

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 533, 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: THE WOW FACTORY
Address: 5891 Lyons Road
Coconut Creek, FL 33073

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: Thomas Head - Family Fun Concepts, LLC
Applicant's Address: 722 Peachtree Lane, Boca Raton, FL 33486
Applicant's Telephone: 561-961-0945 FAX: 561-447-7605
Applicant's E-mail Address: tthead@bellsouth.net
Relationship to Owner: Owner

Owner's Name: Family Fun Concepts, LLC (same as above)
Owner's Address: (same as above)
Owner's Telephone: (same as above) FAX

Owner's E-mail Address: tthead@bellsouth.net
Signature of Owner: 
Contact Person: Thomas Head

Contact Person's Telephone: #561-961-0945 E-mail Address: tthead@bellsouth.net

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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.)

The use will be an indoor Family Entertainment Facility of approximately 21,222 square feet (ground level). We will be occupying the "junior anchor" space of an existing retail center. We will be the 1st occupants of this particular space.

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):** Project Construction Cost is estimated at \$850,000.

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.

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, which requires the provision of vertical accessibility to all levels of a building. Specifically, the provision of vertical accessibility and how it relates to a 2nd level (mezzanine level) of a laser tag arena.

Issue

2:

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.

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

see attached letters from applicant and architect / designer of record.

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

[] The owner has made a diligent investigation into the costs of compliance with the code, but



(SEAL)

Phone number: 298-644-7275

Signature: A.S. Ellman
 Printed Name: Howard S. Ellman

Please see attached comments.

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.

c. _____

b. _____

a. _____

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.

appropriate, photographs. Cost estimates must include bids and quotes.

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 15th day of November, 2011
Signature Thomas S. Head
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.

FAMILY FUN CONCEPTS, LLC
722 PEACHTREE LANE
BOCA RATON, FL 33486

November 1, 2011

Re: "The Wow Factory"
5891 Lyons Road
Coconut Creek, FL 33073

Item 8 from the "Request for Waiver" from Accessibility Requirements, Section 553.509 (Vertical Accessibility)

Family Fun Concepts, LLC is the applicant for the "Request for Waiver From Accessibility Requirements Of Chapter 553, Part V, Florida Statutes". Family Fun Concepts, LLC has developed a unique, family-formatted entertainment concept that will be located at 5891 Lyons Road, Coconut Creek, FL. To date, we are currently in the design phase, and construction documents have not been submitted to the building department for permitting. The specific name of the family entertainment center will be "The Wow Factory". One of the attractions at the facility will consist of a Laser Tag Arena. The 2nd level of the arena (mezzanine level) is the issue for consideration of the Accessibility Waiver.

The main floor level of the Laser Tag Arena is approximately 2,700 square feet. It should be noted, with respect to ADA conformance, that the arena has been designed so that all of the game's features are present on the main level. Team base stations and scoring icons are each located on the main level to insure that play remains focused within this area. The main level is completely accessible, and all elements pass ADA requirements. The proposed 2nd level (mezzanine level) accounts for approximately 30% (1,250 sf) of overall square footage, and is only present as a means to increase player capacity within the attraction.

As a family-focused entertainment facility, safety remains our primary concern. In our opinion, the use of elongated, elevated platforms necessary to support ADA standards, would place undue risk on both, individuals confined to wheelchair equipment, as well as, consumers not affected by such conditions. The presence of disabled players, in wheelchairs, on ramps leading to an elevated platform of a dimly lit arena, will significantly increase the potential for physical contact, possibly leading to serious injury with one or more players.

In closing, we would like to point out that there are multiple locations, throughout Florida, that are utilizing a 2nd level, in their laser tag arenas, in the same fashion that we are proposing. A few of note are:

- Laser Quest – Sunrise, FL
- Xtreme Adventures Family Fun Center – Lutz, FL

- The Wood Laser Tag – Ocoee, FL

We appreciate your consideration of this waiver application.

Sincerely,

Thomas S. Head
Family Fun Concepts, LLC



DYNAMIC DESIGNS, P.C.
259 EAST FRANK ST.
BIRMINGHAM, MI 48009
248-644-7275

November 1, 2011

Request for Waiver Form
Accessibility Requirements
Section 553.509
Florida Statues

Re: The Wow Factory
5891 Lyons Road
Coconut Creek, Fl. 33073

Dynamic Designs, P.C. is a nationally recognized architectural design firm with over 30 years of experience in the commercial market. Our team of experienced professionals has been entrusted by our clients to design entertainment spaces throughout the world. Every year we design approximately seventy-five percent of our projects with a Laser Tag Arena.

