

TOWNCENTER 12

Issue: Vertical accessibility to all rows of seats in a 12 screen movie complex.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of stadium style seating in a new, \$4,000,000 12 screen movie theater complex. The application also requests a waiver from vertical accessibility to the projection booth, which is exempt. In addition to stating that it is technically infeasible to make all rows of seats fully accessible, estimates were submitted for \$96,000 and \$55,000 plus the shaft. It is also estimated that installation of the lifts would result in the loss of three seats per theater and \$800 revenue per day. In each theater, one additional accessible seat and companion seat must be provided, and in Theaters 6 and 7, three additional seats are necessary.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all rows of seats, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Towncenter 12
Address: 1820 Town Center Boulevard
Fleming Island, FL 32003

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Mike Dyer of ADW Architects
Applicant's Address: 1401 West Morehead St. Charlotte, NC
Applicant's Telephone: (704) 379-1919 FAX: (704) 379-1920
Applicant's E-mail Address: mdyer@adwarchitects.com
Relationship to Owner: Architect
Owner's Name: Towncenter Forum Theatre, LLC
Owner's Address: 1590 Island Lane, suite 28 Fleming Island
Owner's Telephone: (904) 215-7575 FAX _____
Owner's E-mail Address: jwo@bellsouth.net
Signature of Owner: J.W. O'Connell - Manager
Contact Person: Tim Cohen
Contact Person's Telephone: (704) 560-5708 E-mail Address: tcohen@adwarchitects.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. **Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

42,000 s.f. 12-plex movie theatre with stadium seating and a projection mezzanine

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):**

\$4 million +/- t.b.d. by bid

6. **Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

It is the applicants understanding that all movie theatres with stadium seating and a projection booth must be reviewed by the commission.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Section 553.509 Florida Statutes and
Section 11-4.1.3 (5) exception 3 F.B.C.

Issue Vertical Accessibility to ALL levels
2: above grade level

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

It is not feasible to make all levels of the
stadium seats accesible.

Substantial financial costs will be incurred by the owner if the waiver is denied.

Lifts or an elevator to the projection
mezzanine will add cost and square footage

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. Fritchbaugh included lift = \$8000⁻⁺ per auditorium PLUS you'd lose 3 seats in each row = \$800 per auditorium per day of lost revenue

b. Thyssen Krupp passenger elevator = \$55,000 installed plus shaft cost plus additional area

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

comments in sections 8 & 9 above



Signature

Michael L. Dyer

Printed Name

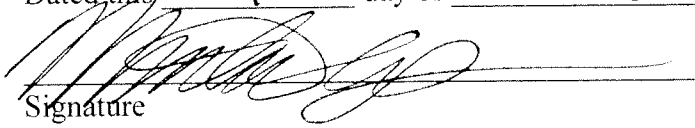
Phone number (704) 379-1919

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 7 day of November, 20 07


Signature

Michael L. Dyer
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. F.B.C. section 11-4.1.3 (s) exception 3
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation ALL ADA ACCESSIBILITY PROVIDED, THEREFORE, I RECOMMEND APPROVAL.

Jurisdiction CHAY COUNTY

Building Official or Designee Thomas A. Martinson
Signature

THOMAS A. MARTINSON
Printed Name

BU-131
Certification Number

904-269-6308 / 904-269-6360
Telephone/FAX

Address: P.O. Box 7 GREEN COVE SPRINGS, FL. 32043

THE FLINCHBAUGH CO., INC.

DESIGNERS & MANUFACTURERS



COMMERCIAL & DOMESTIC PRODUCT SPECIALTIES
 AUTOMATIC DUMBWAITERS - STAIRWAY ELEVATORS - CONTRACT MACHINING

390 EBERTS LANE

YORK, PENNA. 17403-0330

TELEPHONE 717 - 848 - 2418

1993

Prices for Public Building Butler Wheelchair Lift

1 - Electrical Contact on Power Unit Cover -----	79.00	
2 - 42 inch High Side Guards(safety glass $\frac{1}{2}$ in.Lucite -----	1300.00	
1 - 42 inch High Gate (safety glass $\frac{1}{2}$ in.) Airminum -----	650.00	
1 - Interlock Ball Switch(edwards No. 45) -----	82.00	
2 - Hand Rail on sides -----	192.50	
1 - Emergency Stop Switch (sward D-900 1 KRU + 9001)-----	121.00	
1 - Alarm Horn(mallory sc 628 an) -----	88.00	
1 - Flinchbaugh Rocker Switch -----	104.00	-975000-304
1 - Door Pull(stanley cd 479 zinc) -----	10.14	
1 - Gate Latch electric door opener(edwards151-65) -----	165.00	
2 - Silencing Assemblys for interlock(edwards sr-1)-----	89.20	
2 - Spring Hinges for Gate(stanley#2060 $3\frac{1}{2} \times 3\frac{1}{2}$) -----	33.00	
1 - Flinchbaugh Gate Latch with release -----	27.50	
2 - 6 Inch High Side Guards -----	140.00	
1 - Automatic Side Ramp opposite Power Unit ONLY -----	575.00	-975000-316
2 - 42 Inch High Side Guard (metal enclosed) -----	950.00	
1 - 36 Inch High Grab Rail on Platform -----	175.00	
1 - Fold Down Seat on Platform -----	365.00	
1 - 36 Inch High Side Guard(metal enclosed) -----	385.00	

Mushroom Button Kit Class 9001 Type R-21 Red $2\frac{1}{4}$ Dia.
 Adaptor Class 9001 Type K-54 Square D

BUTLER WHEELCHAIR LIFT

Price List

Effective September 1, 1993

	<u>Suggested</u>	<u>Dir. Disc.</u>	<u>Dealer's</u>
	<u>List Price</u>	<u>33-1/3%</u>	<u>Net Price</u>
BUTLER WHEELCHAIR LIFT (Standard Indoor Unit)	\$7567.00	\$2519.00	\$5048.00

NOTE: Standard units limited to stairway lengths of 18 feet measuring from edge of top of landing to lower floor level, and widths of 40 inch clearance.

