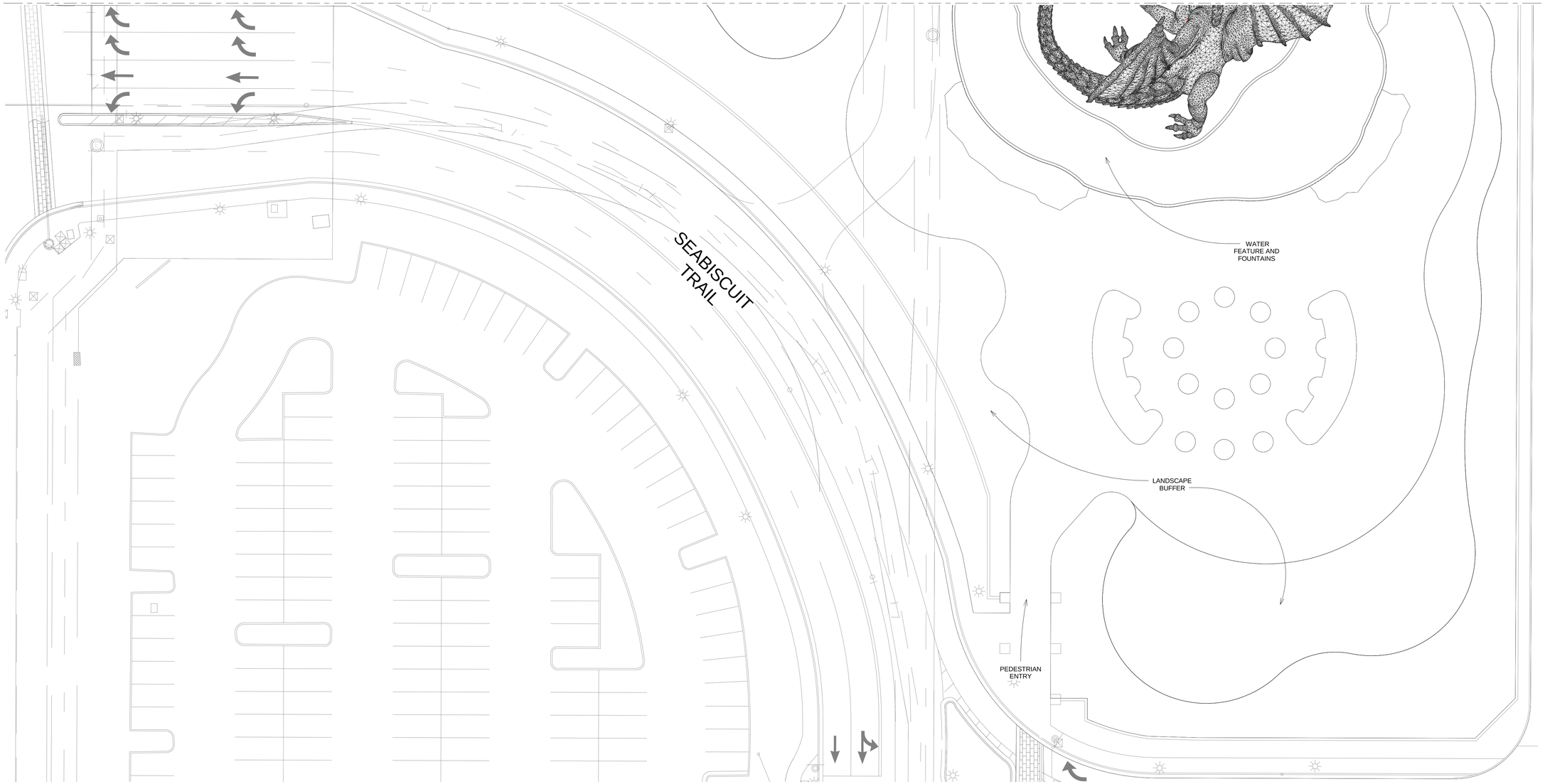
1 07/01/2013 DRC COMMENTS

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

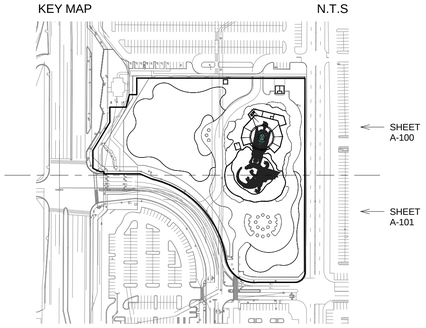
ARCH/ENGR OF RECORD
MICHAEL F HEWES JR
AR 94627
DESIGNED BY
-
DRAWN BY
MARROQUIN
CHECKED BY
HEWES
PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
SITE DEVELOPMENT PLAN
DRAWING NO.
A-100

7/1/2013 1:32:37 PM

SEE SHEET A-100 FOR CONTINUATION



KEY MAP N.T.S



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

brph
www.brph.com
Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

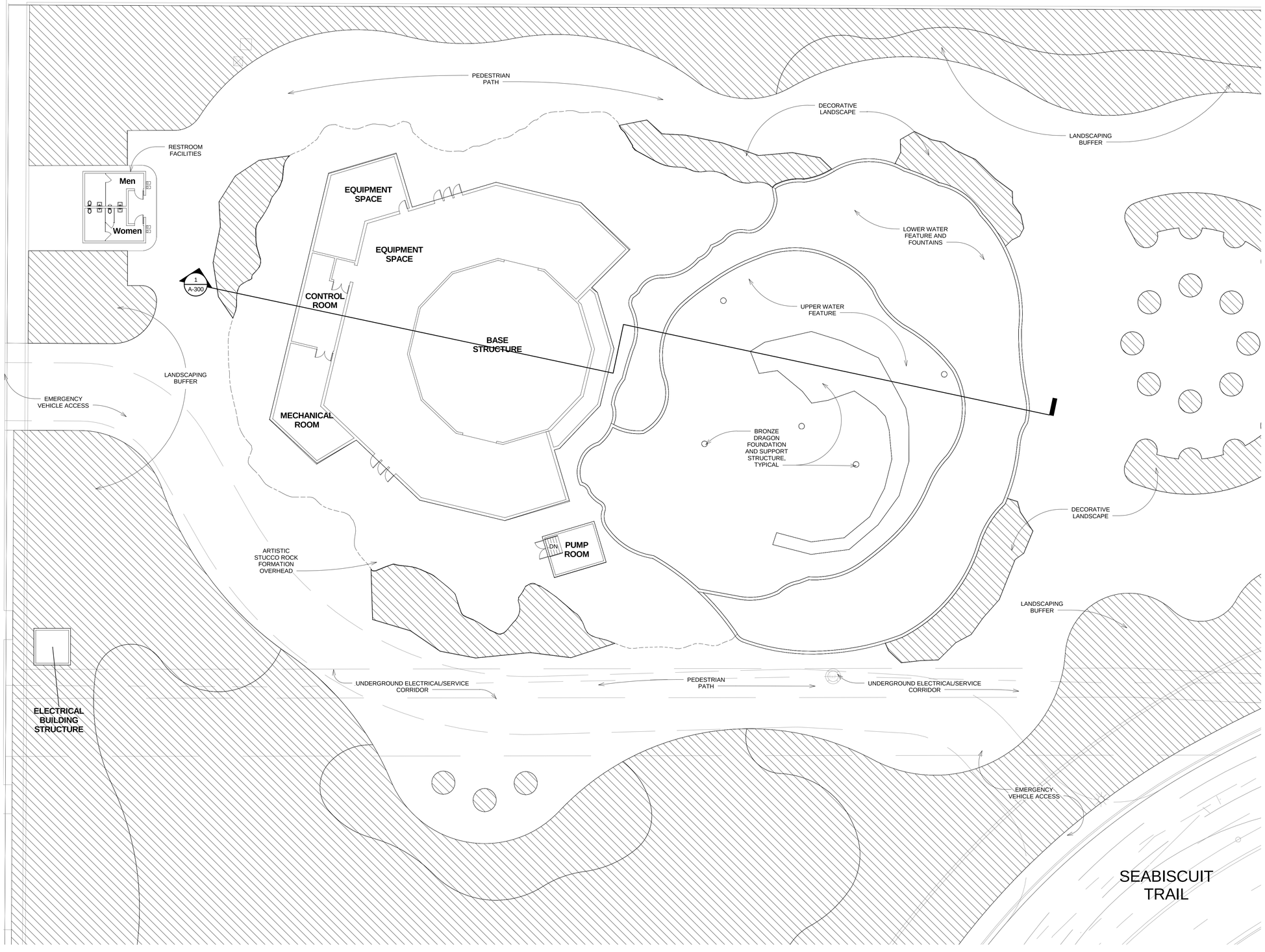
REVISION △

1 07/01/2013 DRC COMMENTS

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 DEVELOPMENT PLAN
DRAWING NO.
A-101

7/1/2013 1:32:39 PM



1 GROUND FLOOR PLAN
1/16" = 1'-0"

0 8' 16' 32' 48'
1/16" = 1'-0"

