

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 a 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 recommendations will be presented to the Florida Building Commission. You will have opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, each meeting. The Commission will consider all information presented and the Council 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 owner and written authorization by owner in space provided:

Applicant's Name: Mike Dyer of ADW Architects

Applicant's Address: 1401 West Morehead St. Charlo

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, L

Owner's Address: 1590 Island Lane, suite 28 F

Owner's Telephone: (904) 215-7575 FAX

Owner's E-mail Address: jwo@bellsouth.net

Signature of Owner: J.W. O'Brien - Manager

Contact Person: Tim Cohen

Contact Person's Telephone: (704) 560-5708 E-mail Address: tcohen@ac

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 use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

42,000 s.f. 12-plex movie theatre w/
stadium seating and a projection me

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

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

6. **Project Status:** Please check the phase of construction that best describes your project 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 F law. Only Florida-specific accessibility requirements may be waived.

Issue

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

Issue Vertical Accessibility to ALL levels
2: above grade level

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waiver 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 do not affect owners in general.

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

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 foot

The owner has made a **diligent investigation** into the costs of compliance with the code and cannot find an efficient mode of compliance. Provide detailed cost estimates and, if applicable, a cost-benefit analysis.

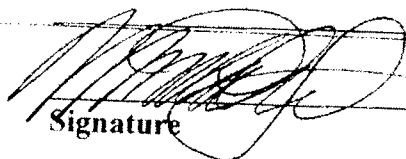
9. Provide documented cost estimates for each portion of the waiver request and id any additional supporting data which may affect the cost estimates. For example, for v accessibility, the lowest documented cost of an elevator, ramp, lift or other method of pro vertical accessibility should be provided,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

a. Fitchbaugh included lift = \$ 8000⁺ p
auditorium PLUS you'd loose 3 seats
each row = \$ 800 per auditorium per
of lost revenue

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

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

comments in sections 8 + 9 above



Signature

Michael L. Dyer

Printed Name

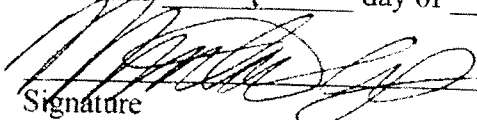
Phone number (704) 379-1919

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiv attached for review by the Florida Building Commission and that all statements made i 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 complete. If the applicant misrepresents or omits any material information, the Commission 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 77 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 recommendation for disposition. The Building Official or his or her designee should review application and indicate that to the best of his or her knowledge, all information stipulated here is true and accurate. Further, if this project is complete, explain why it is being referred to 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 (5) exception 3
- b. _____
- c. _____

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

Yes No Cost of Construction _____

Comments/Recommendation ALL ADA ACCESSIBILITY PROVIDED, THE
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. 3204

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

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 $\frac{1}{4}$ in. Lucite)	1300.00
1 - 42 inch High Gate (safety glass, 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
1 - Door Pull (stanley cd 479 zinc)	10.14
1 - Gate Latch electric door opener (edwards 151-65)	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
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

	Suggested List Price	Dir. Disc. 33-1/3%	Dealer's Net Price
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	\$32.95	\$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)	\$567.00	\$188.95	\$378.46
STANDARD Keyed Controls (one located on power unit cover, one on platform and one at top of landing)	\$246.43	\$81.50	\$164.33
REMOTELY Located keyed Controls - such as wall mounted - EACH	\$125.02	\$41.63	\$83.39
Keyed Control ON PLATFORM ONLY	\$52.89	\$17.61	\$35.28
Power Unit Drive Extension for thru wall drives	\$190.68	\$163.17	\$327.51
REMOTELY LOCATED power unit setups	\$2272.05	\$756.37	\$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 Everts Lane
 YORK, PA 17403

elevator cost estimate

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 comj 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 mezzani above slab on grade. Thank you.

ThyssenKrupp Elevator

Americas Business Unit

F&B - Quotation No. 032-01A

To: Brian Kinn
 Company: Kinnegale Construction Company, Inc.
 Job Number: (704) 329-6676
 Number of Pages: Four (4)
 From: Kinnegale
 Date: September 12, 2007

Subject: Chen Building - Concord, NC

Please use this letter to confirm our quotation of \$36,980.00 to furnish and install (1) ThyssenKrupp (TK) elevator(s) per plans. Our price(s) is based on the 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 to governing code. Our price includes North Carolina State Sales Tax.

We respectfully clarify the following items:

1. **INSTALLATION** >> Our quote is based on one (1) 2,000 lb. capacity hydraulic elevator. Elevator hoisting dimensions to be 7'6" W x 6'1" D. It depth, with 18" of clear overhead space (finished 5' floor to underside of headroom).
2. We need 3 phase power through a panel disconnect of the same characteristics as permanent power in order to start installation. This means we must also have a three and overhead wires at this time.
3. Plans not specified are quoted as TKR standard. No specifications were provided at time of quotation.
4. We are providing our MODERN type jack system(s). No bidding will be required.
5. Items outside our scope of work remove the responsibility of others. In the event that the elevator(s) fails inspection due to work by others, a change order shall be in 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 may include re-activation 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 2.5% deposit upon order.
10. Schedules not binding until agreed to in writing by both parties.
11. Pricing subject to review after 30 days.

LEAD TIME: Current lead times for elevator(s) are approximately 3 weeks for drawings, 11 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 (704) 329-1100. Thank you for your consideration!

Best regards,
 ThyssenKrupp Elevator

Kinnegale

Work Scope / Description of Equipment

NUMBER OF ELEVATORS

One (1) TKR 2000

CONTROL

Hydraulic

ELEVATOR

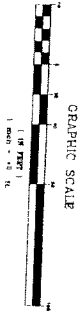
2,000 lbs

SPRINGS

TKR full load up

- Provide a block-out for signal fixtures. Structural steel door frames with set screws to lock doors if required on hoistway sides and walls for freight elevators under opening of these doors
- Suitable connections from the power main to each controller and signal equipment fixtures as required, including necessary conduit bundles and final machine drawings per ABE Wiring to controller for car lighting, per ABE, Subcodes 030-22 and 030-54. Electric power without charge for construction, testing, and adjusting of its characteristics as per manual given. It agrees to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of a stop on the machine room wall to be furnished by the electrical contractor. This means shall not be self-resetting. Wiring and conduct from left safety panel on any other station to elevator machine room or suitable connection point on hoistway. The contractor shall provide temporary 220 VAC 30 amp surge protectors furnished with the work station elevators 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; plans, please indicate disconnect to be provided for ABE equipment in machine room
- Hand and machine carrying doors at elevator lobbies on each floor, machine room, and hoistways (where applicable), with normally open dry contacts terminating at, marked terminal on the elevator controller. Telephone connection to the elevator controller (must be dedicated line monitored 24 hrs a day). (See additional plans for details for diagnostic capabilities used to the designated contractor.
- Emergency power supply with automatic time delay transfer switch and emergency contacts with wiring to the designated elevator controller. Electrical error connects elevator machine room for emergency power purposes are to be provided by others. Any governmental required safety provisions not directly marked for elevator work pending, except as otherwise specified. Temporary elevator service prior to completion and acceptance of complete installation. Furnishing, installing, and maintenance required for testing of elevator hoistway walls, including the penetration of fire wall by elevator shafts lanes, is not the responsibility of the elevator contractor. Their 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
- Provide wiring to control alarm bell as requested by the Safety Code for Elevators and Escalators (C.S.A. 17-1) where applicable
- Costs for additional inspections of the elevator equipment by sub-authorities after the initial inspection fails due to items that are the responsibility of the Contractor arising 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. She and agree to this area will also be provided. A fee of \$2500 per month will be charged for off-site storage along with a \$1,000 charge for additional handling and on-site storage in-site cannot be provided. Any relocation of the equipment as directed by the contractor after their initial delivery will be at contractor's expense
- The contractor agrees to provide, at no additional cost, a room to hold elevator equipment as needed
- Corporate clean up costs will not be provided. Elevator contractor will be responsible for own housekeeping
- All existing equipment removed by ABE shall become machine property of company
- 24" x 30" block out, or otherwise indicated on shop drawings, on the job floor for punch hole properly located from the building frame (if not installed) with only and agrees for mobile wall drilling equipment. Source to permanent water supply within 70' of punch hole (to be field coordinated). Removal of all steel and debris on during construction of the punch hole to be by the General Contractor. Creating and water proofing of block out after punch is installed
- Program Knight Elevator shall not be held responsible for water seepage through punch hole regardless of specifications.