In order for us to provide accessibility to an elevated platform we will need two 108' long egress ramps with a 1:12 slope leading to the 9' high elevated platforms plus four 5' level landings for a total horizontal run of 128'. In our opinion, one accessible ramp from a platform is inadequate and poses a life safety hazard since it is critical that we provide players with a second means of egress in case one ramp is blocked by fire.

Based on our extensive experience in Laser Tag facilities, we strongly feel that it is technically infeasible to incorporate the long accessible ramps into our arena without fundamentally altering our game for the following reason:

A. Floor Space Requirements

To comply with the code for accessible ramps to our elevated platform, we would have to provide the following ramp systems:

Two accessible egress ramps with 1:12 slope From the elevated platform (2) x (4' w x 128')	1,024 sf
Total Playing Arena Ground Floor Area	2,716 sf
% of Ground Floor Area Occupied by Ramps	38%

We strongly feel that it is very unreasonable to expect us to occupy over 38% of our entire playing arena with non-playing circulation space.

B. Configuration Problems

Notwithstanding the exorbitant amount of floor space occupied by the accessible ramps, it would be technically infeasible to configure 1,024 linear feet of winding ramps within the 2,716 sf of playing arena without fundamentally altering the nature of the game. The extremely long accessible ramps will invariably produce a series of intertwined vertical circulation structures without any long-term recreational value. We also feel that disabled players would be subject to undue physical stress in utilizing 128' ramps to access the elevated platforms with very limited interaction with other players. The facility is dimly lit arena and can significantly increase the potential for physical contact leading to serious injury with one or more players abled or disabled. As design professionals, it is our duty and obligation to minimize or eliminate all unsafe playing conditions, and we feel that by encouraging accessibility to the ramps and elevated platforms, it will invariably result in a large number of serious injuries to abled and disabled players.

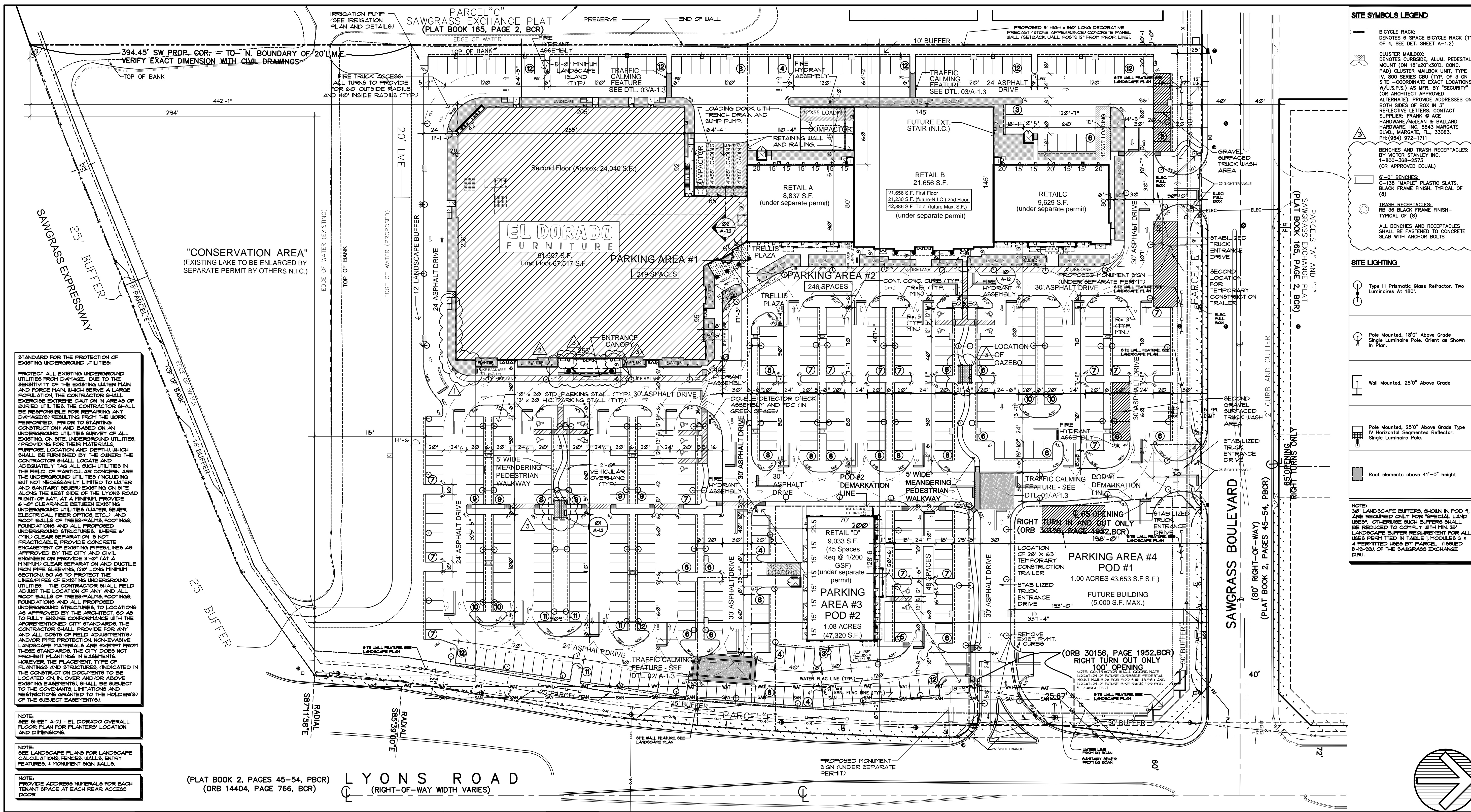
If our ramp is approved with a minimum slope of 25%, the disabled players would be able to enjoy 88% of the floor area on the first floor. As design professionals we will take great care of this space and design it for everyone's enjoyment.