7/1/2013 1:32:39 PM

brph
www.brph.com

Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

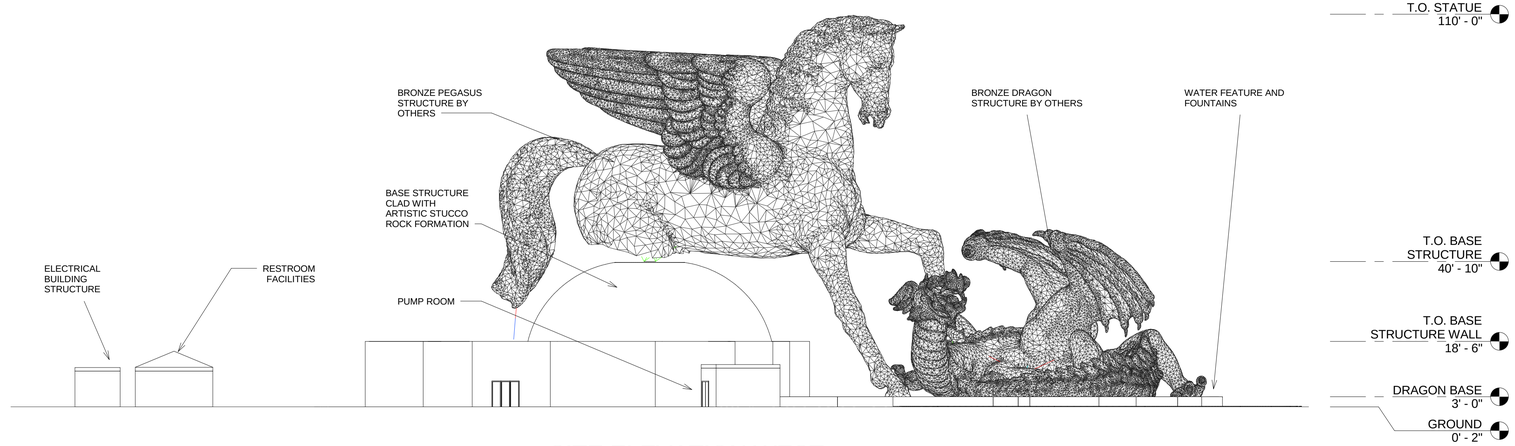
ISSUE NOT FOR CONSTRUCTION

REVISION △
1 07/01/2013 DRC COMMENTS

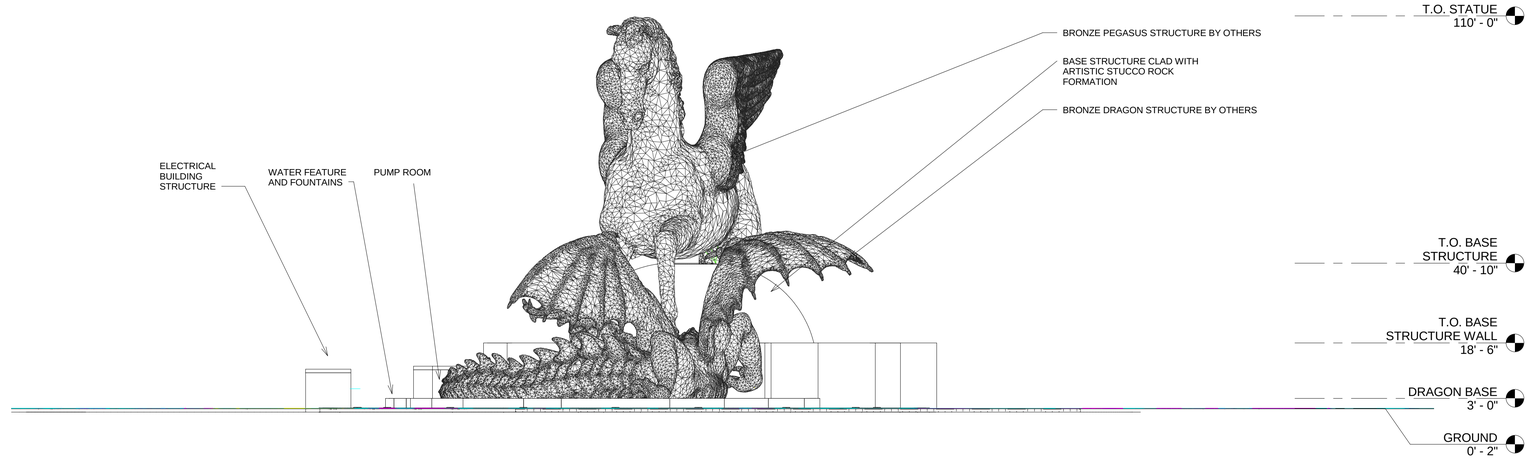
PEGASUS FACILITY
Hallandale Beach, Florida
Gulfstream Park Racing Association Inc.

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
FLOOR PLAN

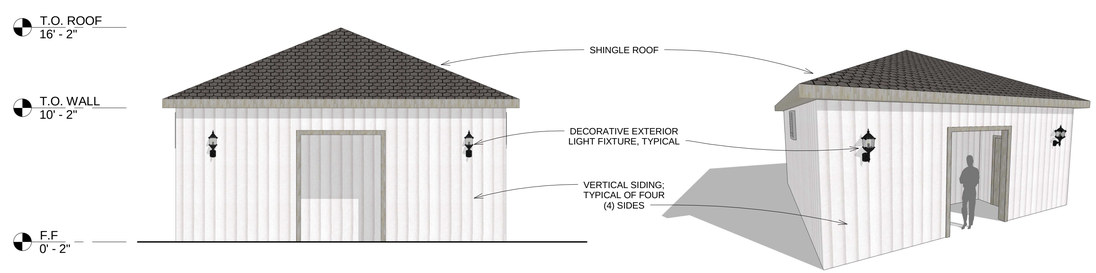
DRAWING NO.
A-102



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'

brph
www.brph.com
Copyright © 2013
Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439
These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION

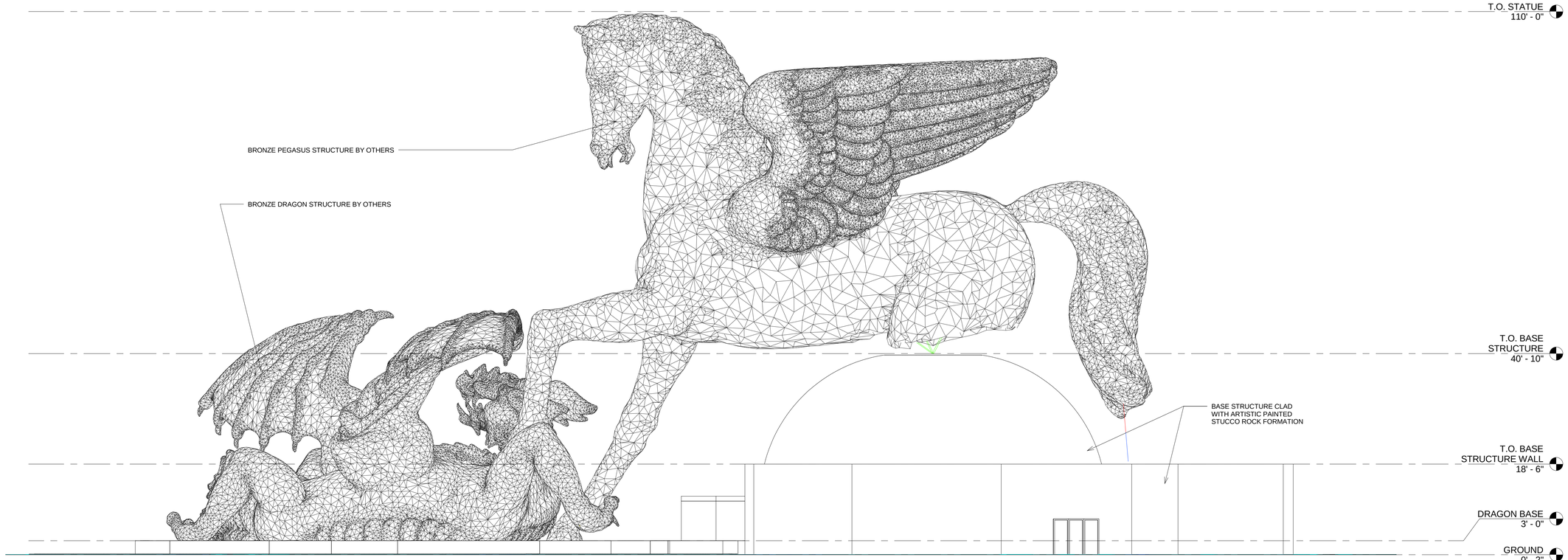
1	DRC COMMENTS	07/01/2013
2	DRC COMMENTS	07/30/2013