REVISED



LEGEND

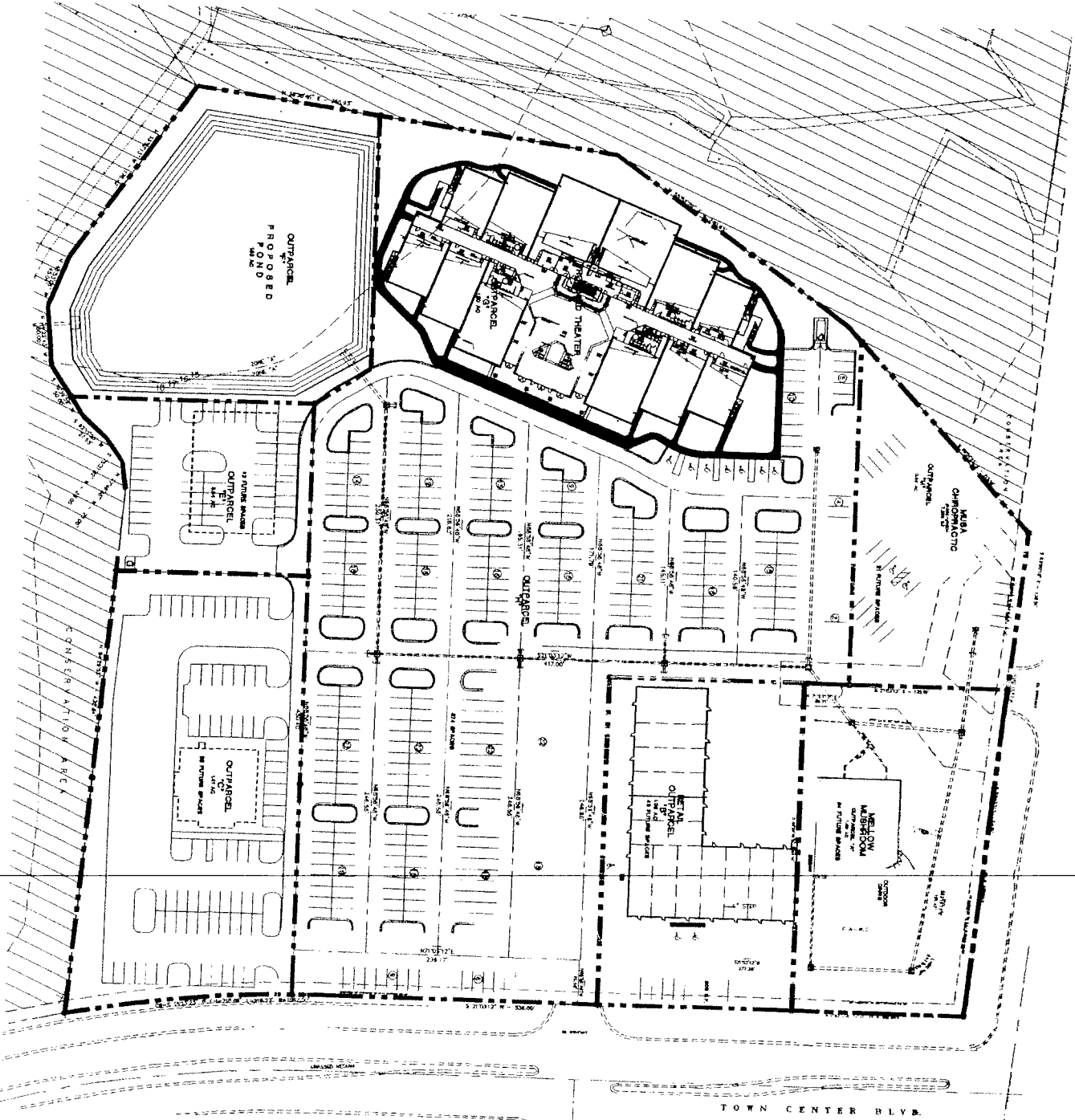
- PROPOSED 16" WIDE CURB & GUTTER
- PROPOSED CONCRETE PROPERTY LINE

NOTES

1. THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.

PARKING CALCULATIONS

Area: 1.5 ACRES
 1.5 ACRES x 43,560 SQ. FT./ACRE = 65,340 SQ. FT.
 65,340 SQ. FT. / 108 SQ. FT./CAR = 605 CARS

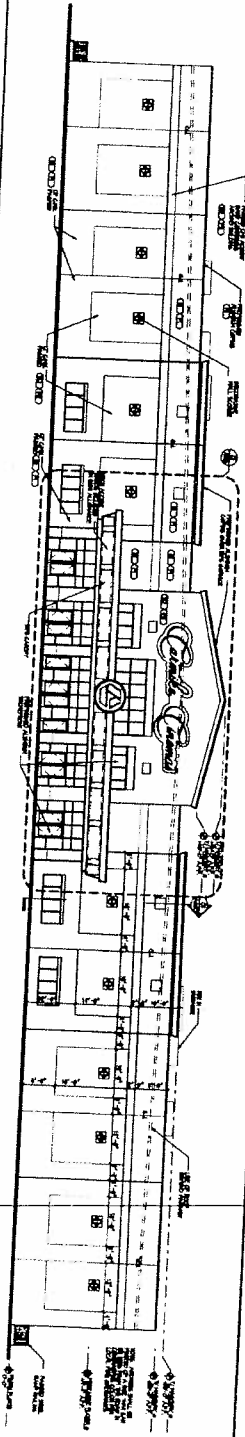


DATE	1-28-03
BY	JMS
CHECKED BY	JMS
APPROVED BY	JMS
DATE	1-28-03
BY	JMS
CHECKED BY	JMS
APPROVED BY	JMS
DATE	1-28-03
BY	JMS
CHECKED BY	JMS
APPROVED BY	JMS

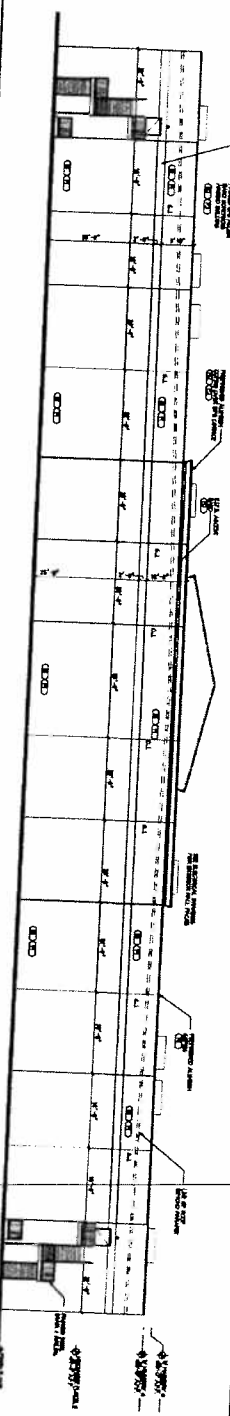
FLEMING ISLAND THEATER
 TOWNCENTER BLVD.
 FOR: TOWNCENTER FORUM, LLC
 FLEMING ISLAND, FL
CONCEPTUAL PLAN



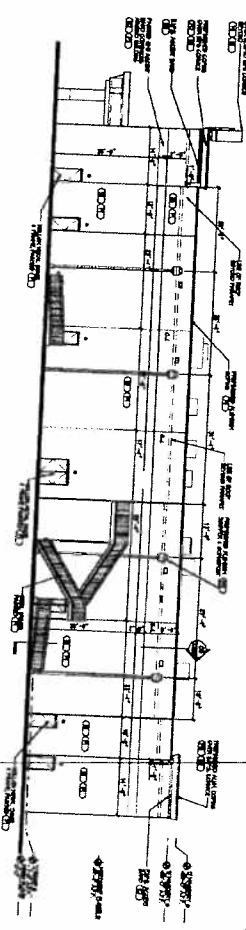
HADDEN & LAND ENGINEERING, INC.
 1279 KINGSLEY AVE - SUITE 107
 ORANGE PARK, FL 32073
 PHONE: (904) 269-9999 • FAX: (904) 269-1306
 CERTIFICATION OF AUTHORIZATION #8885



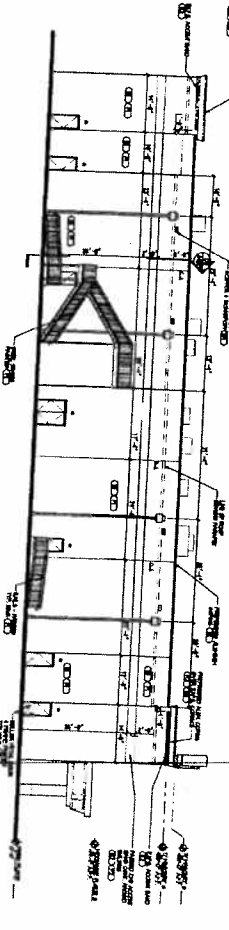
FRONT ELEVATION SCALE: 1/8" = 1'-0" 04



REAR ELEVATION SCALE: 1/8" = 1'-0" 05



RIGHT ELEVATION SCALE: 1/8" = 1'-0" 02



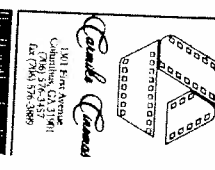
LEFT ELEVATION SCALE: 1/8" = 1'-0" 01

MATERIAL SCHEDULE

NUMBER	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	ROOFING
6	MECHANICAL
7	ELECTRICAL
8	PAINT
9	FINISHES
10	LANDSCAPE
11	IRONWORK
12	STEEL
13	ALUMINUM
14	COPPER
15	ZINC
16	LEAD
17	BITUMEN
18	ASPHALT
19	GRAVEL
20	CONCRETE
21	BRICK
22	GLASS
23	WOOD
24	ROOFING
25	MECHANICAL
26	ELECTRICAL
27	PAINT
28	FINISHES
29	LANDSCAPE
30	IRONWORK
31	STEEL
32	ALUMINUM
33	COPPER
34	ZINC
35	LEAD
36	BITUMEN
37	ASPHALT
38	GRAVEL
39	CONCRETE
40	BRICK
41	GLASS
42	WOOD
43	ROOFING
44	MECHANICAL
45	ELECTRICAL
46	PAINT
47	FINISHES
48	LANDSCAPE
49	IRONWORK
50	STEEL
51	ALUMINUM
52	COPPER
53	ZINC
54	LEAD
55	BITUMEN
56	ASPHALT
57	GRAVEL
58	CONCRETE
59	BRICK
60	GLASS
61	WOOD
62	ROOFING
63	MECHANICAL
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65	PAINT
66	FINISHES
67	LANDSCAPE
68	IRONWORK
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90	COPPER
91	ZINC
92	LEAD
93	BITUMEN
94	ASPHALT
95	GRAVEL
96	CONCRETE
97	BRICK
98	GLASS
99	WOOD
100	ROOFING

ADW
Architects, P.A.
181 West Broadway, Suite 180
P.O. Box 1000, Ft. Worth, TX 76101
www.adwarchitects.com

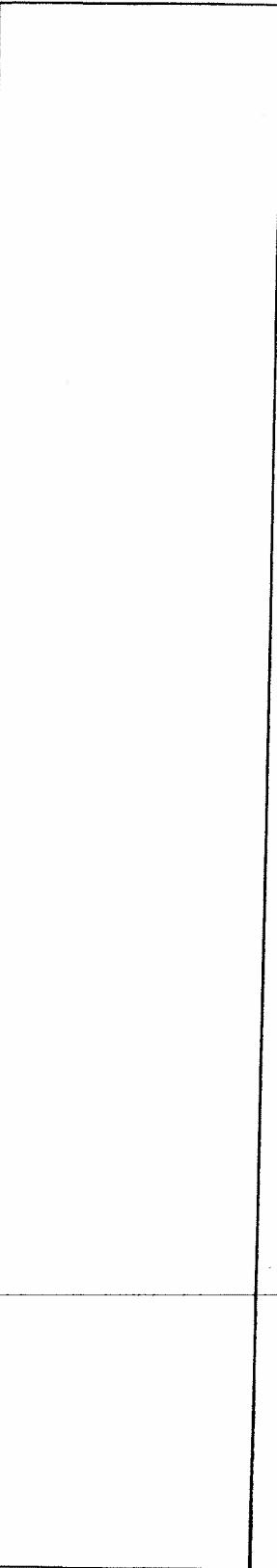
TOWN CENTER 12
112 Pick Theatre at
1800 Town Center Blvd.
Fleming Island, FL
for
Towncenter Forum
Three 11, 12, 13
1596 Island Lane, Suite 28
Orange Park, FL 32063