With all of our experience, Dynamic Designs has never been forced to comply with accessibility requirements for our elevated platforms in the Laser Tag arenas. In all of our locations, the regulatory bodies have carefully evaluated our game and have acknowledged that forcing full accessibility to the elevated platforms of our arena would jeopardize the viability of our client's business and would fundamentally alter the game for all players.

Thank you for taking our request into consideration. Dynamic Designs is committed to public safety and are in compliance throughout the rest of the Wow Factory facility.

Yours truly,
Dynamic Designs, P.C.

Howard S. Ellman, AIA



REVISIONS:

- 10-23-06 PRECON COMMENTS
- 11-21-06 OWNER REVISION
- 01-21-07 OWNER REVISION

SEAL

CONSULTANT

Architecture 6400 inc.
 A Division of Stiles Corporation
 300 S.E. 2nd Street
 Fort Lauderdale, Florida
 954 - 621-9180
 FL REG # AA-C000881

EL DORADO FURNITURE STORE AT:
 EL DORADO HOME FURNISHINGS CENTER
 COCONUT CREEK
 SAWGRASS BLVD. & LYONS ROAD
 BROWARD COUNTY, FLORIDA

EL DORADO

A-11

EL DORADO

PROJECT NO. 133295
 DRAIN BY: LVM/PAV/GLS/6EB
 CHECKED BY: P.D.
 DATE: August 24, 2006

SITE PLAN

Area #1 Parking Calculations:
 El Dorado Ground Floor 67,517 s.f.
 Second Floor 24,040 s.f.
 Total Building Area #1 91,557 s.f.

Parking Calculation: REQ. PROVIDED
 Parking Required 367 219
 (91,557 s.f. / 250) (1/416 S.F.)
 Standard 10'x20' Stalls (*) 211
 Handicap 12'x20' Stalls (*) 8
 Loading Area 12'x55' (*) 3
 (*): see "Combined Areas #1 & #2 Parking Calc."

PARKING WAIVER REQUEST:
 A PARKING WAIVER IS HEREBY REQUESTED FOR THE 91,557 SF. EL DORADO FURNITURE STORE TO ALLOW, AS A MINIMUM, ONE (1) PARKING SPACE PER 450 SQUARE FEET OF GROSS LEASABLE AREA (GLA) INSTEAD OF THE 1 SPACE PER 250 SF OF GLA REQUIRED BY SEC. 13-402(b) FOR SHOPPING CENTERS OVER 150,001-200,000 SQUARE FEET.

Area #2 Parking Calculations:
 Retail 8,837 s.f.
 Retail B 21,656 s.f.
 2nd floor 21,230 s.f.
 Retail C 9,629 s.f.
 Total Building Area #2 61,352 s.f.

Parking Calculation: REQ. PROV.
 Tot. Retail A,B&C Parking 246 246
 (61,352 s.f. / 250)
 Standard 10'x20' Stalls (*) 242
 Handicap 12'x20' Stalls (*) 4
 Loading Area 12'x55' (*) 2
 (*): see "Combined Areas #1 & #2 Parking Calc."

Combined Areas #1 & #2 Parking Calc.:
 El Do + A,B&C Bldg. Area=152,909 GLA
 Parking Calculation: REQ. PROV.
 Standard 10'x20' Stalls 600 453
 Handicap 12'x20' Stalls 12 12
 (2% of Total Provided Parking)
 Grand Total Parking 612 465
 (1 space/ 250 s.f. GLA)
 Loading Area 12'x35' 2 2
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:5 spaces for 120,000-200,000 SF)

Area #3 Parking Calculations:
 Retail D (POD #2) 9,033 s.f.
 Total Building Area #3 9,033 s.f.