<u>ADDITIONAL FEATURES</u>	List Price	Discount	Net Price
Price per foot <u>over</u> standard stairway length	\$82.95	\$27.62	\$55.33
Price per inch <u>over</u> 40" width stairway	\$37.26	\$12.41	\$24.85
SPECIAL length platform	\$379.34	\$126.32	\$253.02
RETRACTABLE END RAMP & GUARD (Automatically folds upward as platform moves off lower level)	\$567.41	\$188.95	\$378.46
STANDARD Keyed Controls (one located on power unit cover, one on platform and one at top of landing)	\$246.43	\$77.00	\$169.43
REMOTELY Located keyed Controls - such as wall mounted - EACH	\$125.02	\$41.63	\$83.39
Keyed Control ON PLATFORM ONLY	\$52.87	\$17.61	\$35.26
Power Unit Drive Extension for thru wall drives	\$190.68	\$63.17	\$127.51
REMOTELY LOCATED power unit setups	\$2272.05	\$756.97	\$1515.46
SPECIAL CONTROLS, SPECIAL GUARDS, etc.	PRICED UPON REQUEST		

Prices are LESS installation, F.O.B., York, Pennsylvania
 TERMS: 50% deposit with order and balance on delivery

THE FLINCHBAUGH CO., INC.
 390 Elberts Lane
 YORK, PA 17403
 PHONE: (717) 854-7720, 1-800 326-2413
 FAX: (717) 843-7335

Tim Cohen

From: Garrett, Ben [ben.garrett@thyssenkrupp.com]
Sent: Monday, November 05, 2007 12:13 PM
To: Tim Cohen
Subject: RE: elevator cost estimate

Per our discussion, a budget price for a 2 stop elevator with standard finishes and features, ADA compliant, with adjacent machine room, installed in Jacksonville, FL is \$55,000.00.

Please let me know if I can provide drawings and specs for your use.

Regards,

Ben Garrett

ThyssenKrupp Elevator Corporation
6942 Philips Pkwy. Dr. S.
Jacksonville, FL 32256
tel. (904) 260-4656 fax (904) 260-3608
ben.garrett@thyssenkrupp.com

-----Original Message-----

From: Tim Cohen [mailto:TCohen@ADWArchitects.com]
Sent: Monday, November 05, 2007 11:41 AM
To: Garrett, Ben
Subject: elevator cost estimate

I just need a ball park cost for standard passenger elevator to get wheelchairs up to a mezzanine at 19'-4" above slab on grade. Thank you.

ThyssenKrupp Elevator

Americas Business Unit

F.A.H. - Quotation No. 032-01A

To: *Brian Corso*
Company: *Hannigra Construction Company, Inc.*
Fax Number: *(706) 528-6474*
Number of Pages: *Four (4)*
From: *Klaus Meyer*
Date: *September 12, 2007*

Subject: *Eban Building - Concord, NC*

Please use this letter to confirm our quotation of \$36,980.00 to furnish and install ONE (1) ThyssenKrupp Otis/Ascis® elevator(s) per plans. Our price(s) is based on the attached Work Scope/Description of Equipment sheet and the Work By Others sheet(s) where applicable. Our price includes all the labor and materials necessary to install this equipment in accordance to governing code. Our price includes North Carolina State Sales Tax.

We qualify/clarify the following items:

1. *<<< S.M.P.R.F.S.I.N.F. >>> Our quote is based on one (1) 2,000 lb. capacity hydraulic elevator. Eban hoistway dimensions to be 7'6" W x 6'0" D. Pit depth to be 5'6" D with 12'6" of clear overhead space (finished 2nd floor to underside of headroom).*
2. *We need 3 phase power through a fused disconnect of the same characteristics as permanent power in order to start installation. This means we must also have a dual hoistway and machine room at this time.*
3. *Items not specified are quoted as T.R.C. standard. No specifications were provided at time of quotation.*
4. *We are providing our T.R.C. L.P.S.I. type jack system(s). No drilling will be required.*
5. *Items outside our scope of work remain the responsibility of others. In the event that the elevator(s) fails inspection due to work by others, a change order shall be issued to cover the cost for re-inspection(s).*
6. *Installation to be performed during the regular work hours of the trade only. No provisions have been included for overtime or weekends.*
7. *Contractor/Owner agree that in the event the project is delayed due to no fault of Subcontractor, Contractor/Owner shall reimburse Subcontractor for any additional costs, which may include remediation fees, as well as any labor rate increases set forth by the International Union of Elevator Constructors (IUEC).*
8. *Contract terms and conditions to be negotiated at a later date.*
9. *ThyssenKrupp Elevator asks for a 25% deposit upon order.*
10. *Schedules not binding until agreed to in writing by both parties.*
11. *Quote subject to review after 30 days.*

LEAD TIME: Current lead times for elevator(s) are approximately 3 weeks for drawings, 10-12 weeks for fabrication, 1 week for shipping, and approximately 3 weeks for installation. Should you have any questions, please feel free to call me at (706) 529-1000. Thank you for your consideration!

Best regards,
ThyssenKrupp Elevator

Klaus Meyer

Work Scope / Description of Equipment

<i>NUMBERS OF E.A.P.S.:</i>	<i>One (1) A.M.E.E. 206</i>
<i>CONTROL:</i>	<i>Hydraulic</i>
<i>E.A.P.S.P.V.:</i>	<i>2,000 lbs.</i>
<i>SPEED:</i>	<i>100 F.P.M. full load up</i>
<i>OPERATION:</i>	<i>T.S.H. 20</i>

ThyssenKrupp Elevator Corporation
1440 Whitford Park Drive, Suite 500
Charlotte, NC 28217
Telephone (704) 529-1000
Fax (704) 504-5439
E-mail: klaus.meyer@thyssenkrupp.com
Internet: www.thyssenkruppelevator.com