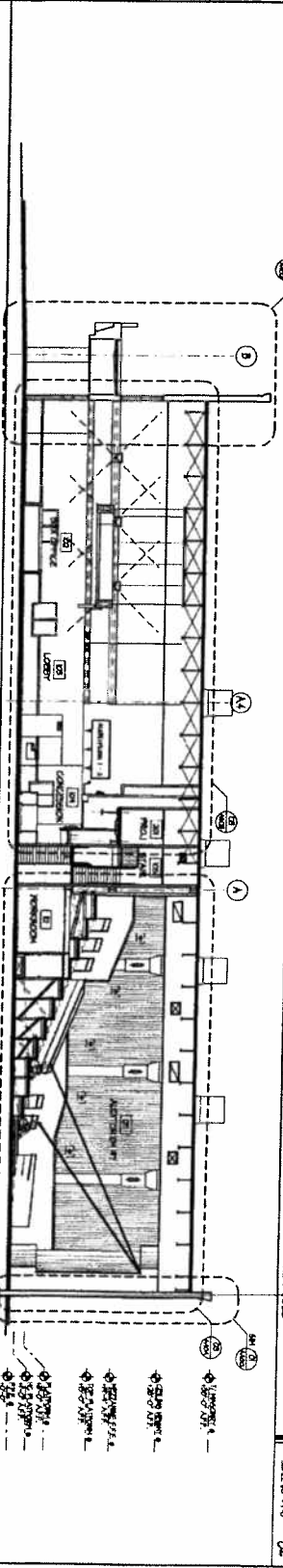
1401 First Avenue
Orlando, FL 32801
Tel: (407) 578-3889
Fax: (407) 578-3899

EXTERIOR ELEVATIONS
DATE: 07/27/07
DRAWN: JTB
CHECKED: JTB
SCALE: 1/8" = 1'-0"

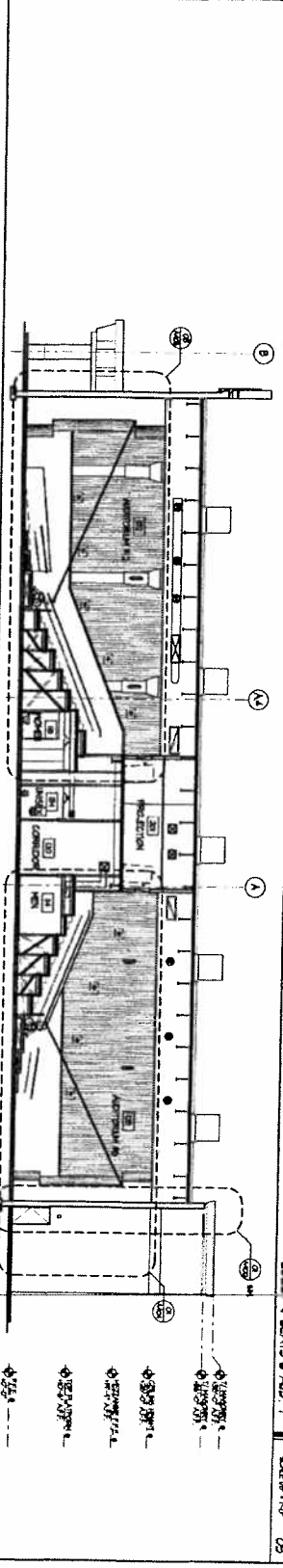
A2100



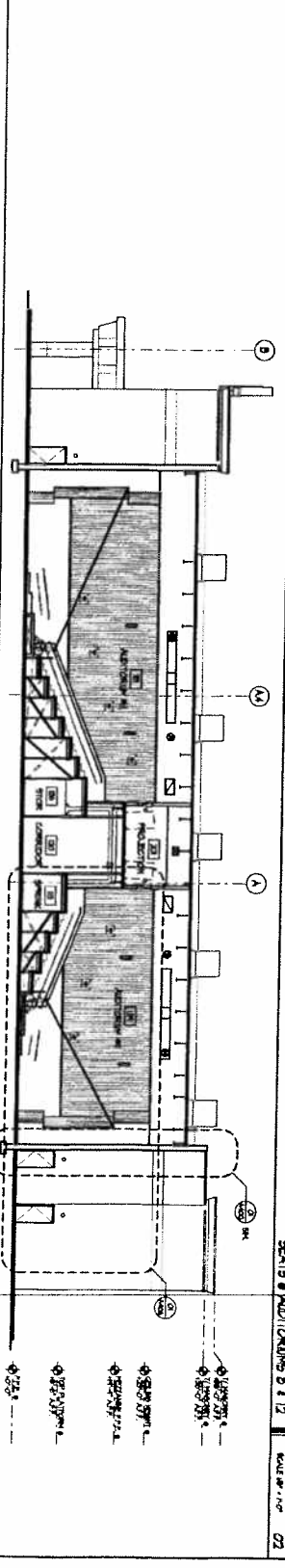
NOT REAR SCALE 1/8" = 1'-0" 04



LOBBY & SEATS & AUD. 1 SCALE 1/8" = 1'-0" 05



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



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

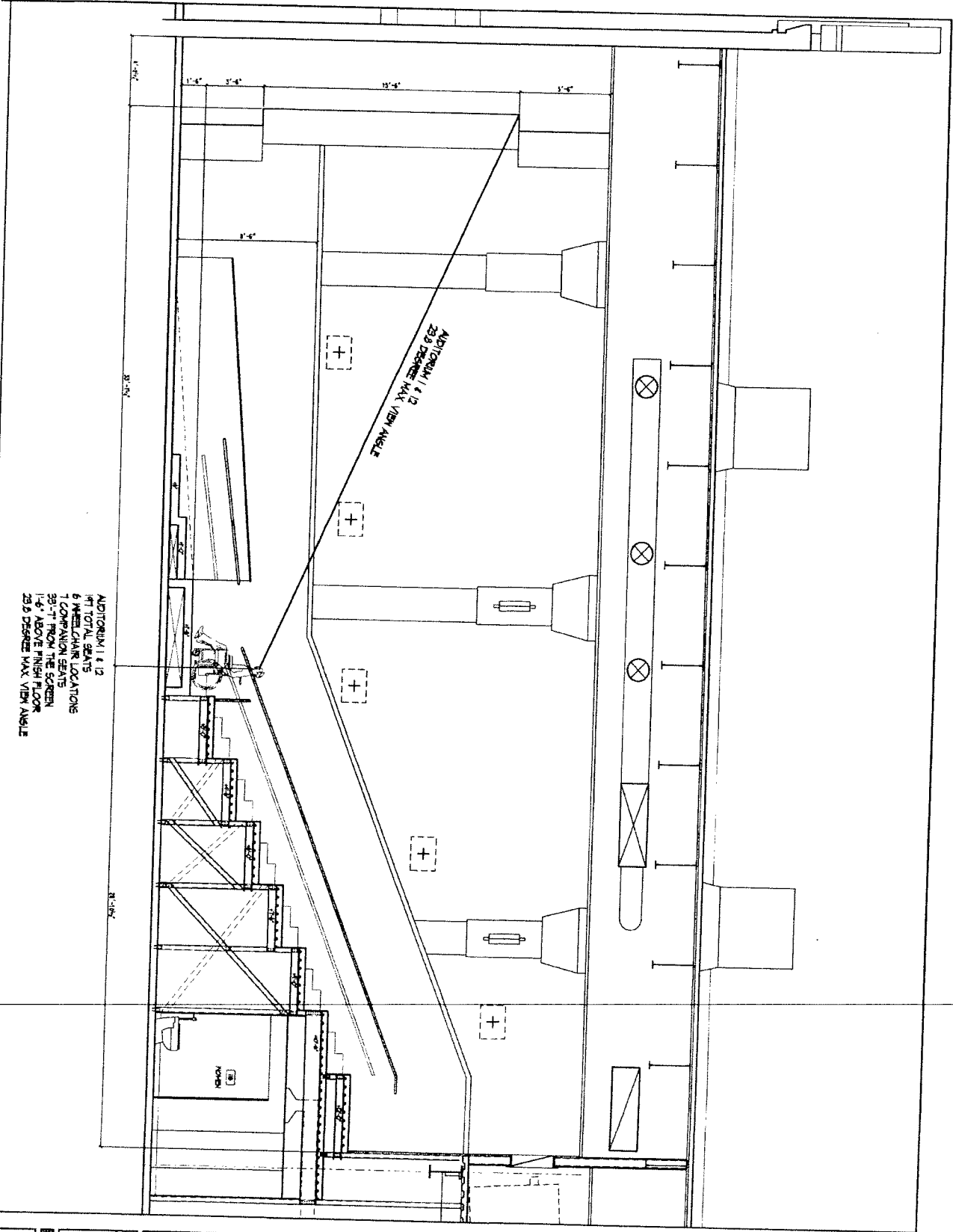
ADW
Architects, P.A.
400 Anthony Pk.
1401 West Woodland Street, Suite 100
Tampa, FL 33609
Tel: 813.271.1200
Fax: 813.271.1202
www.adwarchitects.com

TOWN CENTER 12
1-12 Plex Theatre at
1820 Town Center Blvd.
Ft. Lauderdale, FL
for
Tempcenter Forum
1590 Island Tower Suite 28
Chargers Park, Ft. Lauderdale
and

Perkins + Rowe
1101 First Avenue
Columbus, GA 31906
Tel: 706.526.5889

BUILDING SECTIONS
DATE: 11/21/02
DRAWN BY: J. S. [unreadable]
CHECKED BY: [unreadable]
SCALE: 1/8" = 1'-0"

Sheet No. **A301**



AUDITORIUM 1 & 12
 187 TOTAL SEATS
 6 WHEELCHAIR LOCATIONS
 7 COMPANION SEATS
 25-37' FROM THE SCREEN
 1-6' ABOVE FINISH FLOOR
 25.9 DEGREE MAX VIEW ANGLE