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

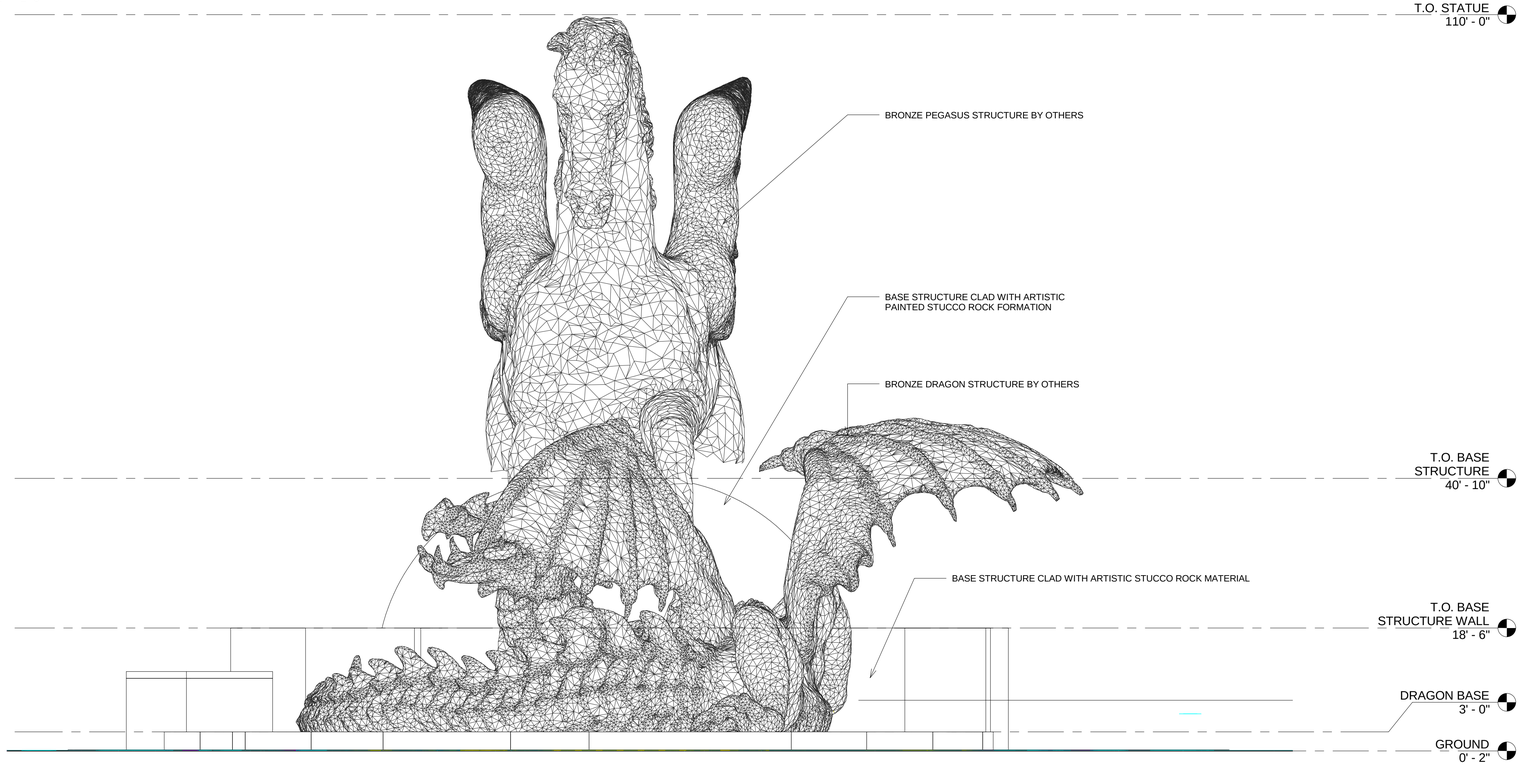
ARCH/ENGR OF RECORD
MICHAEL F HEWES JR
AR 94627
DESIGNED BY
-
DRAWN BY
MARROQUIN
CHECKED BY
HEWES
PROJECT NUMBER
6784.01
DATE
05.20.2013
TITLE
SITE ELEVATIONS

DRAWING NO.
A-200

7/29/2013 2:02:00 PM



1 PEGASUS ELEVATION EAST
3/32" = 1'-0"



2 PEGASUS ELEVATION SOUTH
3/32" = 1'-0"

0 8' 16' 24' 32'
3/32" = 1'-0"

7/1/2013 1:32:47 PM

brph

www.brph.com

Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

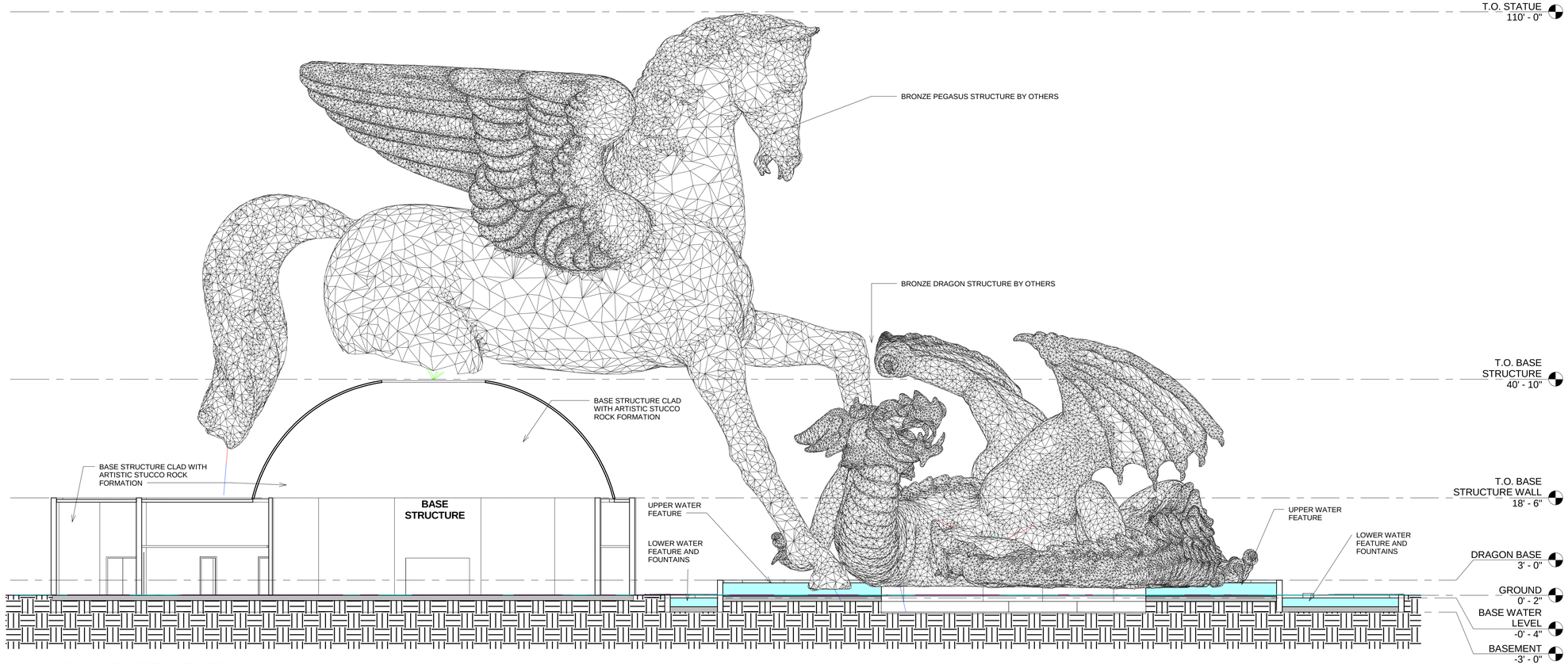
REVISION △

1 07/01/2013 DRC COMMENTS

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
ENLARGED ELEVATIONS

DRAWING NO.
A-201



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

0 8' 16' 24' 32'
3/32" = 1'-0"

brph
www.brph.com
Copyright © 2013

Architects, Engineers, Constructors
1475 East Centrepark Blvd | Suite 230
West Palm Beach | Florida | 33401
561-616-5878 | 561-616-5902 f

Offices in Melbourne, Orlando, West Palm Beach, Atlanta, Charleston, Washington DC

Board of Architecture License No. AA C000149
Board of Professional Engineers License No. 1439