Parking Calculation: REQ. PROV.
 Tot. Retail D Parking 46 48
 (9,033 s.f. / 200)
 Standard 10'x20' Stalls 44 46
 Handicap 12'x20' Stalls 2 2
 Loading Area 12'x35' 1 1
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:120,000-200,000 SF, 5 spaces)

Total Shopping Center Parking Calc. (Excluding Area #4 / Pod #1):
 Grand Tot. Building Area=161,942 s.f.
 Parking Calculation: REQ. PROV.
 Standard 10'x20' Stalls 654 499
 Handicap 12'x20' Stalls 14 14
 (2% of Total)
 Grand Total Parking 668 513
 Loading Area 12'x35' 1 1
 Loading Area 12'x55' 5 5
 (Sec.13-409(1),d.:120,000-200,000 SF, 5 spaces)

SITE TABULATION-POD #1

RESTAURANT EDU AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 43,653 S.F. (1.00 ACRES)
 THIS SITE AREA-POD #1 = 43,653 S.F. (1.00 ACRES)

TOTAL BUILDING AREA 5,000 S.F.
 RESTAURANT BUILDING 5,000 S.F.
 DECK 1,000 S.F.

TOTAL FLOOR AREA 5,000 S.F.
ESTM. TOTAL BUILDING AREA 5,000 SF (11.5% OF POD AREA)

OPEN SPACES
 30' LANDSCAPE BUFFERS AREA 10,915 S.F. (25%)
 15% OF THE BALANCE OF AREA IN POD #1 4,910 S.F. (11%)
MIN. TOTAL OPEN SPACE = 15,825 SF (36% OF POD AREA)

PAVED AREA:
 SUM OF MAX. VEHICULAR USE AREA AND MAX. AREA OF CONC WALKS 22,828 S.F. (52.5%)
MAX. TOTAL PAVED AREA = 22,828 SF

MAX. TOT. IMPERVIOUS AREA = 27,828 SF (64% OF POD AREA)

SITE TABULATION-POD #2 (RETAIL D)

RETAIL EDU AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 47,320 S.F. (1.08 ACRES)
 THIS SITE AREA-POD #2 = 47,320 S.F. (1.08 ACRES)

TOTAL BUILDING AREA 9,033 S.F. (19% OF POD AREA)
 RETAIL "D" 9,033 S.F.

TOTAL FLOOR AREA 9,033 S.F. (19% OF POD AREA)

OPEN SPACES
 LANDSCAPE AREA 15,365 S.F. (32%)
 VEHICULAR OVERHANG 715 S.F. (2%)
TOTAL OPEN SPACE = 14,650 SF (34% OF POD AREA)

PAVED AREA:
 VEHICULAR USE AREA 18,496S.F. (41%)
 CONC WALK 2,780 S.F. (6%)
TOTAL PAVED AREA = 21,276 SF (47% OF POD AREA)

TOTAL IMPERVIOUS AREA = 30,309 SF (67% OF POD AREA)

SITE TABULATION-EL DORADO (RETAIL A,B,C)

RETAIL SITE AREA = 742,974.15 SQ FT (17.05 ACRES)
 GROSS SITE AREA = 654,353.15 S.F. (15 ACRES)

TOTAL BUILDING AREA 107,639 S.F. (16.5% OF SITE AREA)
 EL DORADO SHOWROOM 67,517 S.F.
 RETAIL "A" 8,837 S.F.
 RETAIL "B" 21,656 S.F.
 RETAIL "C" 9,629 S.F.

TOTAL FLOOR AREA 107,639 S.F. (16.5% OF SITE AREA)

OPEN SPACES
 LANDSCAPE AREA 134,237 S.F. (20.5%)
 VEHICULAR OVERHANG 7,068 S.F. (1%)
 WATER BODIES AREA (127,294 TOTAL) 36,188 S.F. (5%)
 (ONLY 30% OF WATER BODY MAY BE USED FOR OPEN SPACE CALC.)
TOTAL OPEN SPACE = 179,493 SF (27.5% OF SITE AREA)

PAVED AREA:
 SUM OF MAX. VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
 TOTAL PAVED AREA = 322,219.15 S.F. (43.5% OF SITE AREA)

SUMMARY OF AREAS @ GROUND
 TOTAL GROUND FLOOR AREA 121,672 S.F. (16.4%)
 TOTAL SECOND FLOOR AREA 45,270 S.F.
TOTAL BUILDING AREA 166,942 SF (22.5% OF SITE AREA)
 SUM OF LANDSCAPED AREA 171,789 S.F. (23%)
 WATER BODIES AREA (127,294 TOTAL) 36,188 S.F. (5%)
TOTAL OPEN SPACE = 209,977 SF (28% OF SITE AREA)

PAVED AREA:
 MAX. SUM TOTAL OF VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
TOTAL PAVED AREA = 322,219.15 S.F. (43.5% OF SITE AREA)

TOTAL PERVIOUS AREA = 299,083 SF (40.2%)
TOTAL IMPERVIOUS AREA = 443,891.15 SF (59.8%)

SITE TABULATION-TOTAL SITE

GROSS SITE AREA 742,974.15 SQ FT (17.05 ACRES)

TOTAL BUILDING AREA 166,942 SF (22.5% OF SITE AREA)
 TOTAL GROUND FLOOR AREA 121,672 S.F. (16.4%)
 TOTAL SECOND FLOOR AREA 45,270 S.F.