AUDITORIUM 1 & 12
 25.9 DEGREE MAX VIEW ANGLE

DATE: 12/27/07 09:40:07
 DRAWN BY: [unreadable]

PROJECT NUMBER	A401
SECTION AT	AUDITORIUM 1 & 12
DATE: 12/27/07 09:40:07	
DRAWN BY: [unreadable]	

STADIUM SEAT SECTION AT AUDITORIUM 1 & 12

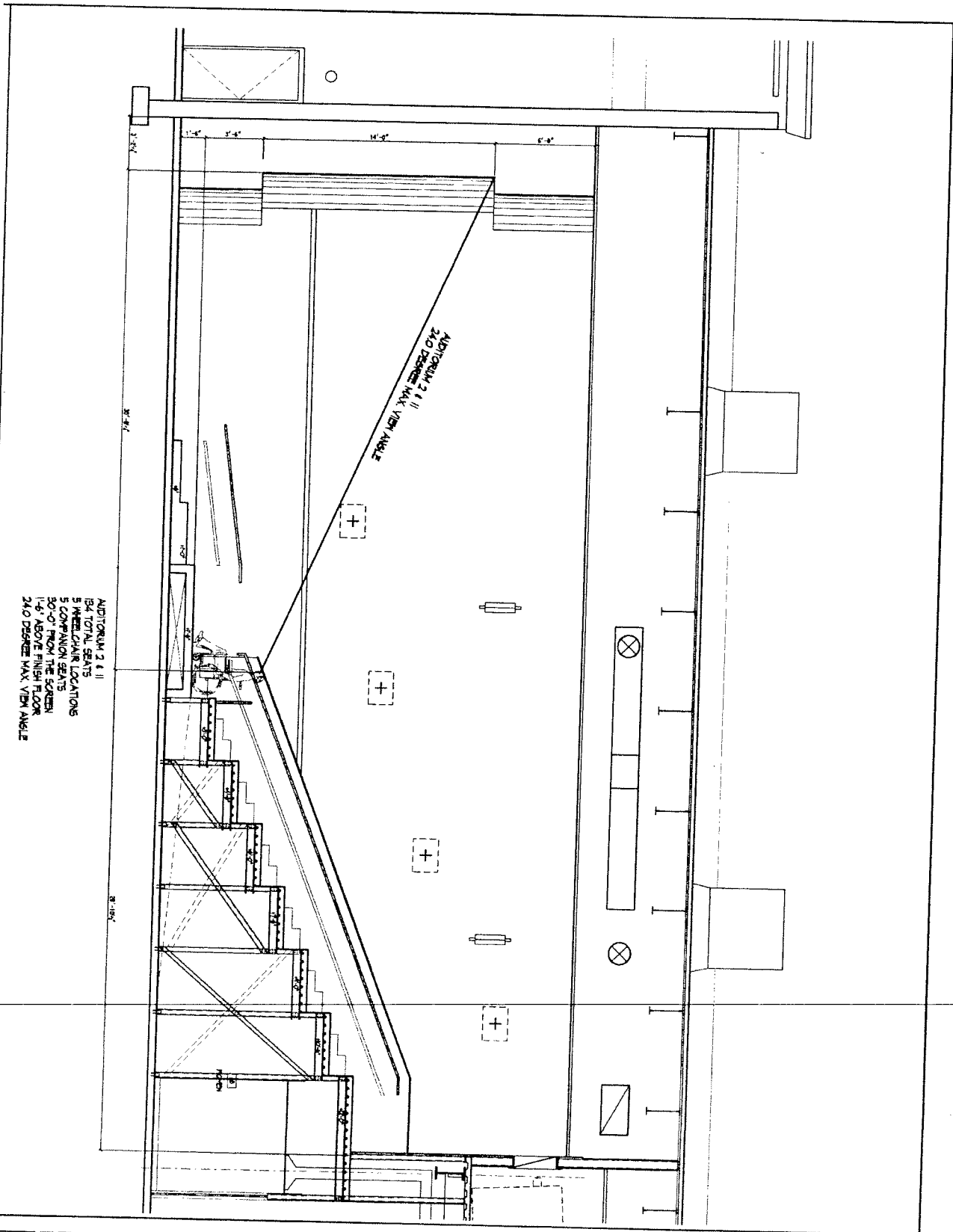
Perkins + Rowe
 1301 Pine Avenue
 Columbus, GA 31901
 Tel: (706) 576-3800

and
 for
 Towncenter Forum
 Theatre, LLC
 1590 Island Lane, suite 28
 Orange Park, FL 32063

TOWN CENTER 12

Architects, p.a.
 1401
 1401
 1401





AUDITORIUM 2 & II
 84 TOTAL SEATS
 5 WALKWAY LOCATIONS
 3 COMPANION SEATS
 30'-0" FROM THE SCREEN
 1'-6" ABOVE FINISH FLOOR
 240 DEGREE MAX VIEW ANGLE

AUDITORIUM 2 & II
 240 DEGREE MAX VIEW ANGLE

STADIUM SEAT SECTION AT AUDITORIUM 2 & II

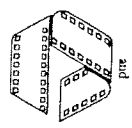


ADW
 Architects, P.A.
 1401 West Hubbard Street, Suite 100
 Charlotte, NC 28202
 704.376.1919 or 704.376.1920
 www.adwarchitects.com

TOWN CENTER 12

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

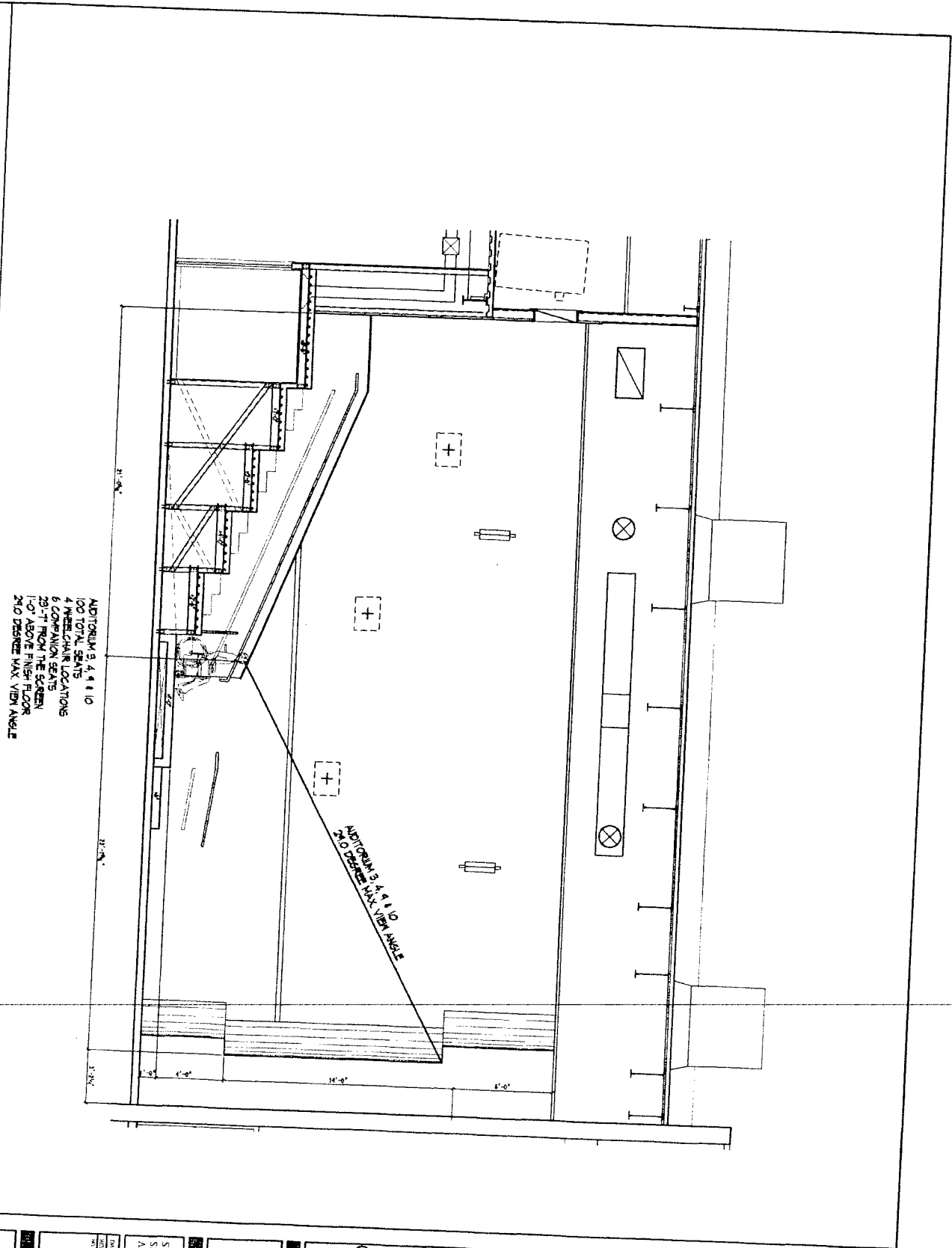
for
 Towncenter Forum
 Theatre, LLC
 15701 Island Lane, Suite 28
 Orange Park, FL 32063



Carroll O'Connell
 1301 First Avenue
 Charlotte, NC 28201
 Tel: 704.576.3889

STADIUM SEAT SECTION AT AUDITORIUM 2 & II

AA02



AUDITORIUM 3, 4, 9 & 10
 100 TOTAL SEATS
 4 WHEELCHAIR LOCATIONS
 6 COMPANION SEATS
 23'-7" FROM THE SCREEN
 1'-0" ABOVE FINISH FLOOR
 24.0 DEGREE MAX. VIEW ANGLE