<i>E.A.P. SHEET (ch. inside):</i>	<i>5'8" W x 6'3" D x 7'4" H</i>
<i>TRAP L:</i>	<i>14" 0"</i>
<i>SPOPS:</i>	<i>Two (2)</i>
<i>OFFICES:</i>	<i>Two (2) E.A.P. SHEET</i>
<i>MECHANICAL ROOM LOCATIONS:</i>	<i>Adjacent at first floor</i>
<i>WALLS AND PARTITIONS:</i>	<i>Enamelled steel frames and doors (choice of color), Sarcos hall fixtures, and aluminum sills</i>
<i>DOOR OPERATIONS:</i>	<i>DC Power - 3'0" W x 7'0" H</i>
<i>E.A.P. ENCLOSURE:</i> <i>stainless steel door, #4</i> <i>handrail at</i> <i>by others</i>	<i>FPLP (Thyssen Krupp Laminated Plastic) flat wall enclosure, stainless steel return, standard suspended ceiling in 6" frame, (1) rear wall. Finished flooring (200 lbs. max) not to exceed 3/8" in thickness)</i>
<i>SPELSEL FEATURES:</i> <i>three (3) months</i> <i>Independent Source, ADA</i>	<i>ANSI A17.1 2004 code compliance, A.B.C. Handicap requirements, initial maintenance, sill support, protection pad hooks, Telephone, and Micro-Light® door protection edge system (favor curtain)</i>
<i>WALLS AND SHEET:</i>	<i>7'4" W x 6'0" D</i>
<i>PIPING AND D:</i>	<i>5'6" D pit / 12'6" Clear Overhead</i>

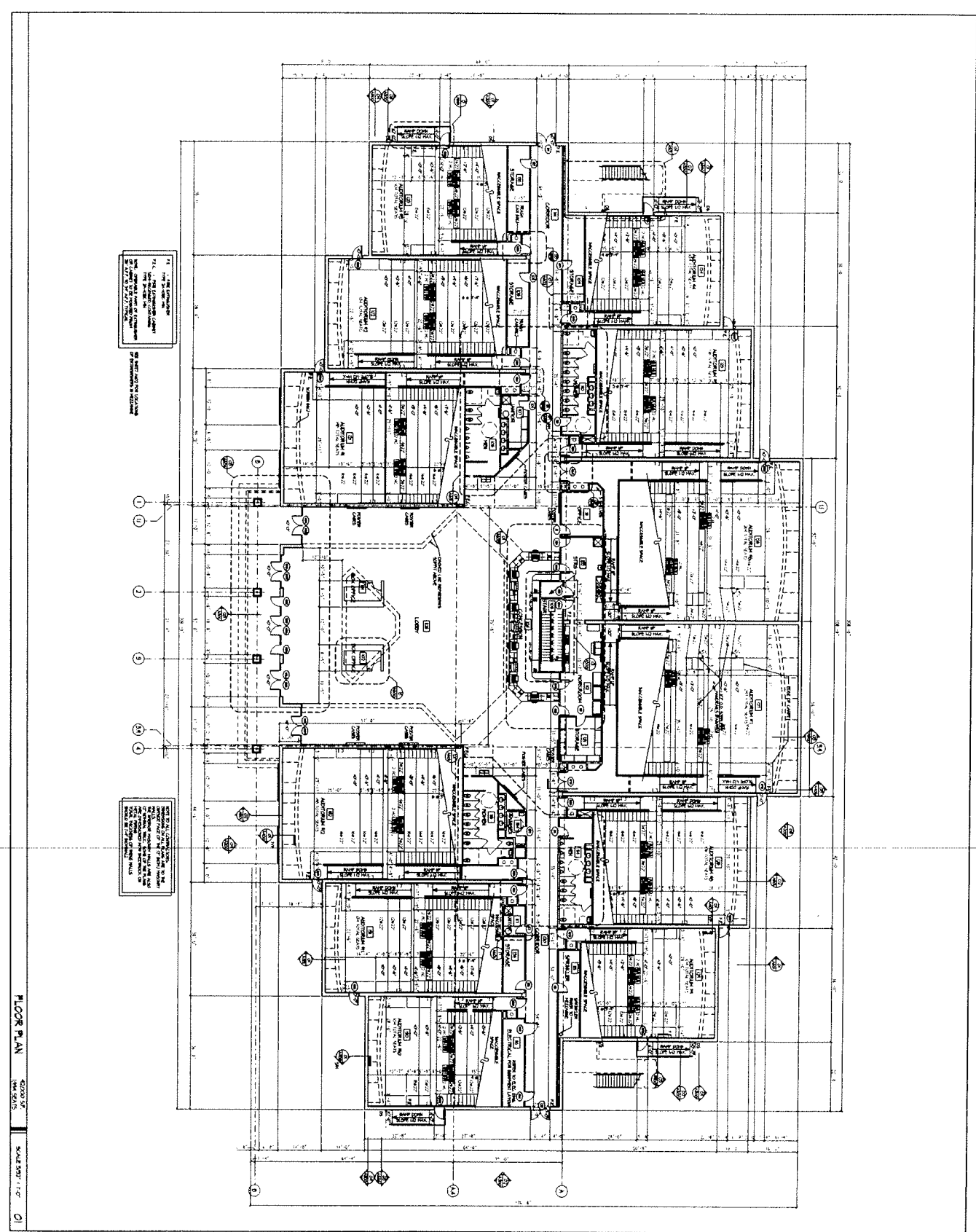
**NEW INSTALLATION & REPAIRS BIDDING
WORK NOT INCLUDED**

This proposal does not include the following work, and is conditional on the proper performance of such work by the General Contractor or other Subcontractors.

- *All legal hoistway, properly framed and enclosed, and including a pit of proper depth provided with ladder, sump pit/pump, lights, hoistroom, access doors where applicable, and water proofing. Dewatering of pit(s), legal machine room, adequate for the elevator equipment, including floors, grating, foundation, door encasing, and run. Lighting, ventilation, and heat to maintain the room at an ambient temperature between 50° and 90°. Fabricated, non-condensing. Adequate supports and foundations to carry the loads of all equipment, including support for guide rail bracket. Adequate bracing of entrance frames, to prevent distortion during wall construction. Where required, divider beams at suitable locations shall be provided for guide rail bracket support.*
- *It is agreed that in the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, you will monitor our work place and prior to and during our morning of the job, you will certify that asbestos in the environment does not exceed 01 fibers per cc as tested by NIOSH 7400. In the event that our employees or those of your subcontractors are exposed to an asbestos hazard, A.B.C. or other hazardous substances, you agree to indemnify, defend and hold us harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Removal and disposal of asbestos containing material is the responsibility of the contractor.*
- *All sill support angles (where applicable), including steel angles where required, and sill recesses (if sill angles are not supplied by Elevator Contractor) and the grating of all doors sills, door frames, and around jack(s). Provide OSHA compliant removable temporary enclosures or other protection (curtains and backboards) from open hoistway(s) during the time the elevator is being installed (protection must allow clearance for installation of entrance frames). Trenching and backfilling for any underground piping and/or conduit. Cutting and patching of walls, floors, etc., and removal of such obstructions as may be necessary for proper elevator installation. Setting of anchors and sleeves.*