OPEN SPACES (MINIMUM REQUIRED: 15% OF MODULE AREA.)
 SUM OF LANDSCAPED AREA 171,789 S.F. (23%)
 WATER BODIES AREA (127,294 TOTAL) 36,188 S.F. (5%)
 (ONLY 30% OF MANMADE WATER BODY MAY BE USED FOR OPEN SPACE CALC.)
TOTAL OPEN SPACE = 209,977 SF (28% OF SITE AREA)

PAVED AREA:
 MAX. SUM TOTAL OF VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
TOTAL PAVED AREA = 322,219.15 S.F. (43.5% OF SITE AREA)

SUMMARY OF AREAS @ GROUND
 TOTAL GROUND FLOOR AREA 121,672 S.F. (16.4%)
 VEHICULAR USE & CONC. WALK AREAS 322,219.15 S.F. (43.5%)
 LANDSCAPED AREA & VEHICULAR OVERHANG 171,789 S.F. (23%)
 WATER BODIES AREA @ 100 127,294 S.F. (17.1%)
TOTAL SITE AREA = 742,974.15 S.F. (17.05 ACRES)

TOTAL PERVIOUS AREA = 299,083 SF (40.2%)
TOTAL IMPERVIOUS AREA = 443,891.15 SF (59.8%)

PARKING CALCULATIONS

SITE DATA

01

03

02

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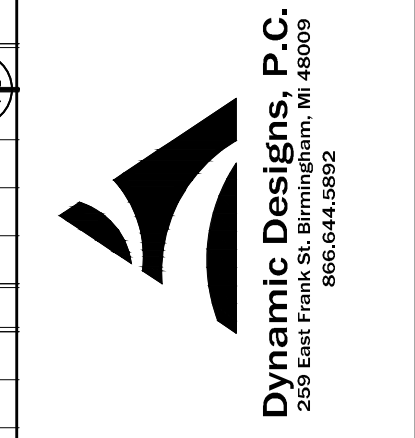
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- preliminary
- client approval
- landlord approval
- bidding
- permit 11-11-2011
- construction
- revision