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △
1 07/01/2013 DRC COMMENTS

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
ENLARGED SECTIONS

DRAWING NO.
A-300

7/1/2013 1:32:49 PM

PEGASUS GARDEN AT GULFSTREAM - Tree Disposition

Hallandale Beach , FL

05.07.2013

Tree #	Symbol	Scientific Name	Common Name	d.b.h.	Displacement	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	HIC	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 dactylifera	Date Palm	14"	Protect in place	Good
437	MAG	Sabal palmetto	Sabal Palm	8"	Protect in place	Good
438	LAO	Sabal palmetto	Sabal Palm	8"	Protect in place	Good
439	LAO	Sabal palmetto	Sabal Palm	8"	Protect in place	Good
440	LAO	Sabal palmetto	Sabal Palm	6"	Protect in place	Good
441	LAO	Sabal palmetto	Sabal Palm	6"	Protect in place	Good
442	LAO		Magnolia	4"	Protect in place	Good
443	PLM		Magnolia	3"	Protect in place	Good
444	PLM		Magnolia	8"	Protect in place	Good
445	LAO	Sabal palmetto	Sabal Palm	10"	Relocate	Good - Relocate on site
446	JUN	Sabal palmetto	Sabal Palm	12"	Relocate	Good - Relocate on site
447	JUN		Mahogany	8"	Protect in place	Good
448	JUN		Live Oak	4"	Relocate	Good Relocate on site
449	PLM		Giant Bird of Paradise	6"	Protect in place	Good
450			Copperpod	4"	Demolish	poor
454	LAO	Sabal palmetto	Sabal Palm	10"	Protect in place	Good
455	LAO	Sabal palmetto	Sabal Palm	10"	Protect in place	Good
456	MAG		Giant Bird of Paradise	6"	Protect in place	Good
457	LO		Giant Bird of Paradise	6"	Protect in place	Good
460	HIC	Roystonea regia	Royal Palm	18"	Protect in place	Good
461	HIC	Roystonea regia	Royal Palm	12"	Protect in place	Good
462	PLM		Hong Kong Orchid	12"	Protect in place	Good
463	LAO		Royal Palm	18"	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	4"	Protect in place	Good
468	PLM		Magnolia	3"	Protect in place	Good
469	PM	Roystonea regia	Magnolia	3"	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	8"	Protect in place	Good
473	PLM		Gumbo Limbo	8"	Protect in place	Good
474	PLM		Gumbo Limbo	8"	Protect in place	Good
475	PLM	Roystonea regia	Royal Palm	22"	Protect in place	Good
476			UNKNOWN	4"	Protect in place	Good
477		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
478		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
479		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
480		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
481		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
482		Phoenix dactylifera	Date Palm	18"	Protect in place	Good
483			Magnolia	3"	Protect in place	Good
484			Magnolia	3"	Protect in place	Good
485			Magnolia	3"	Protect in place	Good
486			Magnolia	3"	Protect in place	Good
487			Magnolia	4"	Protect in place	Good
488			Magnolia	4"	Protect in place	Good
489			Royal Poinciana	12"	Protect in place	Good
490			UNKNOWN	4"	Protect in place	Good
491			PALM	16"	Protect in place	Good
492			PALM	15"	Protect in place	Good
493			Live Oak	4"	Protect in place	Good
494			Live Oak	5"	Protect in place	Good
495			Montgomery Palm	8"	Protect in place	Good
496			UNKNOWN	4"	Protect in place	Good
497			PALM	14"	Protect in place	Good
498			UNKNOWN	4"	Protect in place	Good
499			PALM	14"	Protect in place	Good
500			UNKNOWN	4"	Protect in place	Good
501			UNKNOWN	9"	Protect in place	Good
502			UNKNOWN	6"	Protect in place	Good
503			UNKNOWN (CLUSTER)		Protect in place	Good
504			UNKNOWN (CLUSTER)		Protect in place	Good
505			UNKNOWN	8"	Protect in place	Good
506			UNKNOWN	6"	Protect in place	Good
507			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

LEGEND

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

Landscape Architecture

EDSA

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
15-C000001

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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

DRAWING NAME:

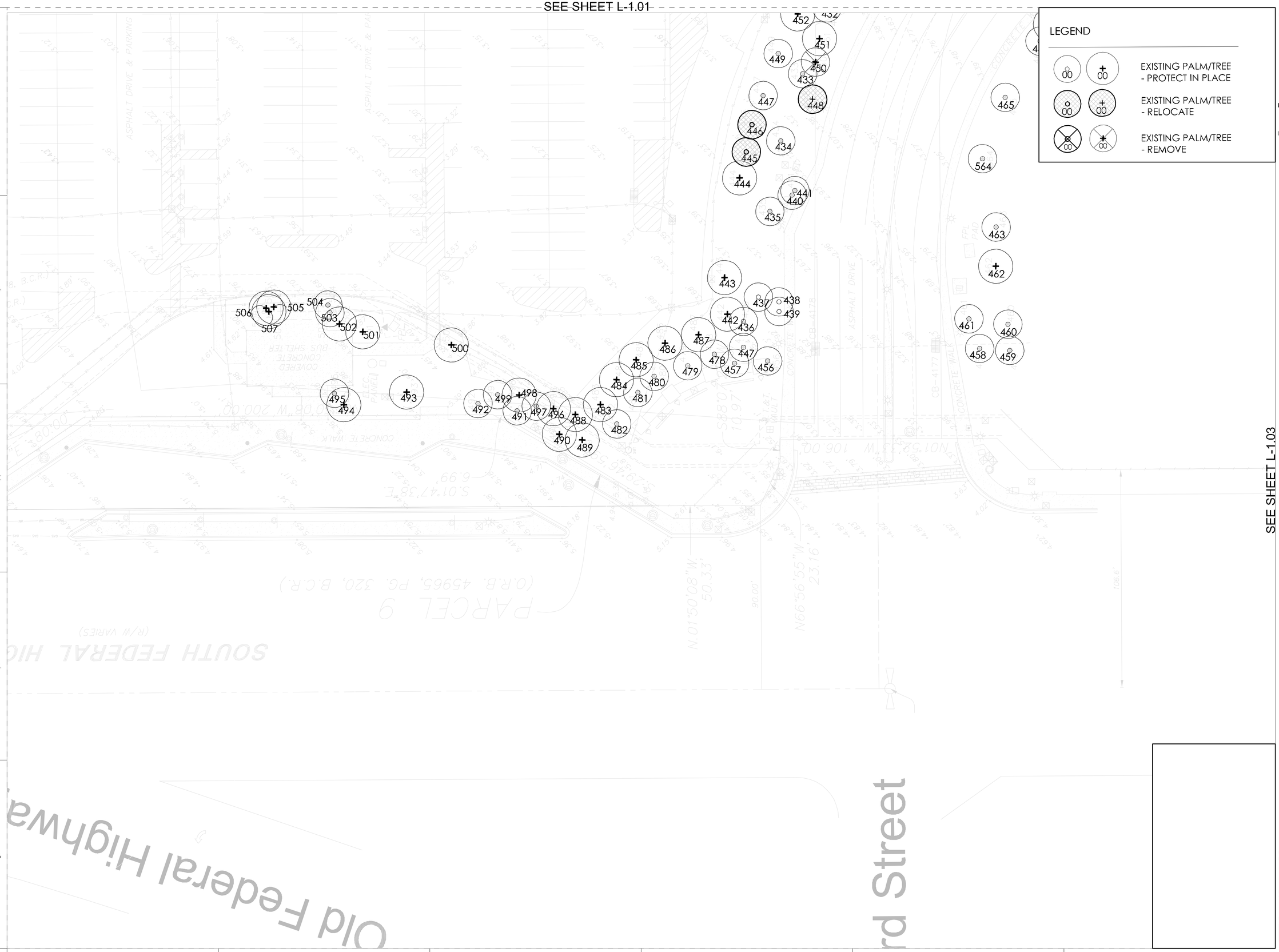
Tree Disposition Plan

DRAWING NO.

L-1.01

SEE SHEET L-1.02

SEE SHEET L-1.01



LEGEND

00 / 00	EXISTING PALM/TREE - PROTECT IN PLACE
00 / 00	EXISTING PALM/TREE - RELOCATE
00 / 00	EXISTING PALM/TREE - REMOVE

Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △
1- 07/01/2013 DRC COMMENTS

SEE SHEET L-1.03

Pegasus Facility

Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

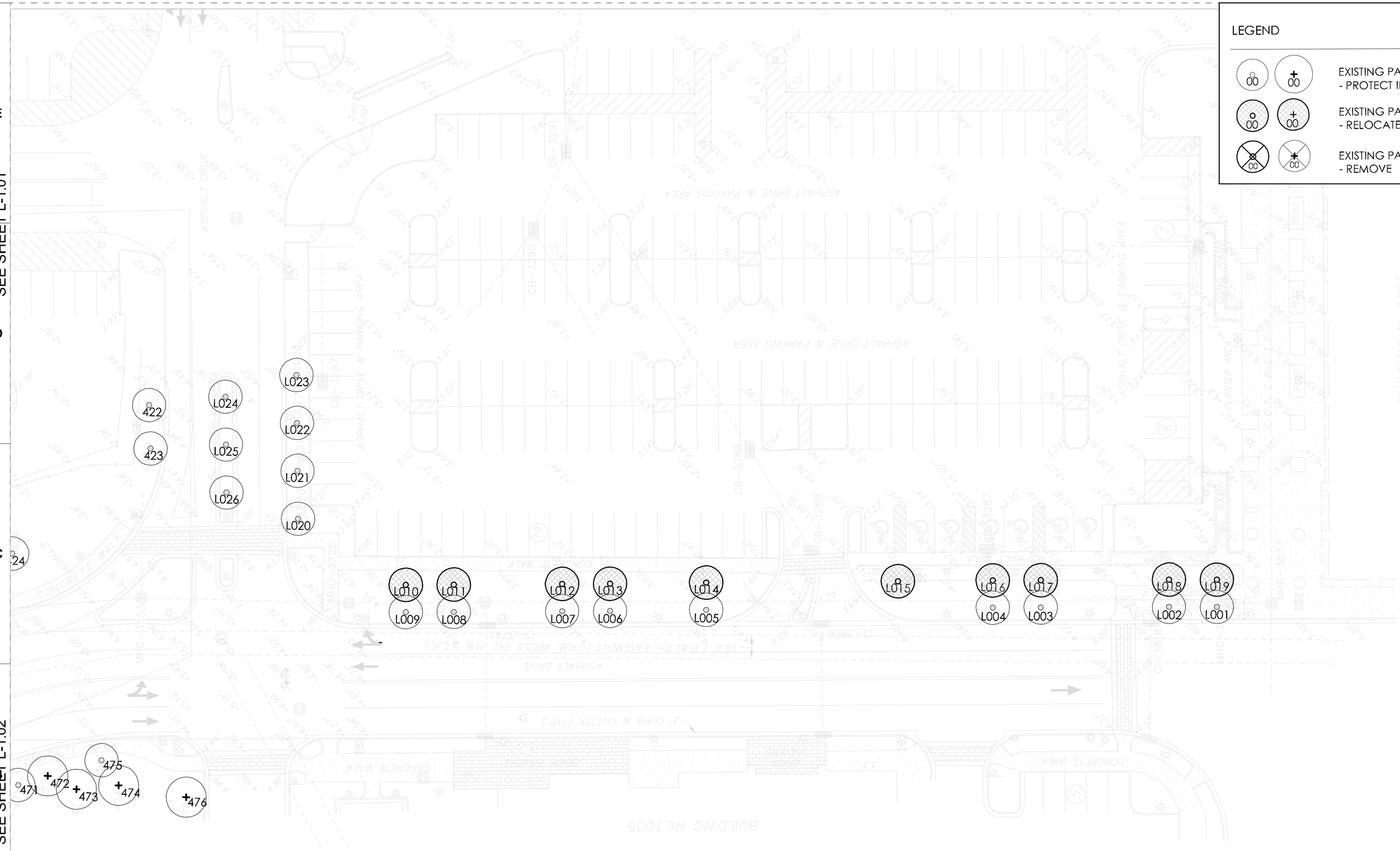
Scale: 1" = 20'-0"
0 10 20 40 NORTH

PROJECT NUMBER: 113073
DATE: 2013-05-20

SUBMITTAL:
Site Plan Submittal

DRAWING NAME:
Tree Disposition Plan

DRAWING NO.
L-1.02



LEGEND

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

Landscape Architecture

EDSA

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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