Pockets or block-outs for signal fixtures. Fractional steel door frames with extensions to beam above of equal or heavier ribs and sills for freight elevators, including finish painting of these doors

- Suitable connections from the power main to each controller and signal equipment factors as required, including necessary circuit breakers and fused mainline disconnect switches per NEE Wiring to controller for air lighting, per NEE Schedules 620-22 and 630-54. Electric power without charge for construction, testing, and adjusting of the same characteristics as permanent power. It means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water (shunt trip) in the machine room will be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduit from life safety panel or any other monitor station to elevator machine room or suitable connection point in hoistway. The contractor shall provide temporary 220 VAC 30 amp single phase terminal with disconnect for each traction elevator in machine room(s) and within 30' of the machine room(s) for hydraulic elevators at the start of the job for temporary operation of work platform. A single phase testable disconnect is to be provided for PHS equipment in machine room
- Load and under sensing devices at elevator bellows on each floor, machine room, and hoistways (where applicable), with normally open dry contacts terminating at a properly marked terminal on the elevator controller. Telephone connection to the elevator controller (must be dedicated line monitored 24 hrs. a day). One additional phone line per group of elevator for diagnostic capabilities used to the designated controller
- Emergency power supply with automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller. Electrical cross connections between elevator machine rooms for emergency power purposes are to be provided by others. String governmental required safety provisions not directly involved for elevator installation. Still painting, except as otherwise specified. Temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing, and maintaining of the required fire rating of elevator hoistway walls, including the penetration of fire wall by elevator fixture boxes, is not the responsibility of the elevator contractor. Flooring and/or installation of flooring is by others.
- General Contractor to provide a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground
- Remote wiring to outside alarm bell as requested by the Safety Code for Elevators and Escalators (SPE 17.1) where applicable
- Costs for additional inspections of the elevator equipment by local authorities after the initial inspection fails due to items that are the responsibility of the Contractor, or for awaiting others inspecting equipment installed by others.
- The contractor agrees to provide a dry, secure area adjacent to each elevator hoistway at ground level for storage of the elevator equipment at the time of delivery. Adequate ingress and egress to this area will also be provided. A fee of \$300 per month will be charged for off-site storage along with a \$1,200 charge for additional handling and re-transportation if storage on-site cannot be provided. String relocation of the equipment as directed by the contractor after this initial delivery will be at contractor's expense.
- The contractor agrees to provide, at no additional cost, a crane to hoist elevator equipment as needed.
- Composite clean up crews will not be provided. Elevator contractor will be responsible for own housekeeping.
- All existing equipment removed by PHS shall become exclusive property of company
- 30" x 30" block-out, or otherwise indicated on shop drawings, in the pit floor for jack hole properly located from the building lines (if not installed) with adequate ingress and egress for mobile well drilling equipment. Access to pressurized water supply within 30' of jack hole (to be field coordinated). Removal of all dirt and debris accumulated during excavation of the jack hole to be by the General Contractor. Grouting and water proofing of block-out after jack is installed.
- Thyssen Krupp Elevator shall not be held responsible for water seepage through jack hole regardless of specifications.



FLOOR PLAN
 1/2" = 1'-0"
 1/8" = 1'-0"

TOWN CENTER 12

a 12-Plex Theatre at
 1820 Town Center Blvd
 Fleming Island, FL

for
 Tompcoater Forum
 Theatre, LLC
 1590 Island Lane, Suite 28
 Orange Park, FL 32003

and

1301 First Avenue
 Columbus, GA 31901
 (706) 576-5450
 fax (706) 576-5869

ADW

Architects, p.a.

4076 Ardross, S.E.
 1401 West Marshall Street, Suite 100
 Charlotte, NC 28206
 703.579.1717 FAX 703.579.1709
 www.adwarchitects.com