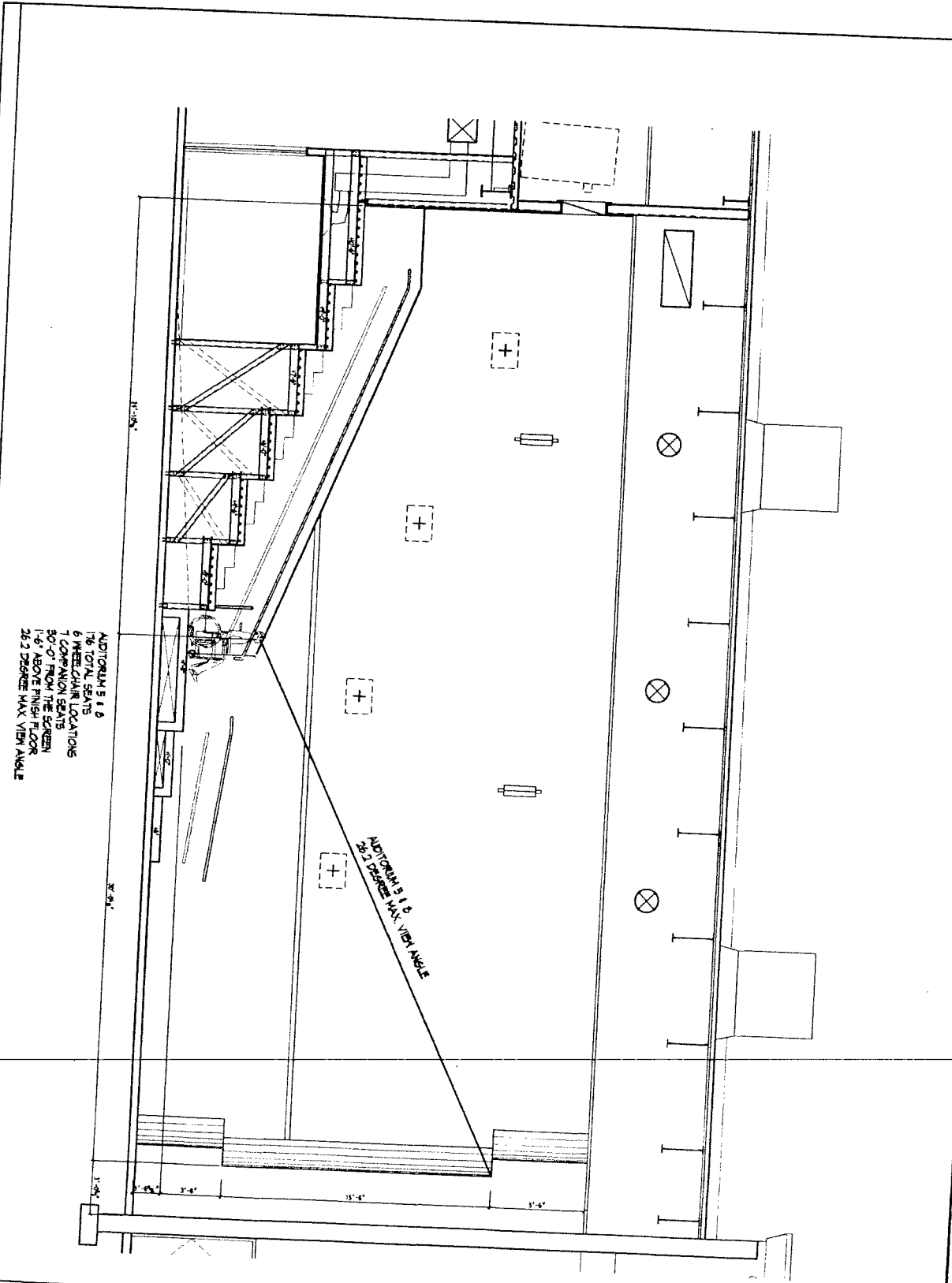
AUDITORIUM 3, 4, 9 & 10
 24.0 DEGREE MAX. VIEW ANGLE

STADIUM SEAT SECTION AT AUDITORIUM 3, 4, 9 & 10

Architects, p.a
 DW
 101 West Alexander Street, Suite 110
 Raleigh, NC 27601
 Tel: 919.833.1111
 www.dwdw.com

TOWN CENTER 12
 112 Pike Theater at
 1830 Town Center Blvd
 Fleming Island, FL
 for
 Towncenter Forum
 1590 Riverside Blvd, Suite 200
 Orange Park, FL 32067
 and
 Daniels Daniels
 1301 Pine Avenue
 Columbia, SC 29201
 Tel: 803.799.2889

DATE: 11/27/07	SCALE: 1/8"=1'-0"
PROJECT: TOWN CENTER 12	
STADIUM SEAT SECTION AT AUD. 3, 4, 9 & 10	
DWG NO. A403	



AUDITORIUM 5 & 8
 716 TOTAL SEATS
 6 WHEEL CHAIR LOCATIONS
 1 COMPANION SEAT
 50'-0" FROM THE SCREEN
 1'-6" ABOVE FINISH FLOOR
 26.2 DEGREE MAX VIEW ANGLE

AUDITORIUM 5 & 8
 28.2 DEGREE MAX VIEW ANGLE

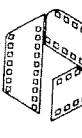
STADIUM SEATING SECTION

SCALE 1/8" = 1'-0"

ADPW
 Architects, P.A.
 1411 West McAndrew Street, Suite 100
 Tampa, Florida 33606
 781.279.1000
 www.adpw.com

TOWN CENTER 12

12 Plex Theatre at
 Town Center Blvd
 Fleming Island, FL
 for
 Towncenter Forum
 15901 Lakeview Blvd, Suite 20
 Orange Park, FL 32063

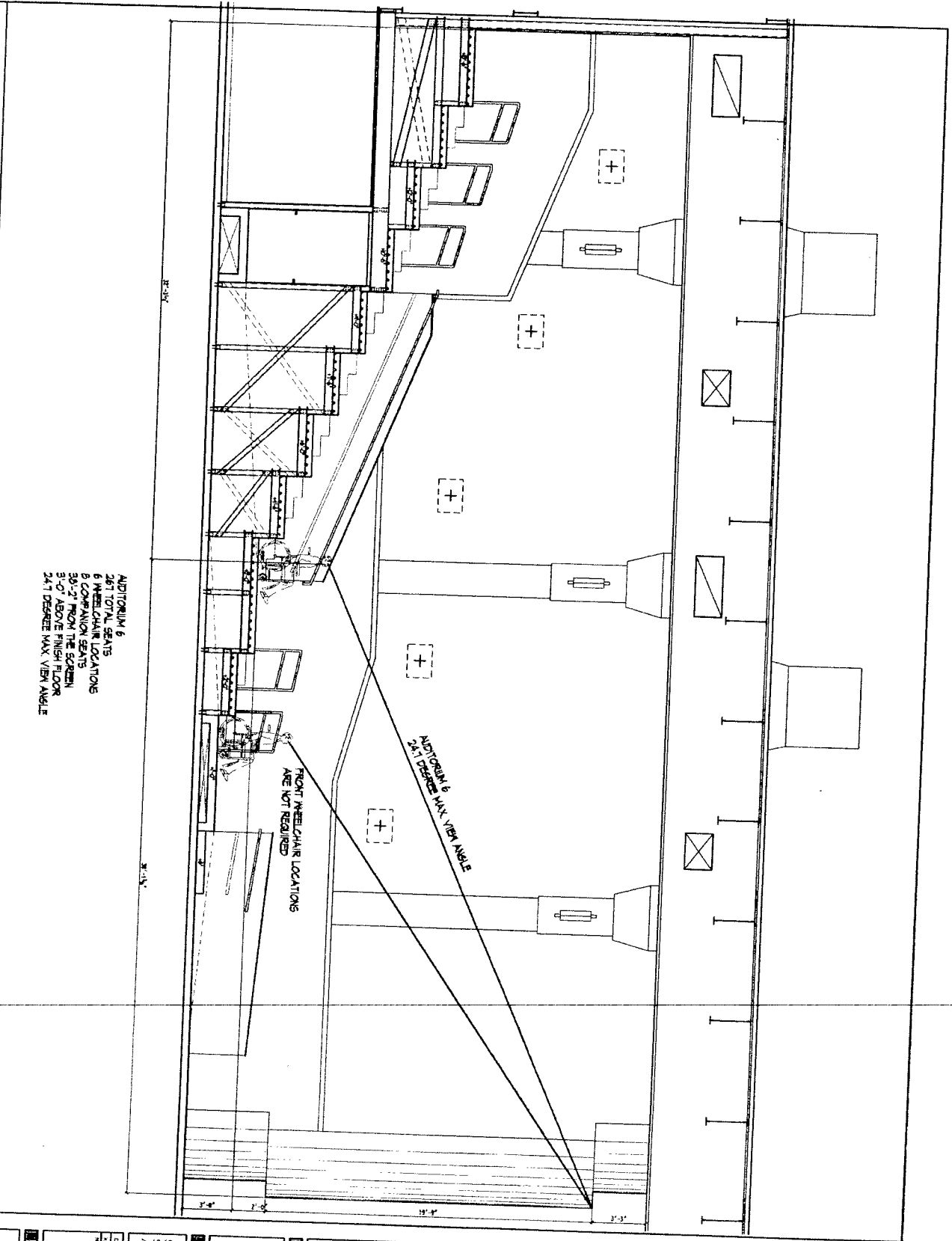


Cecile Casanova
 1301 First Avenue
 Columbia, GA 31901
 (706) 576-3479
 (706) 576-3889