DRAWING NAME:
Tree Disposition Plan

DRAWING NO.
L-1.03

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 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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

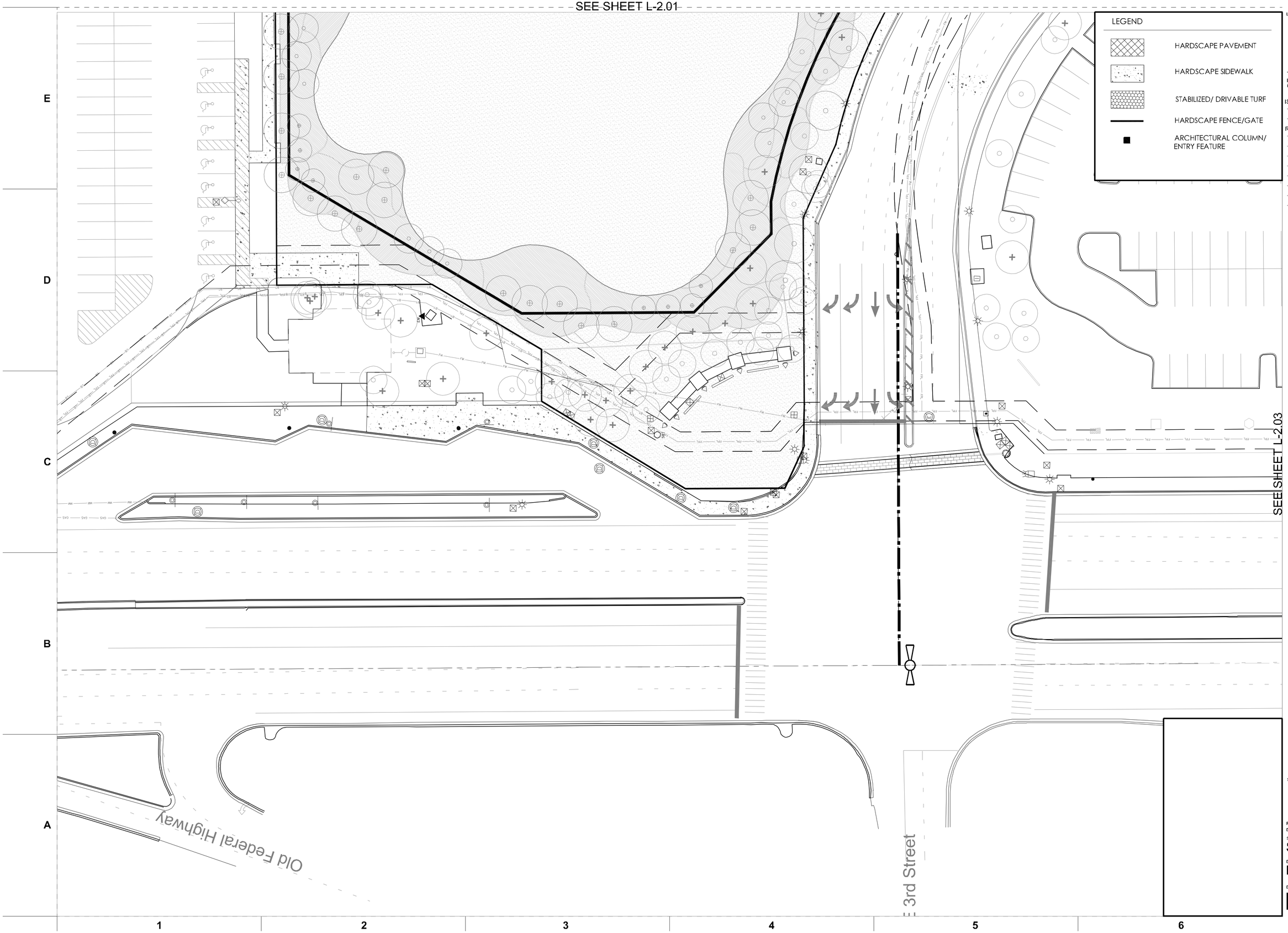
DRAWING NAME:

Hardscape Plan

DRAWING NO.

L-2.01

SEE SHEET L-2.01



Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

Pegasus Facility

Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

Scale: 1" = 20'-0"

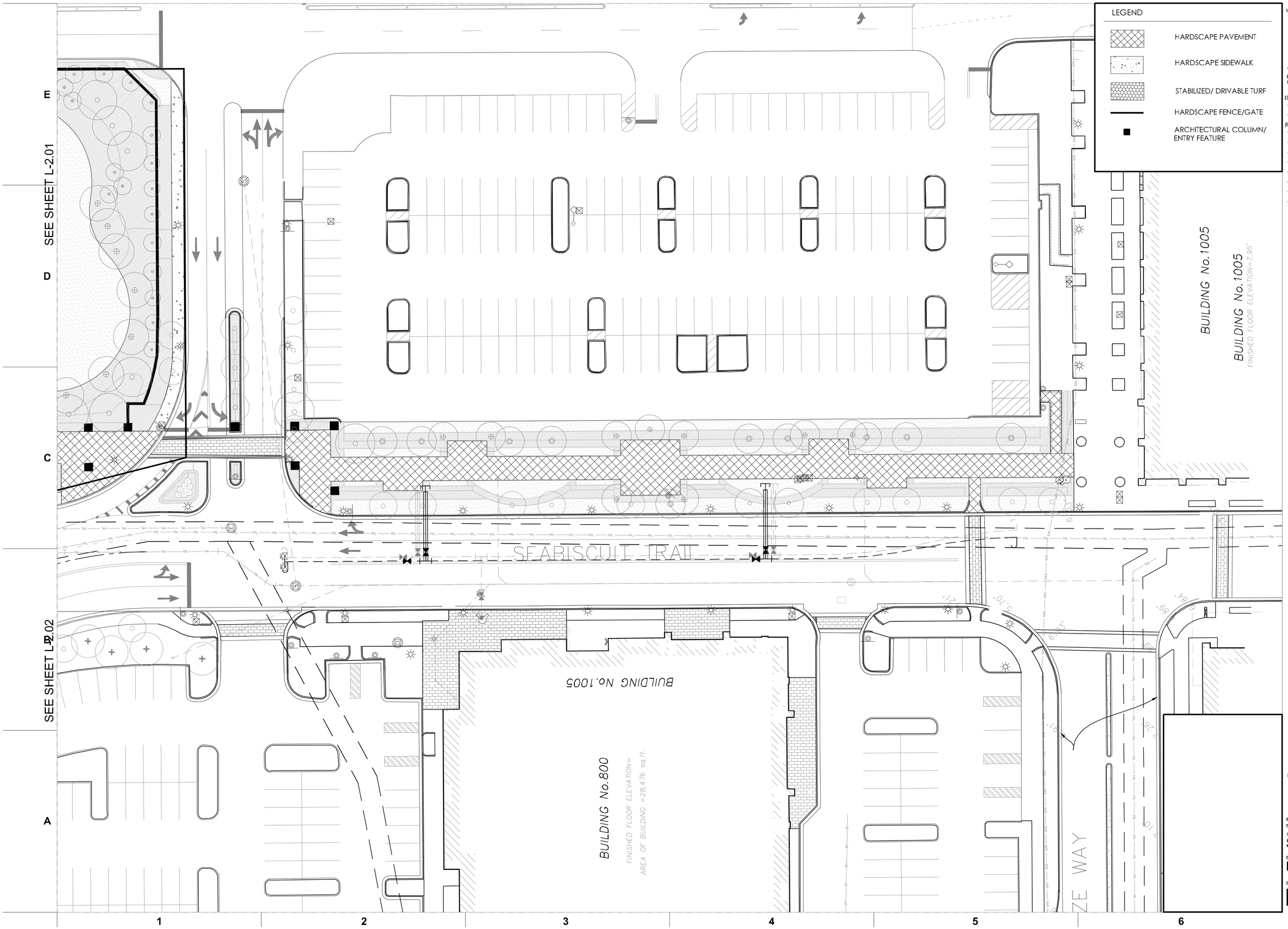
0 10 20 40 NORTH

PROJECT NUMBER: 113073
DATE: 2013-05-20

SUBMITTAL:
Site Plan Submittal

DRAWING NAME:
Hardscape Plan

DRAWING NO.
L-2.02



LEGEND

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

Landscape Architecture

EDSA

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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:

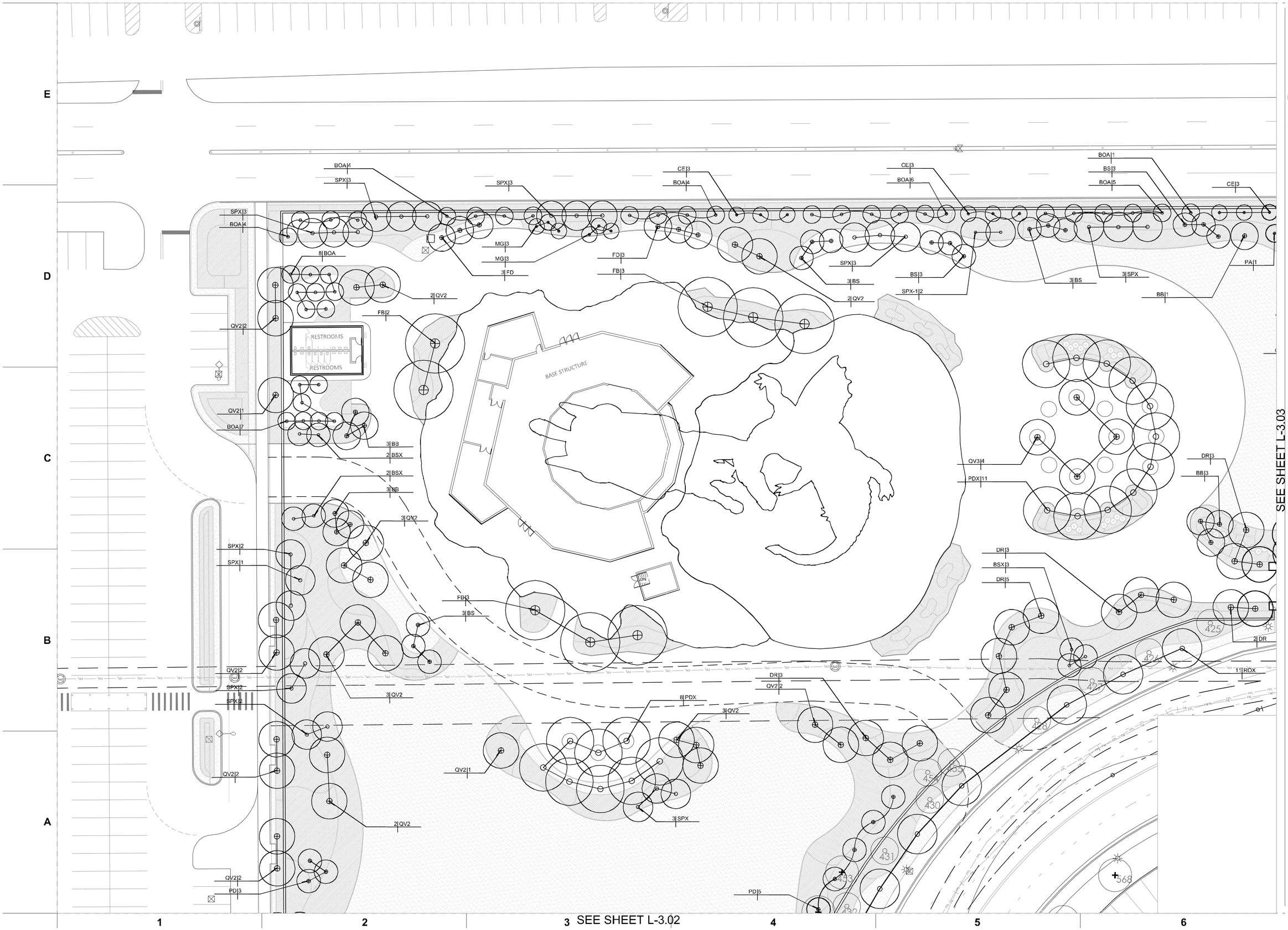
Site Plan Submittal

DRAWING NAME:

Hardscape Plan

DRAWING NO.

L-2.03



Landscape Architecture

EDSA

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

Pegasus Facility

Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

Scale: 1" = 20'-0"

0 10 20 40 NORTH

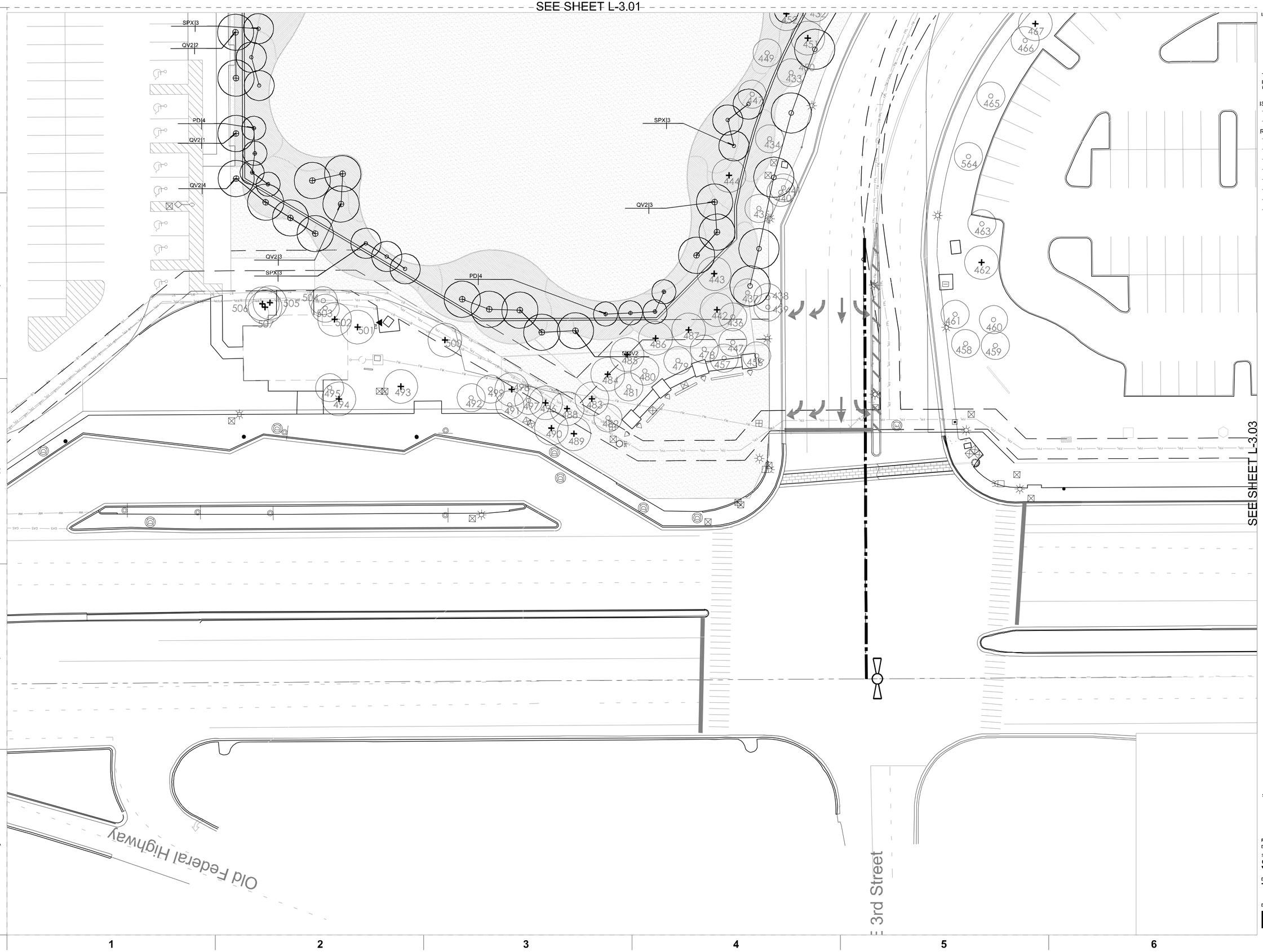
PROJECT NUMBER: 113073
DATE: 2013-05-20

SUBMITTAL:
Site Plan Submittal

DRAWING NAME:
Tree Plan

DRAWING NO.
L-3.01

SEE SHEET L-3.01



Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

Pegasus Facility

Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

Scale: 1" = 20'-0"