FIRST FLOOR PLAN

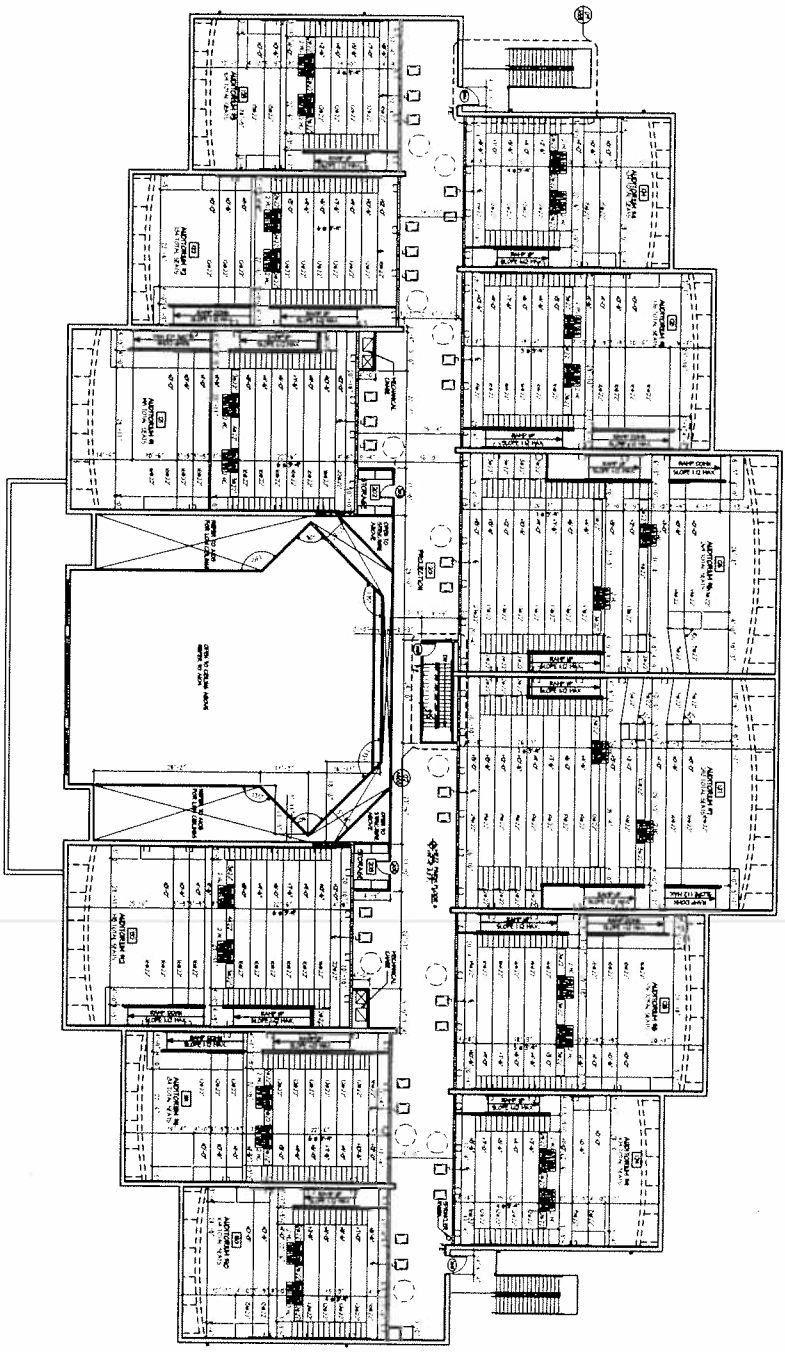
DATE: 10/15/07 2:00 PM DATE: 07/11

ARCHITECT: ADW ARCHITECTS, P.A.

SCALE: 1/2" = 1'-0"

Sheet No. **A101**

of 1



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL ROOMS SHALL BE FINISHED TO MATCH ADJACENT ROOMS.
 3. ALL WALLS SHALL BE FINISHED TO MATCH ADJACENT WALLS.
 4. ALL FLOORS SHALL BE FINISHED TO MATCH ADJACENT FLOORS.
 5. ALL CEILING SHALL BE FINISHED TO MATCH ADJACENT CEILING.
 6. ALL DOORS SHALL BE FINISHED TO MATCH ADJACENT DOORS.
 7. ALL WINDOWS SHALL BE FINISHED TO MATCH ADJACENT WINDOWS.
 8. ALL STAIRS SHALL BE FINISHED TO MATCH ADJACENT STAIRS.
 9. ALL ELEVATORS SHALL BE FINISHED TO MATCH ADJACENT ELEVATORS.
 10. ALL CORES SHALL BE FINISHED TO MATCH ADJACENT CORES.

MEZZANINE PLAN 1/2" = 1'-0" SCALE SHEET 01

Architects, p.a.

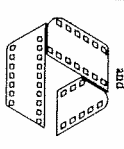


ADW Architects, p.a.
 1411 W. ...
 Charlotte, NC 28208
 704.379.1919 FAX 704.379.1900
 WWW.ADWARCHITECTS.COM

TOWN CENTER 12

a 12-Plex Theatre at
 1820 Town Center Blvd.
 Fort Lauderdale, FL

for
 Towncenter Forum
 Inc., LLC
 1590 ...
 Orange Park, FL 32065

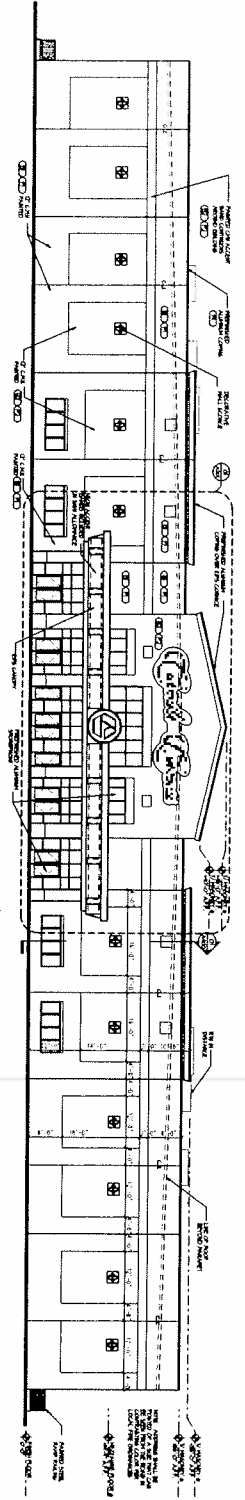


1901 Fern Avenue
 Orange Park, FL 32065
 (704) 576-4247
 fax (704) 576-3889

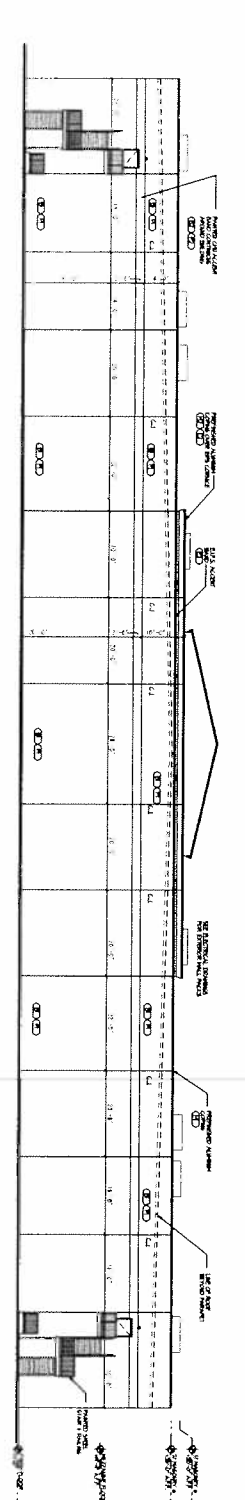
MEZZANINE FLOOR PLAN

DATE: 11/23/07 JOB NO: 07113
 DRAWN BY: ...
 NO. SHEETS: ...