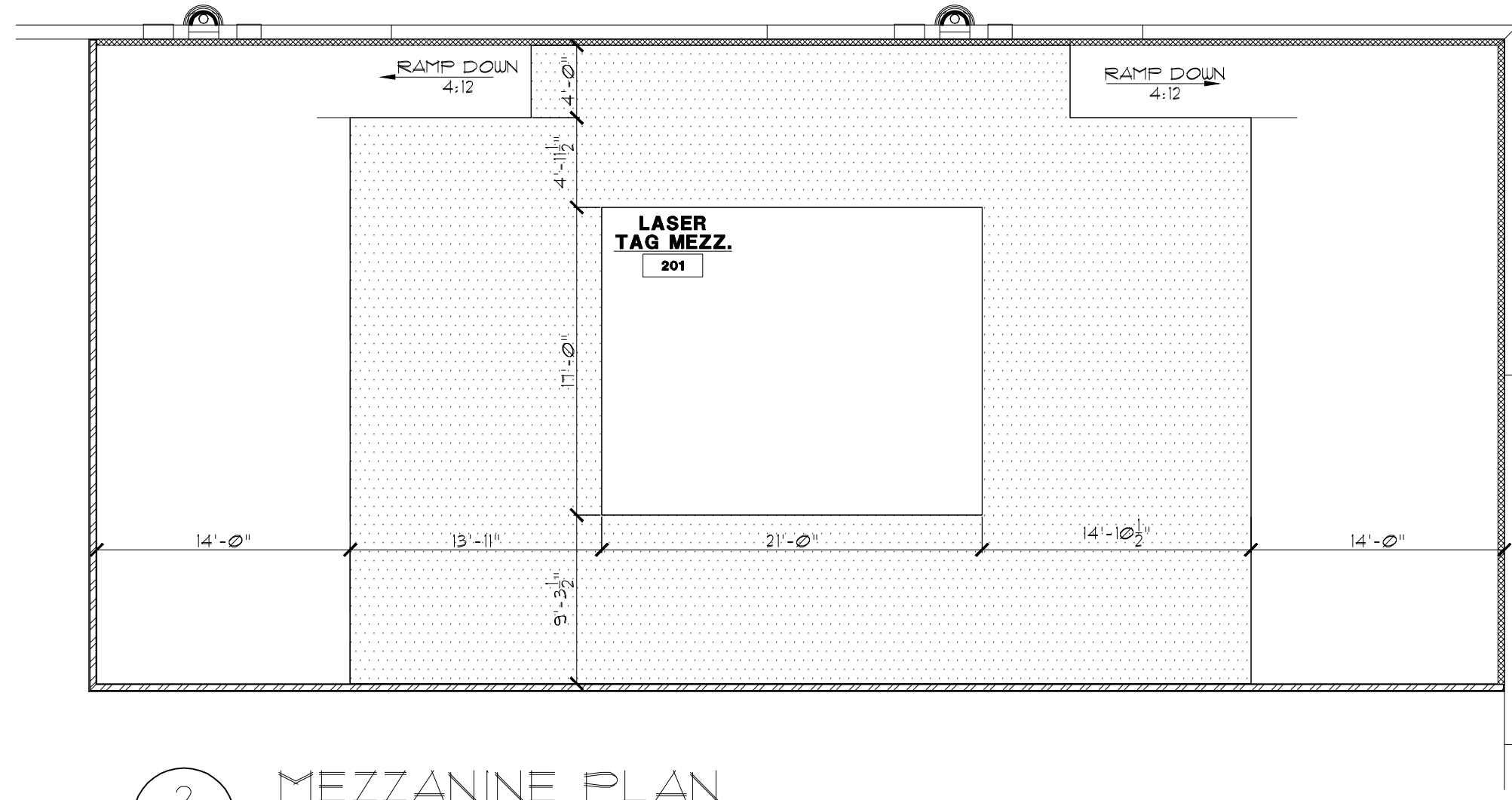
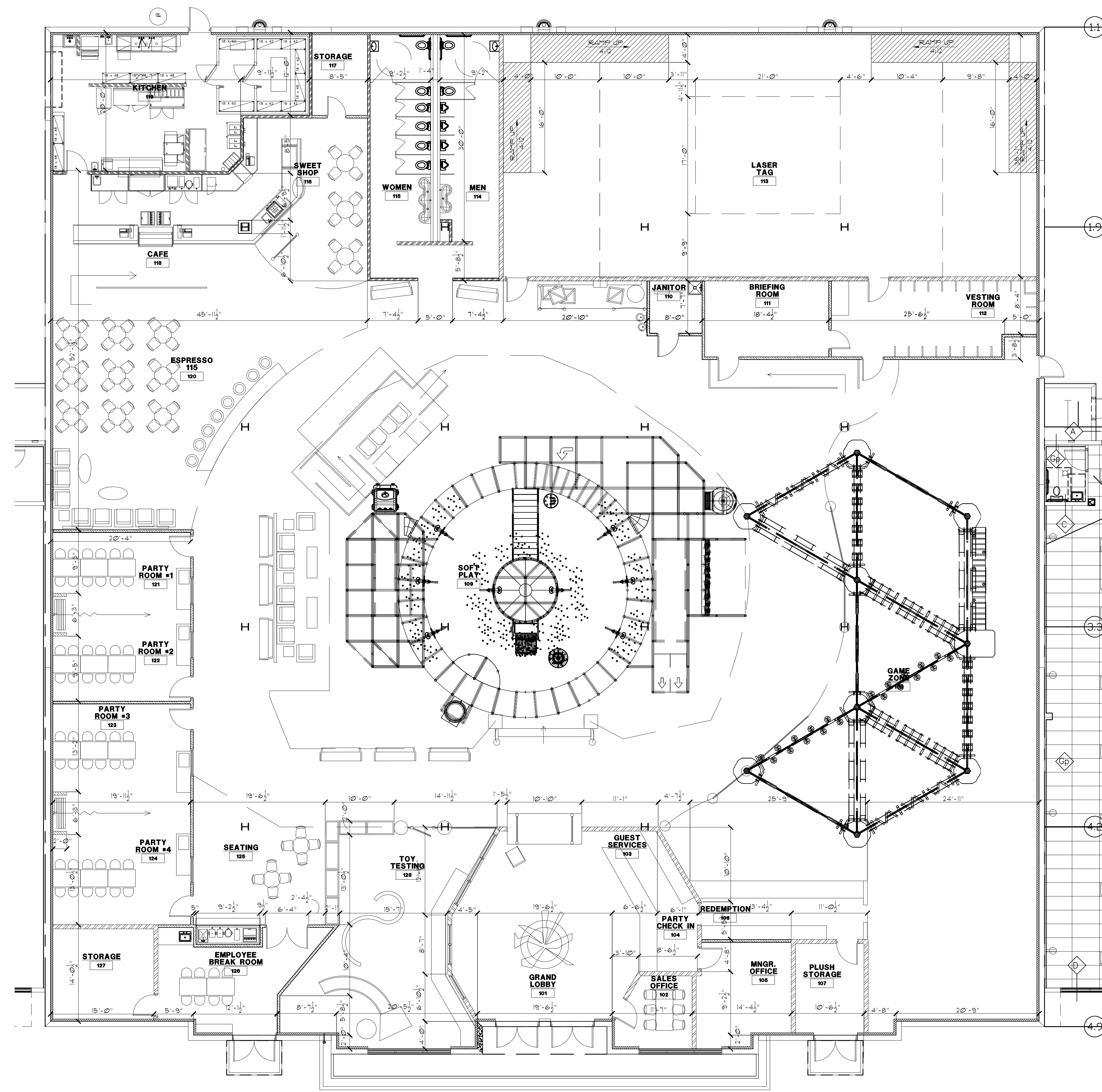
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FLOOR PLAN