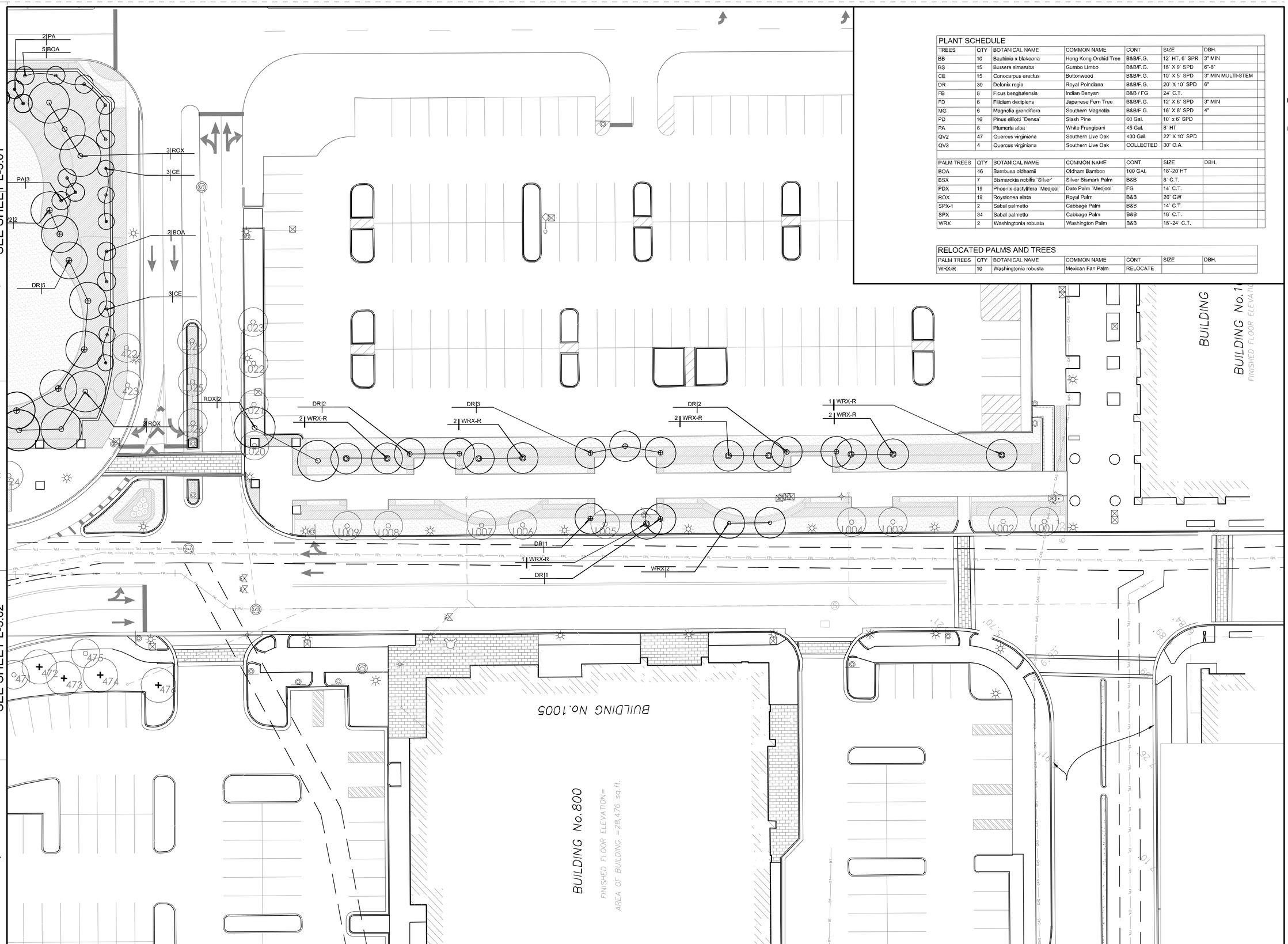
0 10 20 40 NORTH

PROJECT NUMBER: 113073
DATE: 2013-05-20

SUBMITTAL:
Site Plan Submittal

DRAWING NAME:
Tree Plan

DRAWING NO.
L-3.02



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 5` 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	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		

Landscape Architecture
EDSA
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

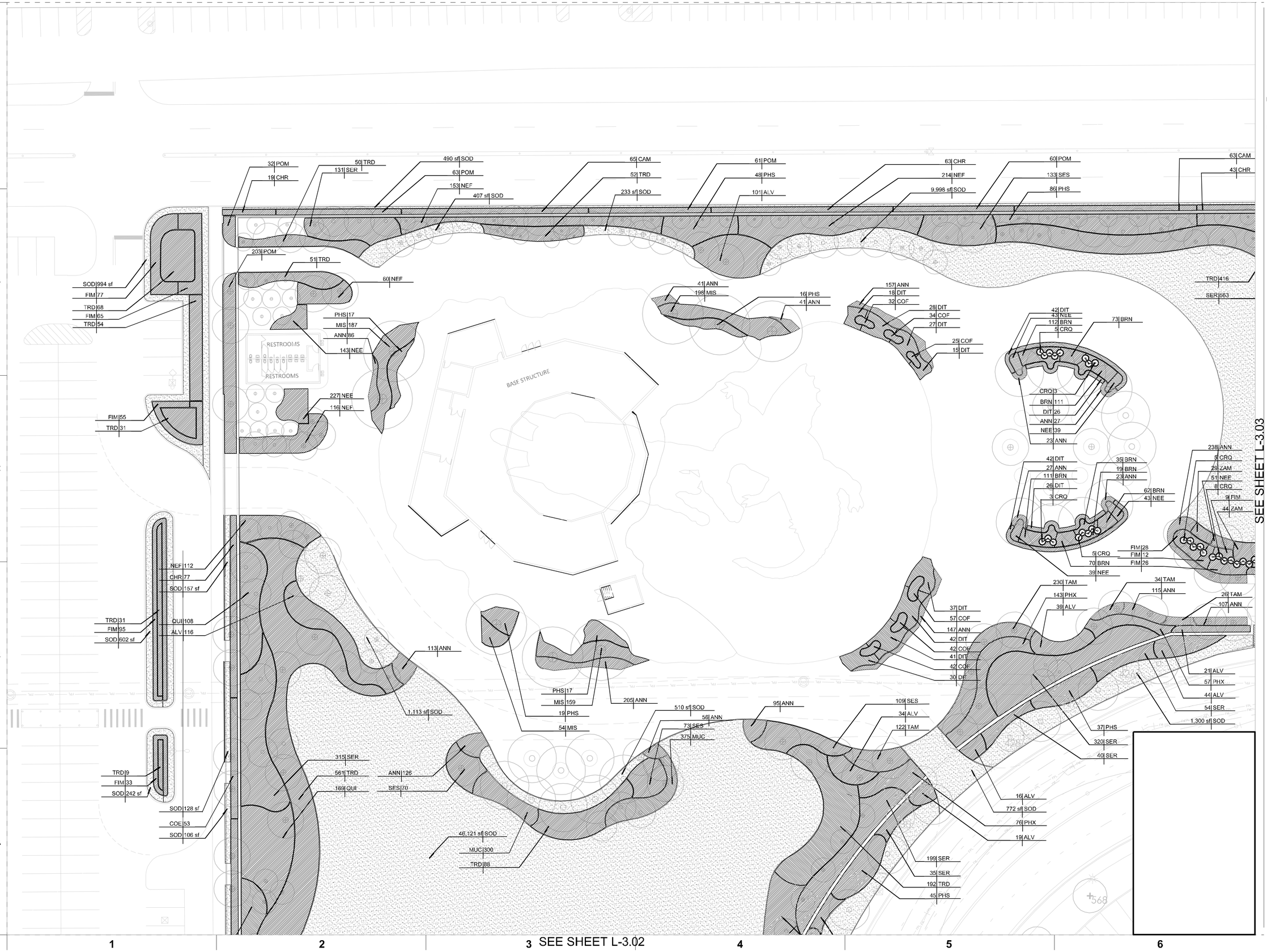
ISSUE NOT FOR CONSTRUCTION

REVISION △
1- 07/01/2013 DRC COMMENTS

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
DRAWING NAME:
Tree Plan
DRAWING NO.
L-3.03



Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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

DRAWING NAME:

Shrub Plan

DRAWING NO.

L-3.11

Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

Pegasus Facility

Hallandale Beach, Florida

Gulfstream Park Racing Association Inc.

Scale: 1" = 20'-0"