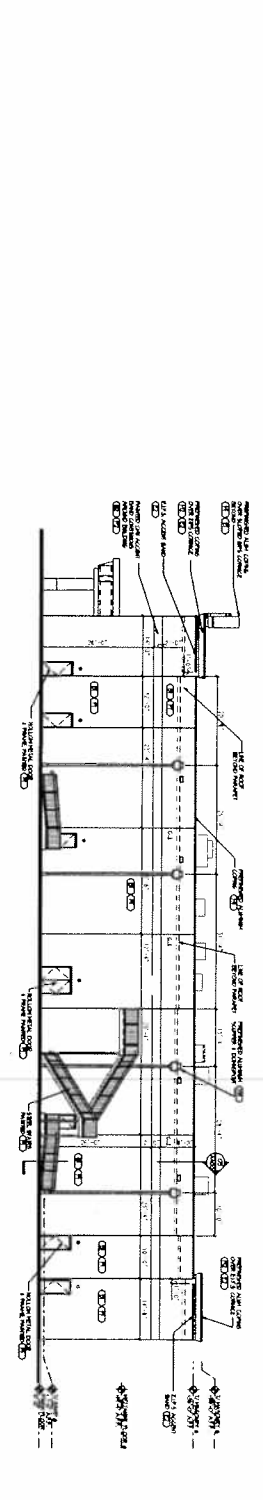
A102



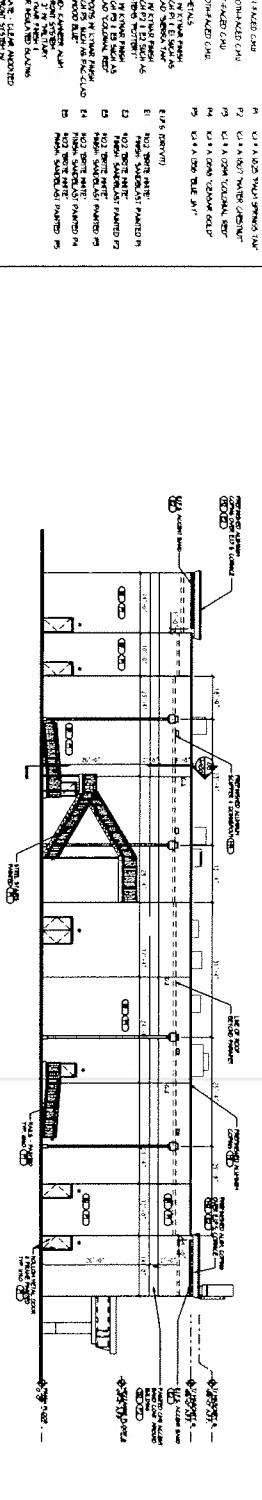
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



LEFT ELEVATION
SCALE: 3/8" = 1'-0"

WALLING SCHEDULE

WALL TYPE	FINISH
1. 8\"/>	

TOWN CENTER 12

a 12-Plex Theatre at
1820 Town Center Blvd
Fleming Island, FL

for
Towncenter Forum
Theatre, LLC
1590 Island Lane, Suite 28
Orange Park, FL 32003

and

1301 First Avenue
Columbia, GA 31901
(706) 576-5457
fx (706) 576-5899

ADW
Architects, p.a.

ADW Architects, P.A.
1411 Reg. Medical, Suite 100
Charlotte, NC 28208
704.379.1979 Fax 704.379.1920
www.adwarchitects.com

EXTERIOR ELEVATIONS

DATE: 11/15/07 2:00 PM 07/21

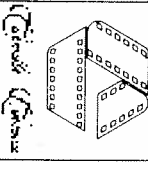
NO. SHEET: 02 OF 02

A200

SCALE: 3/8" = 1'-0"

TOWN CENTER 12
 a 12-Plex Theatre at
 1820 Town Center Blvd
 Flemming Island, FL

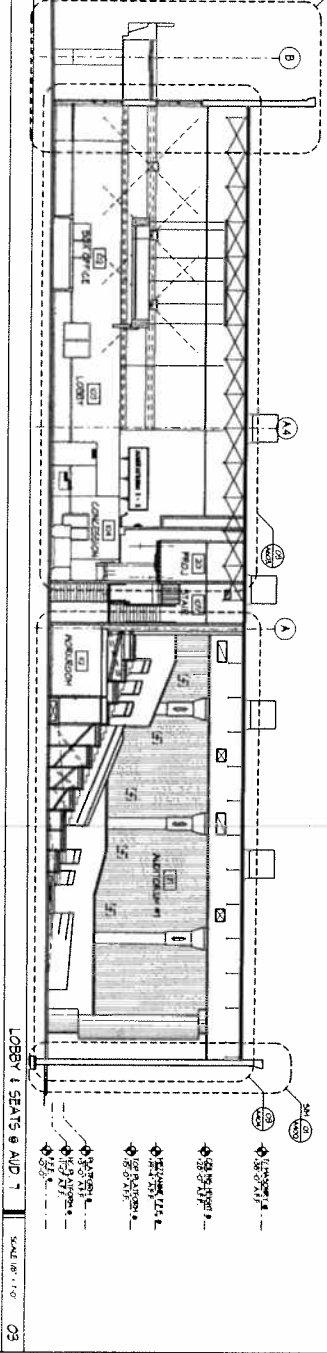
for
 Towncenter Forum
 Theatre, LLC
 1590 Island Lane, suite 28
 Orange Park, FL 32003