WOW FACTORY
 PROMENADE @ COCONUT CREEK
 LYONS RD.
 COCONUT CREEK, FLORIDA 33073

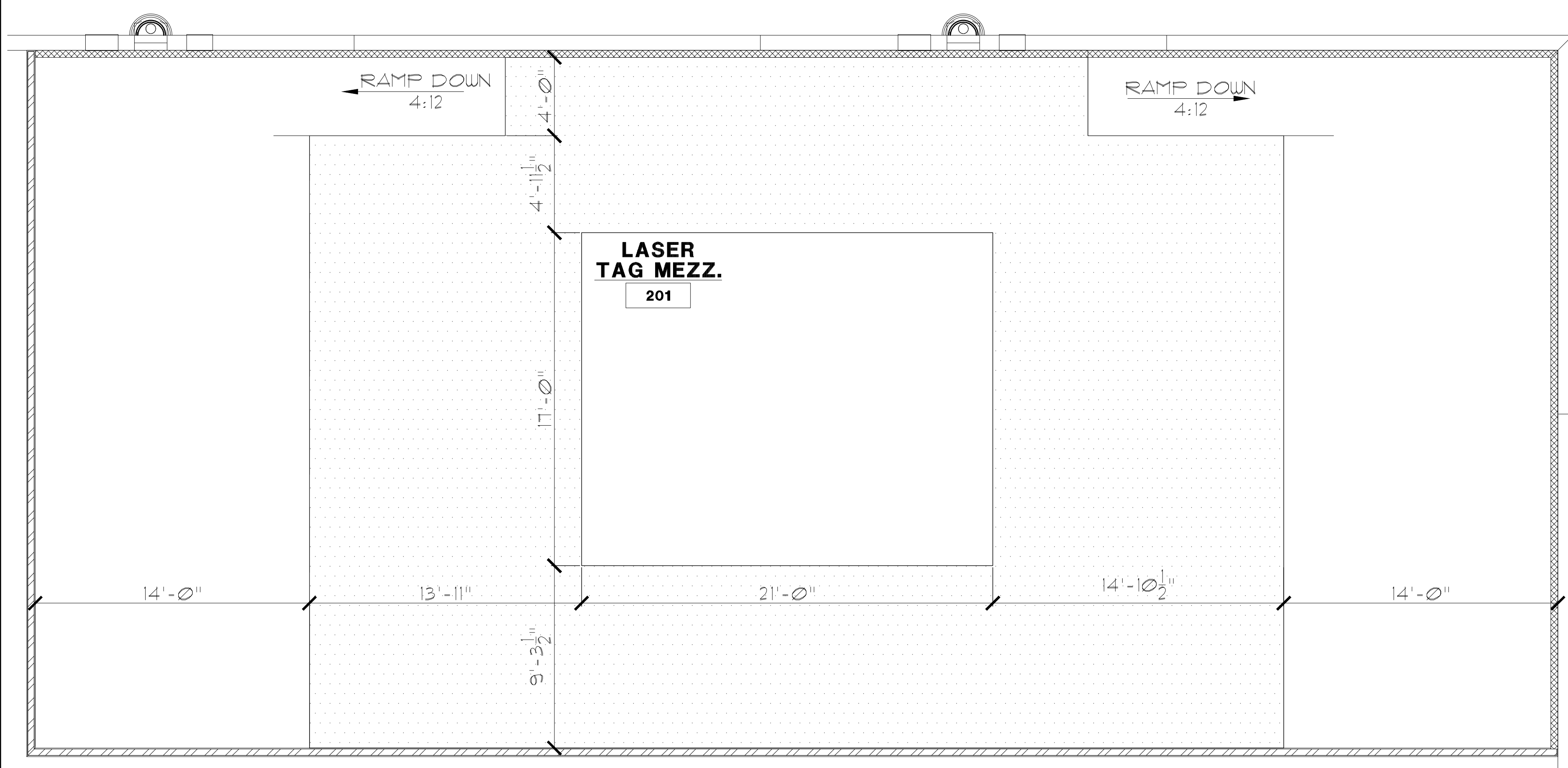
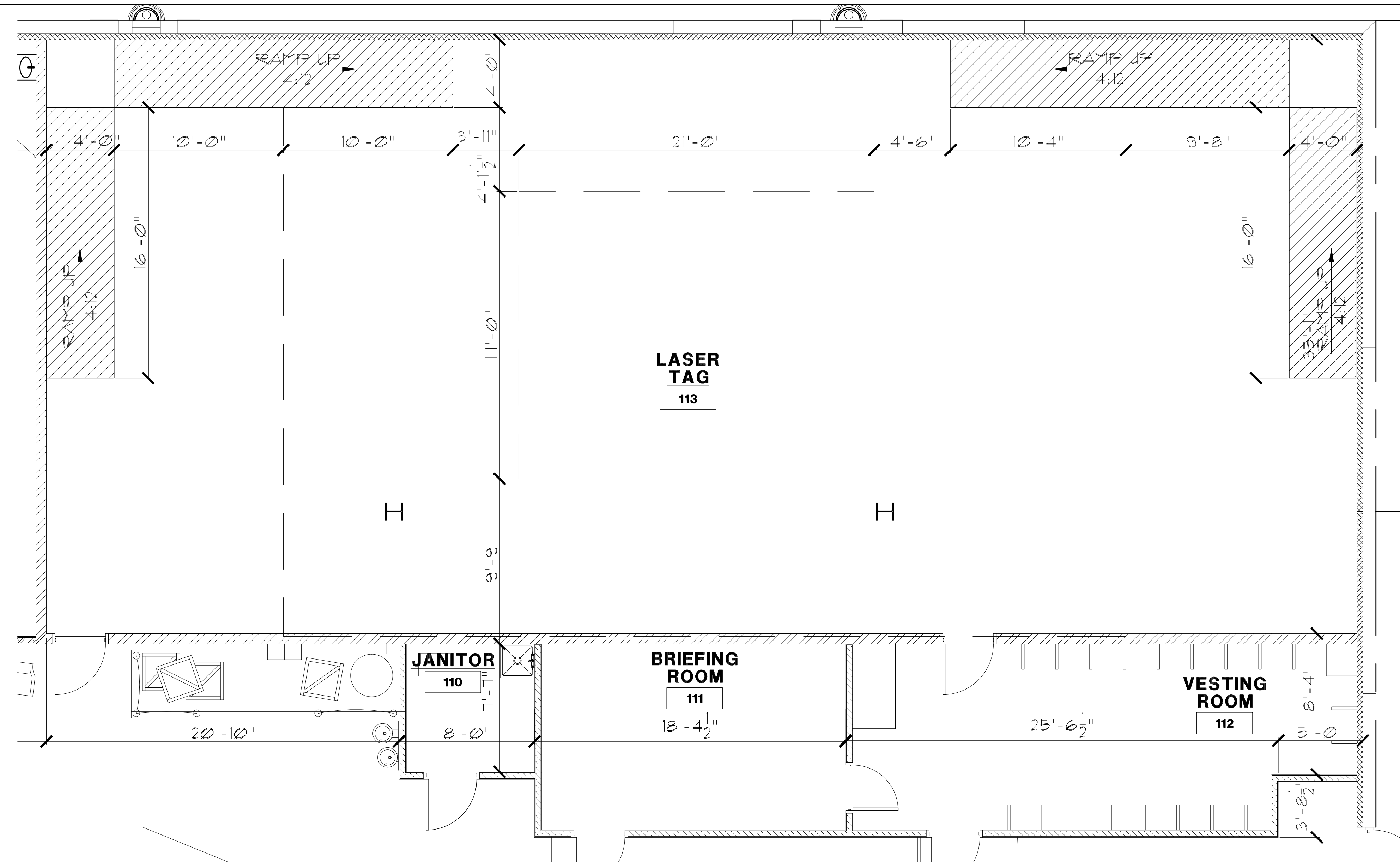


seal date: license no.
 seal name:
 seal signature:
 project no.
 sheet no. A1.1



2 MEZZANINE PLAN
 A1.1 SCALE 1/8" = 1'-0"

1 FLOOR PLAN
 A1.1 SCALE 1/8" = 1'-0"



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FLOOR PLAN

WOW FACTORY
PROMENADE @ COCONUT CREEK
LYONS RD.
COCONUT CREEK, FLORIDA 33073



seal date: license no.

seal name:

seal signature:

project no.

sheet no.

A1.2