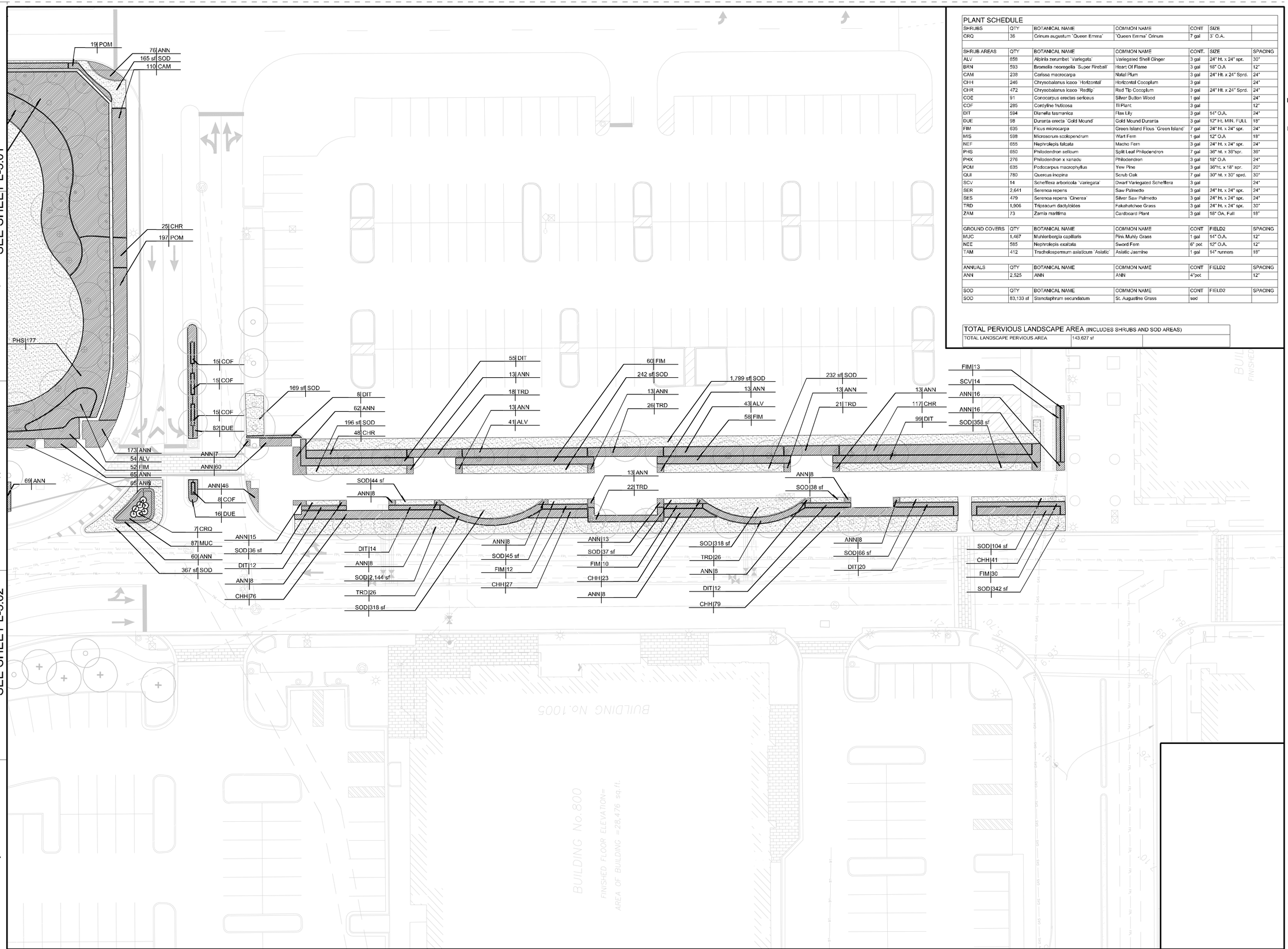
0 10 20 40 NORTH

PROJECT NUMBER: 113073
DATE: 2013-05-20

SUBMITTAL:
Site Plan Submittal

DRAWING NAME:
Shrub Plan

DRAWING NO.
L-3.12



PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
CRQ	36	Crinum augustum 'Queen Emma'	'Queen Emma" Crinum	7 gal	3' O.A.	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
ALV	858	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3 gal	24" Ht. x 24" spr.	30"
BRN	593	Bromelia neoregelia 'Super Fireball'	Heart Of Flame	3 gal	18" O.A	12"
CAM	238	Carissa macrocarpa	Natal Plum	3 gal	24" Ht. x 24" Sprd.	24"
CHH	246	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	3 gal		24"
CHR	472	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3 gal	24" Ht. x 24" Sprd.	24"
COE	91	Conocarpus erectus sericeus	Silver Button Wood	1 gal		24"
COF	285	Cordyline fruticosa	Ti Plant	3 gal		12"
DIT	594	Dianella tasmanica	Flax Lily	3 gal	14" O.A.	24"
DUE	98	Duranta erecta 'Gold Mound'	Gold Mound Duranta	3 gal	12" Ht. MIN. FULL	18"
FIM	635	Ficus microcarpa	Green Island Ficus 'Green Island'	7 gal	24" ht. x 24" spr.	24"
MIS	598	Microsorum scolopendrum	Wart Fern	1 gal	12" O.A	18"
NEF	655	Nephrolepis falcata	Macho Fern	3 gal	24" ht. x 24" spr.	24"
PHS	650	Philodendron selloum	Split Leaf Philodendron	7 gal	36" ht. x 36"spr.	36"
PHX	276	Philodendron x xanadu	Philodendron	3 gal	18" O.A	24"
POM	635	Podocarpus macrophyllus	Yew Pine	3 gal	36"ht. x 18" spr.	20"
QUI	780	Quercus inopina	Scrub Oak	7 gal	30" ht. x 30" sprd.	30"
SCV	14	Schefflera arboricola 'Variegata'	Dwarf Variegated Schefflera	3 gal		24"
SER	2,641	Serenoa repens	Saw Palmetto	3 gal	24" Ht. x 24" spr.	24"
SES	479	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3 gal	24" Ht. x 24" spr.	24"
TRD	1,906	Tripsacum dactyloides	Fakahatchee Grass	3 gal	24" Ht. x 24" spr.	30"
ZAM	73	Zamia maritima	Cardboard Plant	3 gal	18" OA, Full	18"

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING
MUC	1,467	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	14" O.A.	12"
NEE	585	Nephrolepis exaltata	Sword Fern	6" pot	12" O.A.	12"
TAM	412	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	1 gal	14" runners	18"

ANNUALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING
ANN	2,525	ANN	ANN	4"pot		12"

SOD	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING
SOD	83,133 sf	Stenotaphrum secundatum	St. Augustine Grass	sod		

TOTAL PERVIOUS LANDSCAPE AREA (INCLUDES SHRUBS AND SOD AREAS)

TOTAL LANDSCAPE PERVIOUS AREA	143,627 sf	

Landscape Architecture
EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330
www.edsaplan.com
LC0000001
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN • GRAPHIC DESIGN

These plans are protected by Federal Copyright protection. Unauthorized use may result in an infringement action.

ISSUE NOT FOR CONSTRUCTION

REVISION △

1- 07/01/2013 DRC COMMENTS

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

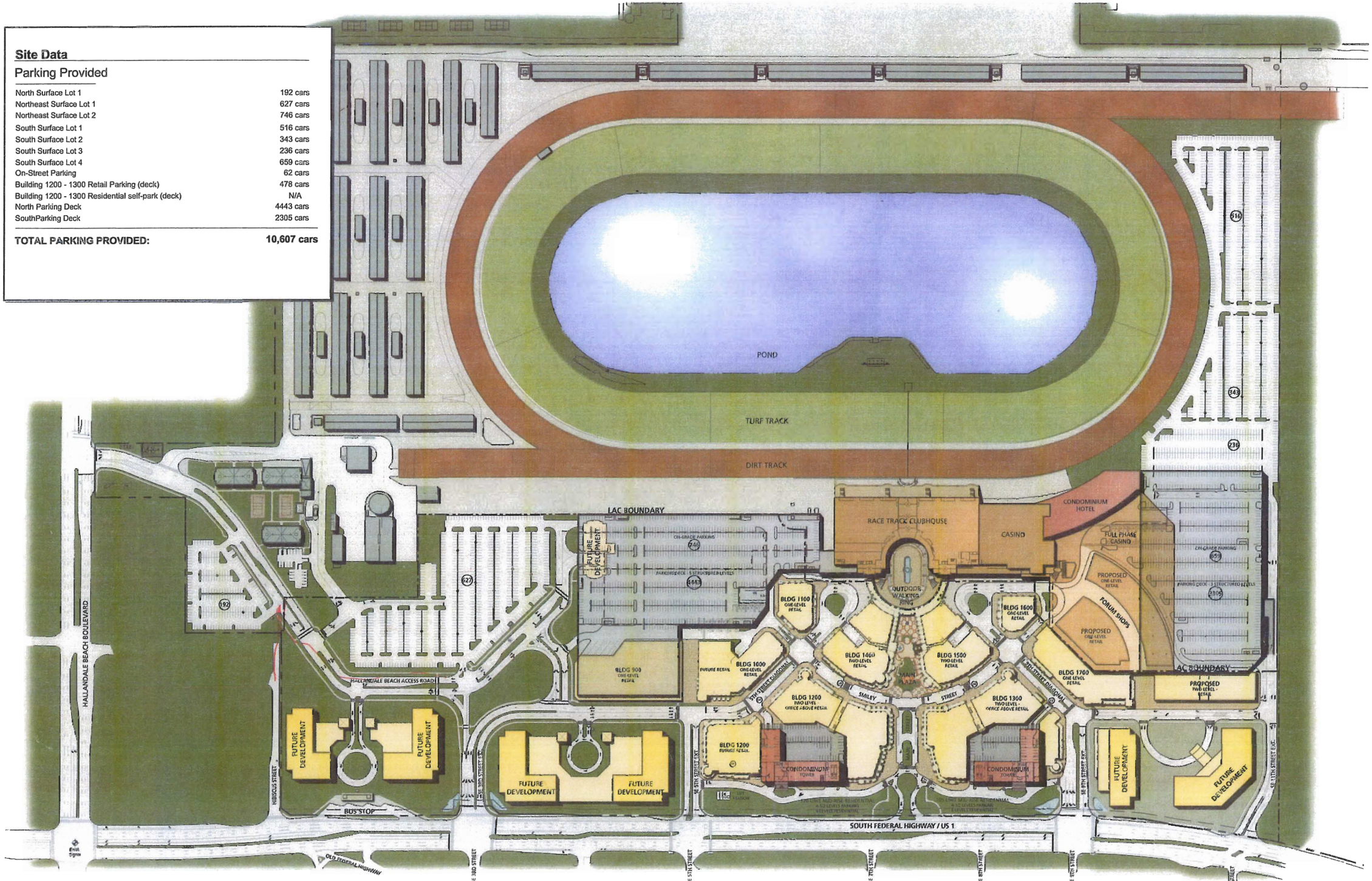
DRAWING NAME:
Shrub Plan

DRAWING NO.
L-3.13

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
SouthParking Deck	2305 cars
TOTAL PARKING PROVIDED:	**10,607 cars**



FOREST CITY DEVELOPMENT MEC

DESIGN DEVELOPMENT PRESENTATION
07 DECEMBER 2006

MASTER PLAN
CITY SUBMISSION

the village at GULFSTREAM PARK™

SP7