and

 1301 Pine Avenue
 Columbia, SC 29201
 (703) 575-5197
 Fax (703) 575-5889

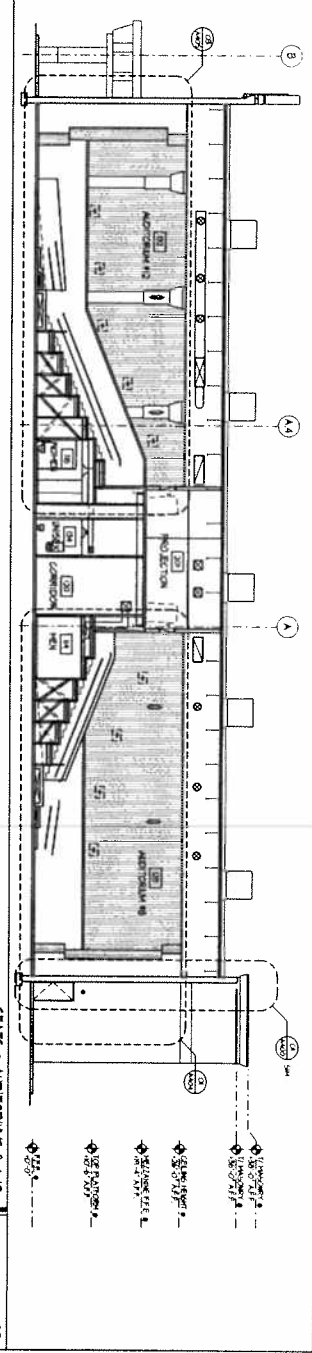
BUILDING SECTIONS

DATE: 11/20/07 2:30 PM 07/21
 ARCHITECT: ADW
 NO. SHEET: 02/02
 SHEET NO.: AS01

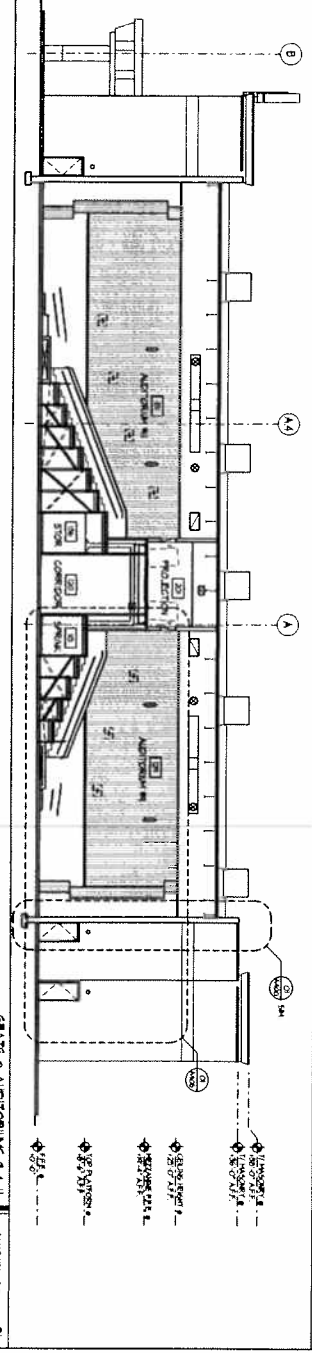
NOT USED SCALE: 1/8" = 1'-0" 04



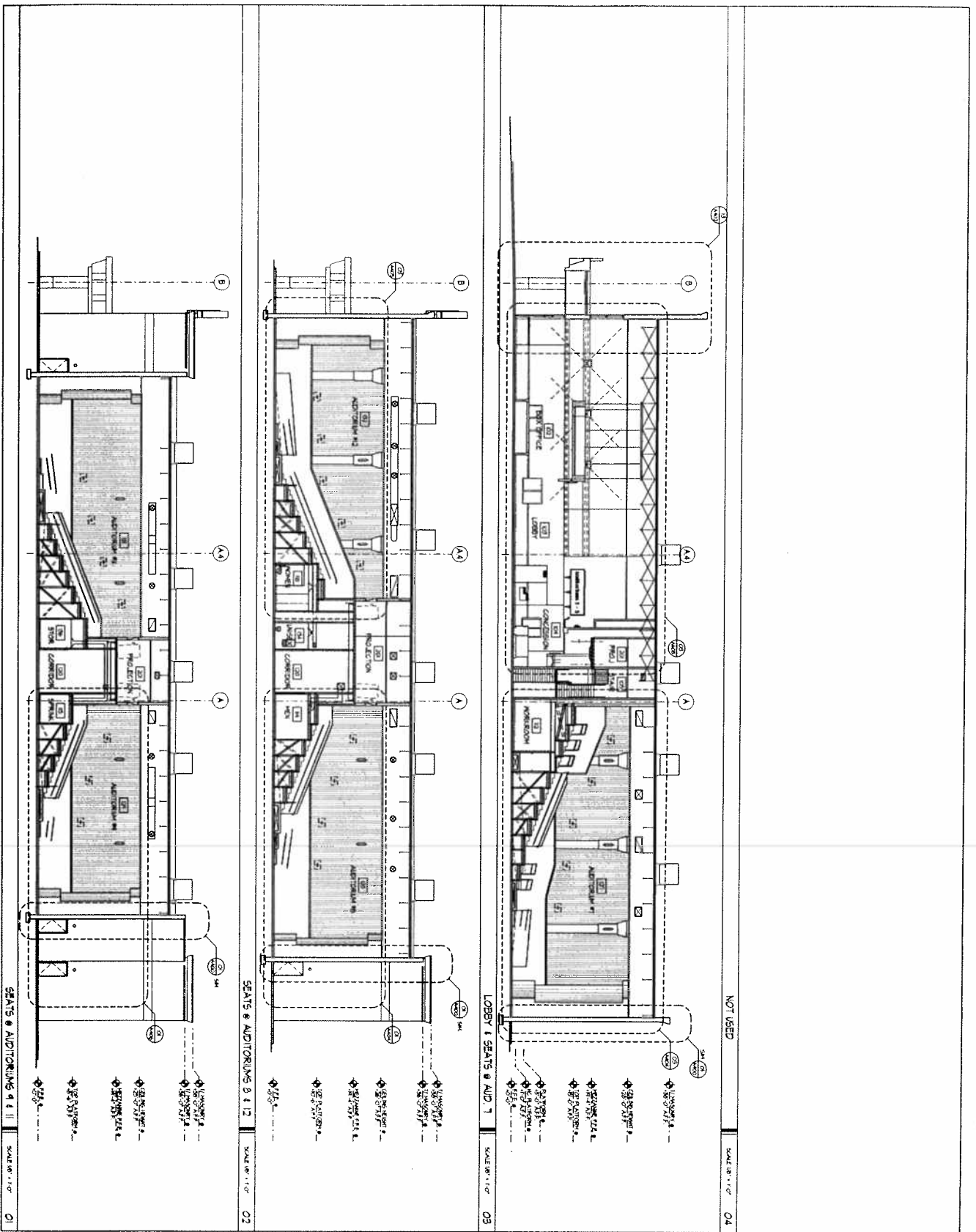
LOBBY & SEATS & AUD 7 SCALE: 1/8" = 1'-0" 03