STADIUM SEAT SECTION AT AUDITORIUMS 5 & 8

DATE	1/21/12	AMNO	0122
DESIGNER			
BY			
NO.	01		

A404



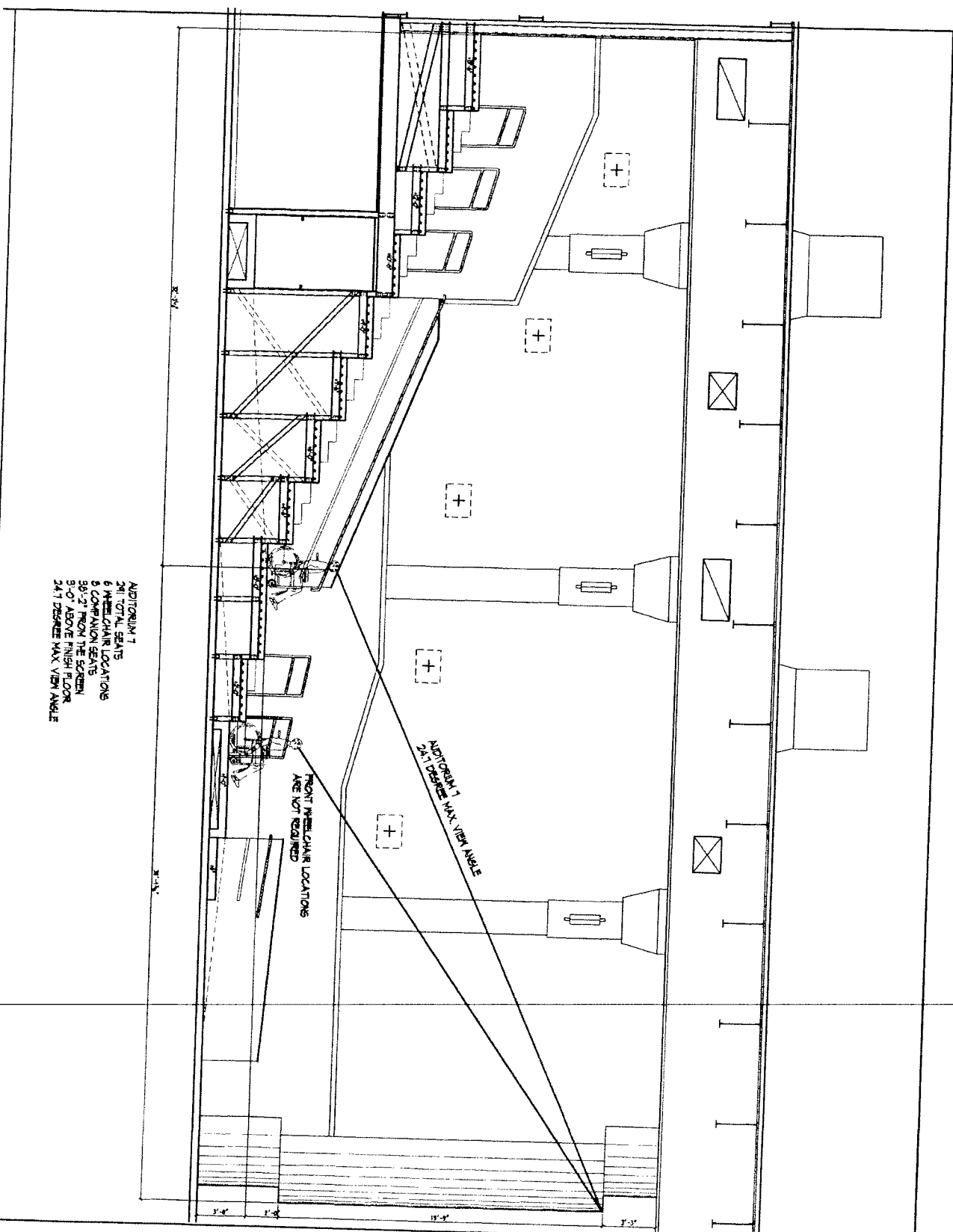
AUDITORIUM 6
 267 TOTAL SEATS
 8 MESECHAIR LOCATIONS
 8 COMPANION SEATS
 36'-2" FROM THE SCREEN
 3'-0" ABOVE FINISH FLOOR
 24.1 DEGREE MAX VIEW ANGLE

FRONT MESECHAIR LOCATIONS
 ARE NOT REQUIRED

AUDITORIUM 6 MAX. VIEW ANGLE
 24.1 DEGREE

STADIUM SEATING SECTION AUDITORIUM 6 SCALE: 1/8" = 1'-0"

<p>ADW Architects, P.A.</p> <p>1401 West 107th Avenue, P.O. Box 1000, Greenwood Village, Colorado 80120 Phone: 303.751.1000 Fax: 303.751.1001 www.adwarchitects.com</p>	<p>TOWN CENTER 12</p> <p>for Transcenter Forum Theatre, LLC 13500 Island Lane, suite 28 Orange Park, FL 32063</p> <p>and <p>1301 First Avenue Columbia, GA 31901 Phone: 706.576.1899 Fax: 706.576.1899</p> </p>	<p>STADIUM SEAT SECTION AT AUDITORIUMS 6</p> <p>DATE: 11/17/07 DRAWN: [signature] PROJECT NO: 07023</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: A405</p>
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AUDITORIUM 7
 2M TOTAL SEATS
 6 MESECHAIR LOCATIONS
 5 COMPANION SEATS
 50'-3" FROM THE SCREEN
 9'-0" ABOVE FINISH FLOOR
 24°7' DEGREE MAX VIEW ANGLE

AUDITORIUM 7 MAX VIEW ANGLE
 FRONT MESECHAIR LOCATIONS ARE NOT REQUIRED

STADIUM SEAT SECTION AT AUDITORIUM 7

ADW
 Architects, P.A.
 1100 West Woodland Street, Suite 100
 Tallahassee, FL 32303-3202
 www.adwarchitects.com

TOWN CENTER 12
 213 River Theatre at
 1820 Town Center Blvd
 Fleming Island, FL
 for
 Towncenter Forum
 Theatrical LLC
 1590 Island Lane, suite 2
 Orange Park, FL 32063

Perkins + Rowe
 1301 First Avenue
 Columbia, SC 29101
 Tel: (803) 739-5200
 Fax: (803) 739-5209

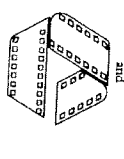
STADIUM SEAT SECTION AT AUDITORIUM 7

DATE: 12/17/07
 DRAWING: 0112

PROJECT NUMBER: A406

ADW
Architects, P.A.
180 West Woodland Street, Suite 100
Charlotte, NC 28208
Tel: 704.375.1234
Fax: 704.375.1234

TOWN CENTER CENTER 12
112-Plex Theatre at 1820 Town Center Blvd. Ft. Lauderdale, FL
for
Towncenter Forum Theatre LLC
1590 Island Lane, Suite 28
Orlando, FL 32803



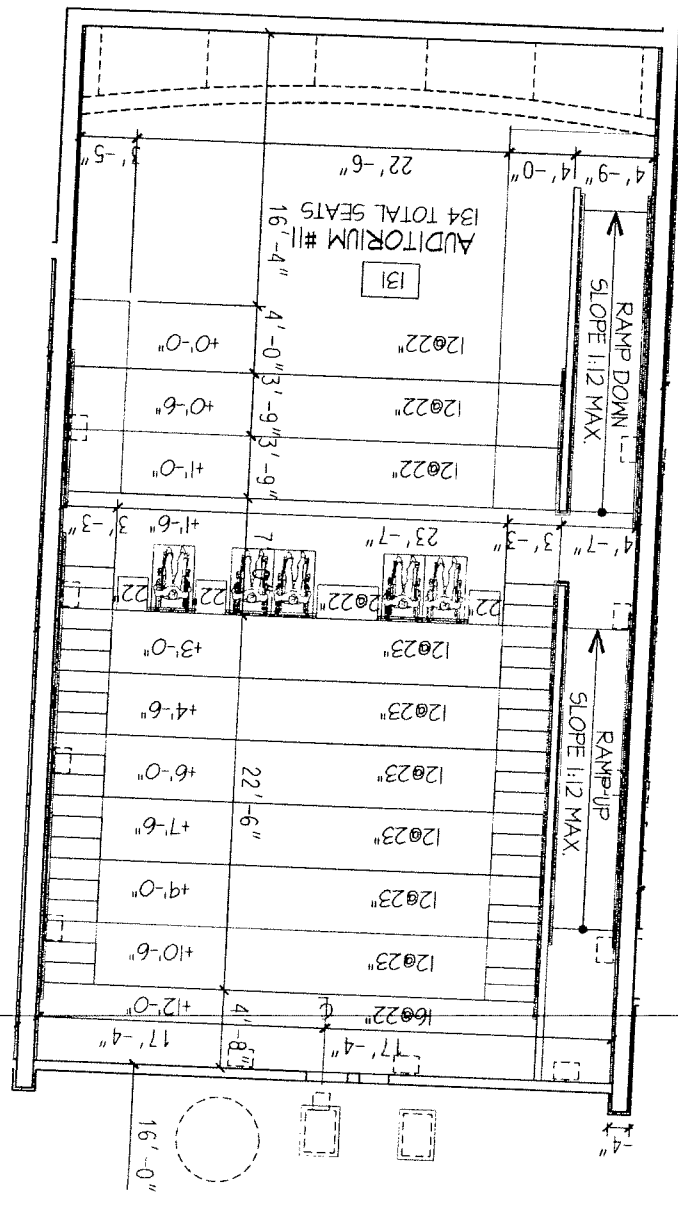
139 First Avenue
Columbus, GA 31904
Tel: (706) 578-8899