SEATS & AUDITORIUMS 8 & 12 SCALE: 1/8" = 1'-0" 02



SEATS & AUDITORIUMS 4 & 11 SCALE: 1/8" = 1'-0" 01

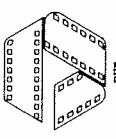


ADW Architects, P.A.
 1441 Kingwood Street, Suite 100
 Charlotte, NC 28206
 704.399.1919 Fax: 704.399.1920
 www.adwarchitects.com

TOWN CENTER 12

a 12-Plex Theatre at
 1820 Town Center Blvd
 Fleming Island, FL

for
 Towncenter Forum
 Theatre, LLC
 1590 Island Lane, suite 28
 Orange Park, FL 32003

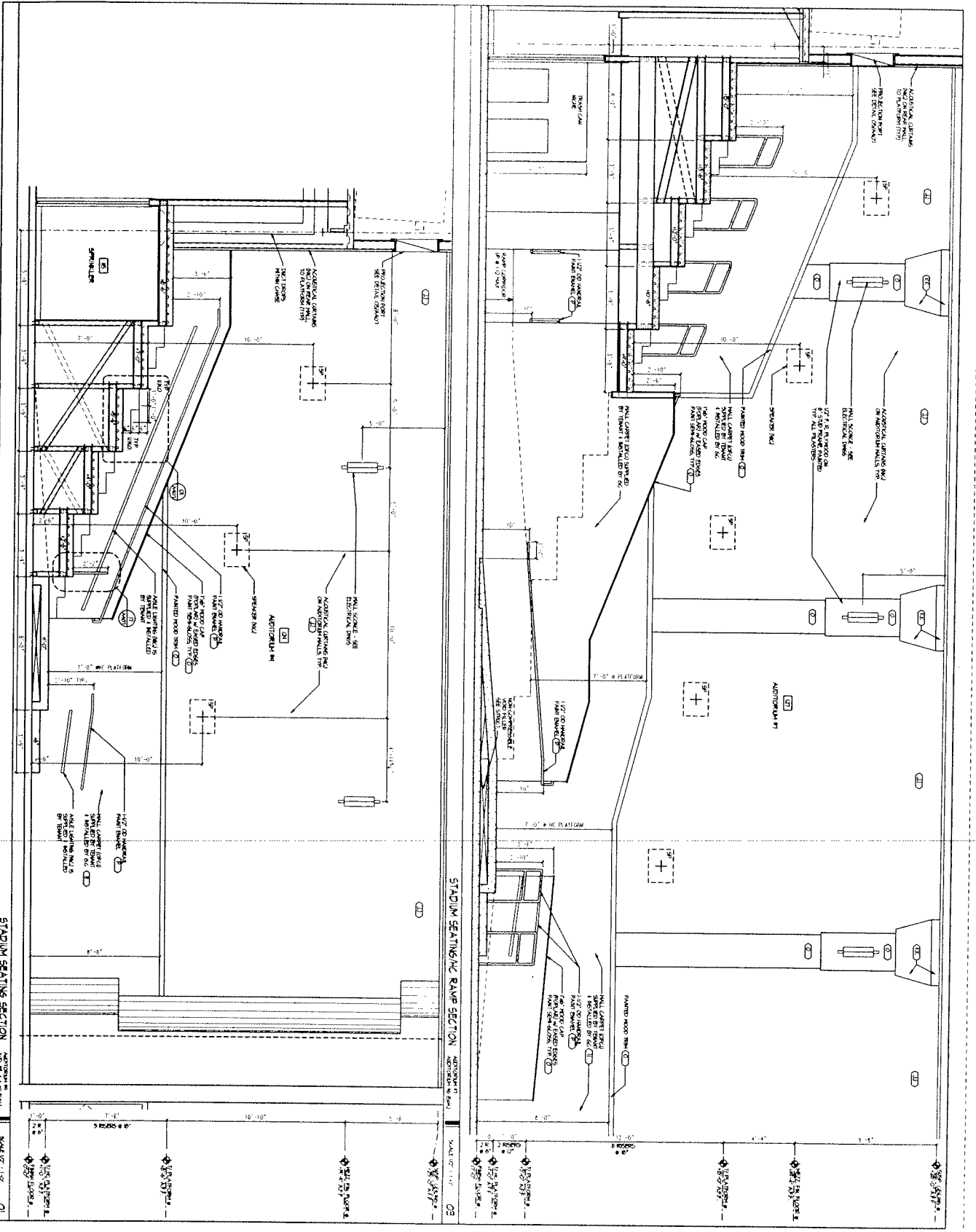


1301 First Avenue
 Columbus, GA 31901
 (706) 576-5459
 Fax: (706) 576-5889

BUILDING SECTIONS

DATE: 11/15/07 2:00 PM 07/21
 DRAWN BY: [Name]
 NO. DATE REVISION

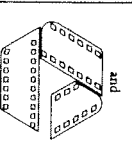
SECTION NUMBER
A301



Architects, pa
 ADW Architects, pa
 141 West Hargett Street, Suite 100
 Charlotte, NC 28202
 704.253.1919 Fax 704.253.1920
 www.adwarchitects.com

TOWN CENTER 12

112-Plex Theatre at
 1820 Town Center Blvd
 Fleming Island, FL
 for
 Towncenter Forum
 LLC
 1590 Island Tr. #28
 Orange Park, FL 32003



120 First Avenue
 Orange Park, FL 32067
 (706) 576-3457
 Fax (706) 576-3889

DATE: 12/15/07	JOB NO.: 07121
NO. DATE: 08/27/08	DESCRIPTION:
STADIUM SEATING SECTIONS	
A406	