ENLARGED PLAN OF AUDITORIUM 2 & 11

DATE: 11/20/07
PROJECT NO: 0712

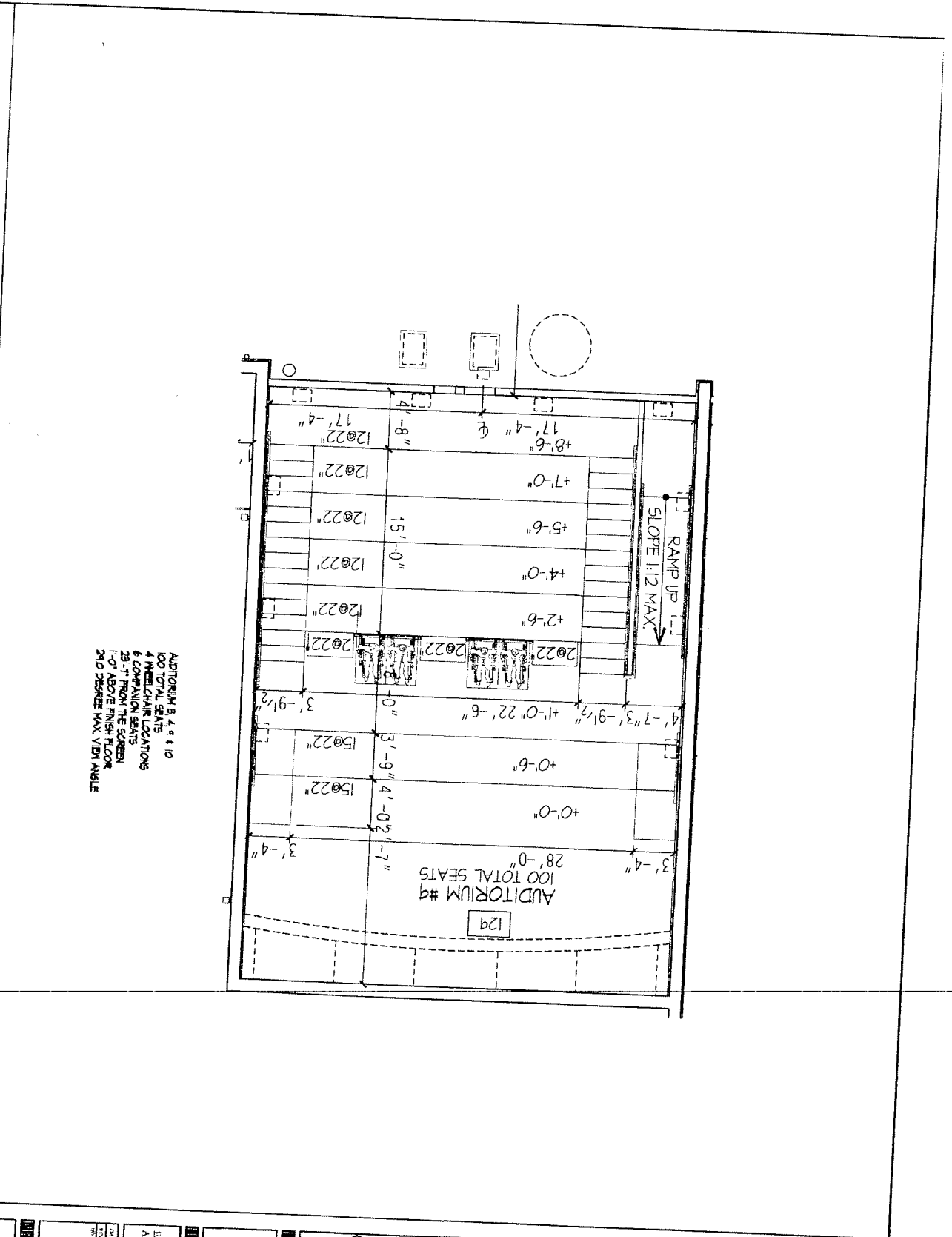
SCALE: AS SHOWN

AS02



AUDITORIUM 2 & 11
134 TOTAL SEATS
5 WHEELCHAIR LOCATIONS
5 COMPANION SEATS
80'-0" FROM THE SCENEM
1'-6" ABOVE FINISH FLOOR
24.0 DEGREE MAX VIEW ANGLE

ENLARGED PLAN OF AUDITORIUM 2 & 11



AUDITORIUM 5, 4, 9 & 10
 100 TOTAL SEATS
 4 MESECHAIR LOCATIONS
 6 COMPANION SEATS
 25'-7" FROM THE SCENERY
 1'-0" ABOVE FINISH FLOOR
 24.0 DEGREE MAX VIEW ANGLE

AUDITORIUM #9
 100 TOTAL SEATS

ADW
 Architects, P.A.
 407 Eastwood, P.O.
 401 West Woodland Street, Suite 110
 Palm Beach, FL 33480
 Tel: 561.833.1192
 www.adwarchitects.com

TOWN CENTER 12
 3.12plex Theatre at
 1828 Town Center Blvd
 Fleming Island, FL
 for
 Twincenter Forum
 Theatre, LLC
 15911 Ford Lane, suite 28
 Orange Park, FL 32065

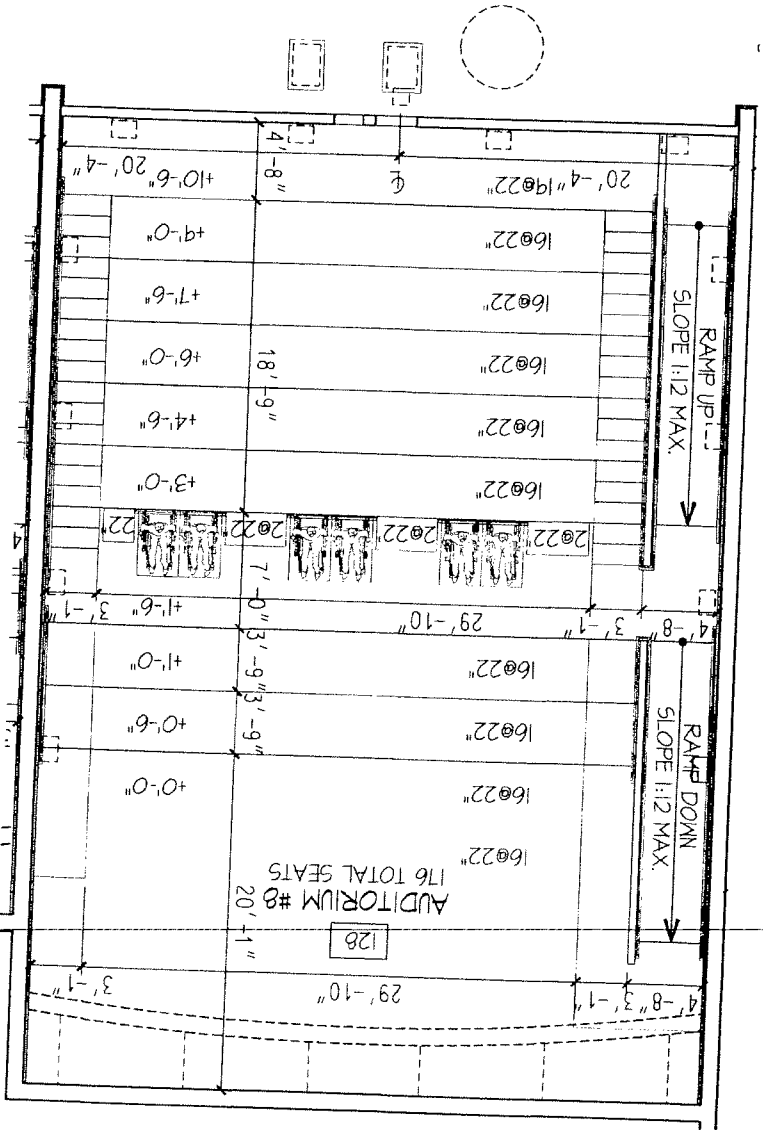
Carroll's Camera
 1391 South Avenue
 Clearwater, FL 34615
 Tel: (727) 576-5455
 Fax: (727) 576-8889

ENLARGED PLAN OF
 AUD. 3, 4, 9 & 10

DATE: 11/20/07 2:00PM 0712
 PROJECT: TWINCENTER
 DWG NO: 12-0712

SCALE: 1/8"=1'-0"
A503

ENLARGED PLAN



AUDITORIUM 5 & 8
 116 TOTAL SEATS
 6 WHEELCHAIR LOCATIONS
 7 COMPANION SEATS
 30'-0" FROM THE SCREEN
 1'-6" ABOVE FINISH FLOOR
 25.3 DEGREE MAX VIEW ANGLE

ENLARGED PLAN
 1/8" = 1'-0"
 01



ADW Architects, PA
 101 West Avenue
 Charlotte, NC 28208
 704.379.1919 Fax: 704.379.1920
 www.adwarchitects.com

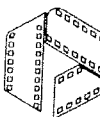
TOWN CENTER 12

a 12 Pick Theatre at
 1820 Town Center Blvd
 Ft. Lauderdale, FL

for

Towncenter Forum
 Theatre LLC
 1500 Grand Lane, Suite 28
 Orange Park, FL 32063

and



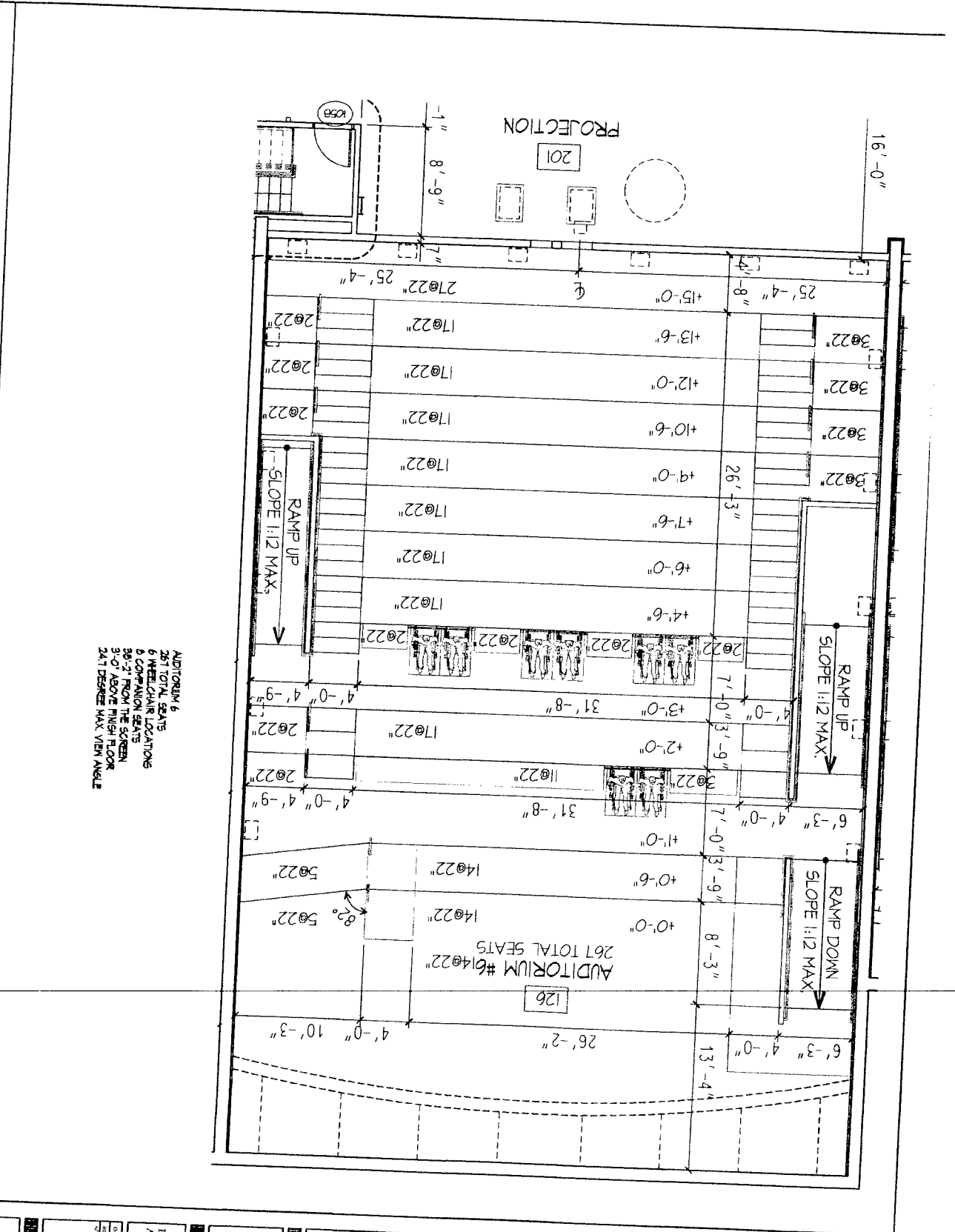
Carroll Conrad
 1361 First Avenue
 Fort Lauderdale, FL 33301
 954.770.5200
 Fax: (954) 576-3869

ENLARGED PLAN OF
 AUDITORIUMS 5 & 8

DATE: 12.14.07
 DRAWING NO: 10121

SCALE: AS SHOWN

AS04

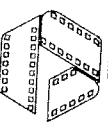


AUDITORIUM 6
 267 TOTAL SEATS
 6 WHEEL CHAIR LOCATIONS
 6 COMPANION SEATS
 35'-2" FROM THE SCREEN
 3'-0" ABOVE FINISH FLOOR
 24.1 DEGREE MAX. VIEW ANGLE

ENLARGED PLAN AUDITORIUM 6

ADW
 Architects, p.a.
 141 West Anderson Road, Suite 100
 Tallahassee, Florida 32310
 Tel: (904) 878-7700
 Fax: (904) 878-7701
 www.adwarchitects.com

TOWN CENTER 12
 a 12-plex Theater at
 1820 Town Center Blvd
 Fleming Island, FL
 for
 Towncenter Forum
 Theatre LLC, suite 28
 1590 Island Lane, suite 28
 Orange Park, FL 32063
 and
 1801 Park Avenue
 Columbus, GA 31901
 Tel: (706) 526-1899
 Fax: (706) 526-1898



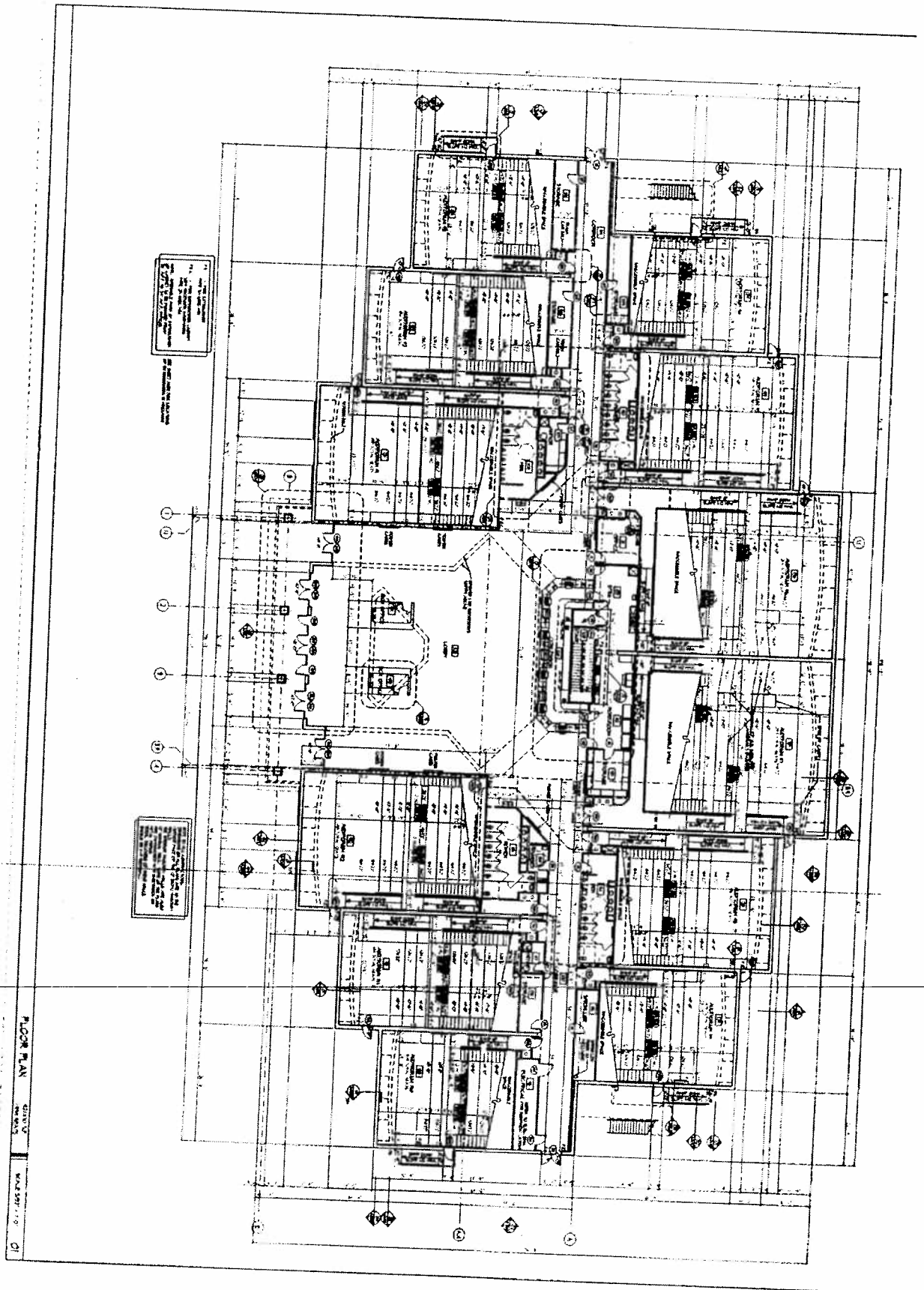
Circle K
 1801 Park Avenue
 Columbus, GA 31901
 Tel: (706) 526-1899
 Fax: (706) 526-1898

ENLARGED PLAN OF
 AUDITORIUM 6

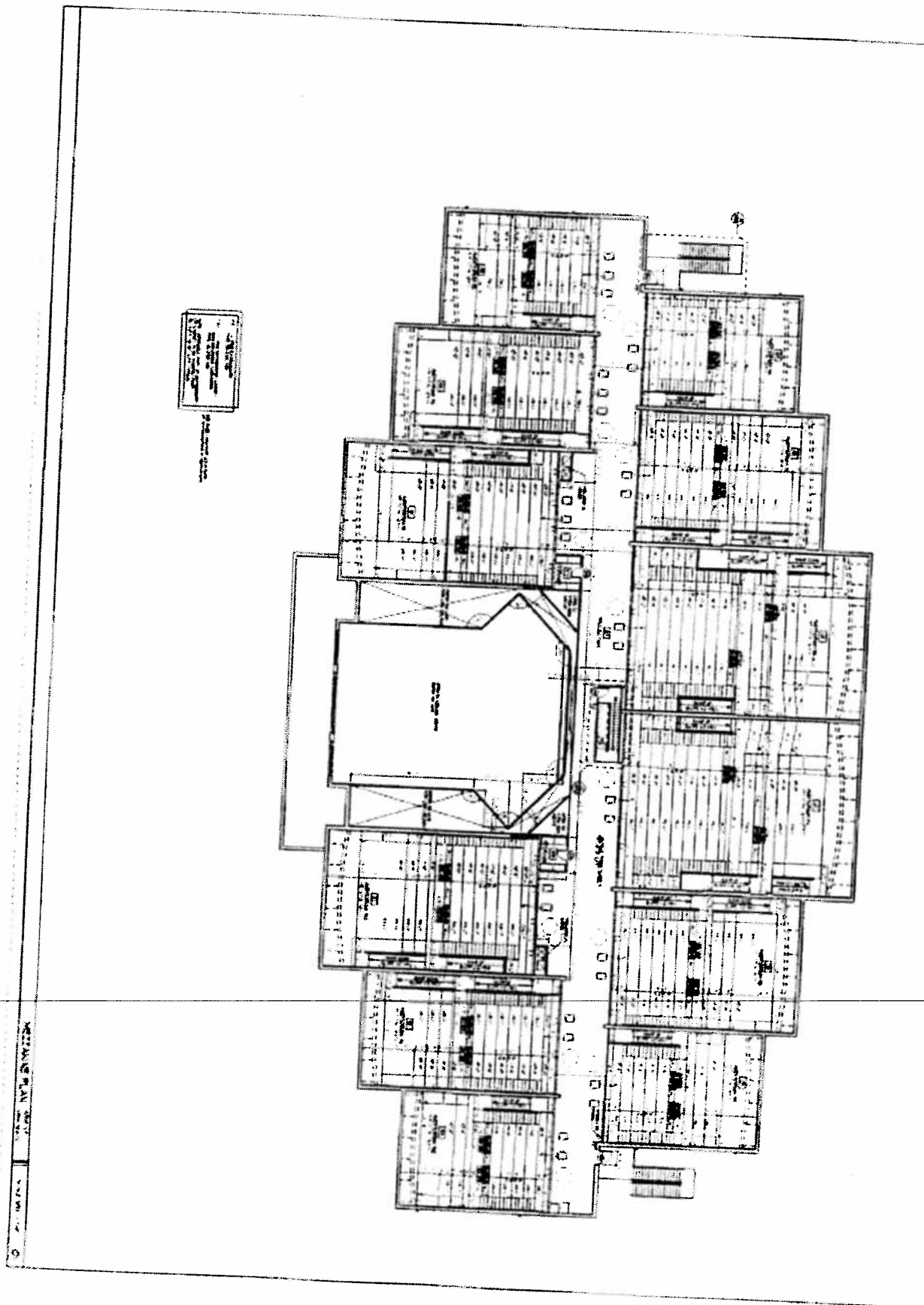
DATE: 11/20/2008
 DRAWN: JTB
 CHECKED: JTB
 SCALE: AS SHOWN

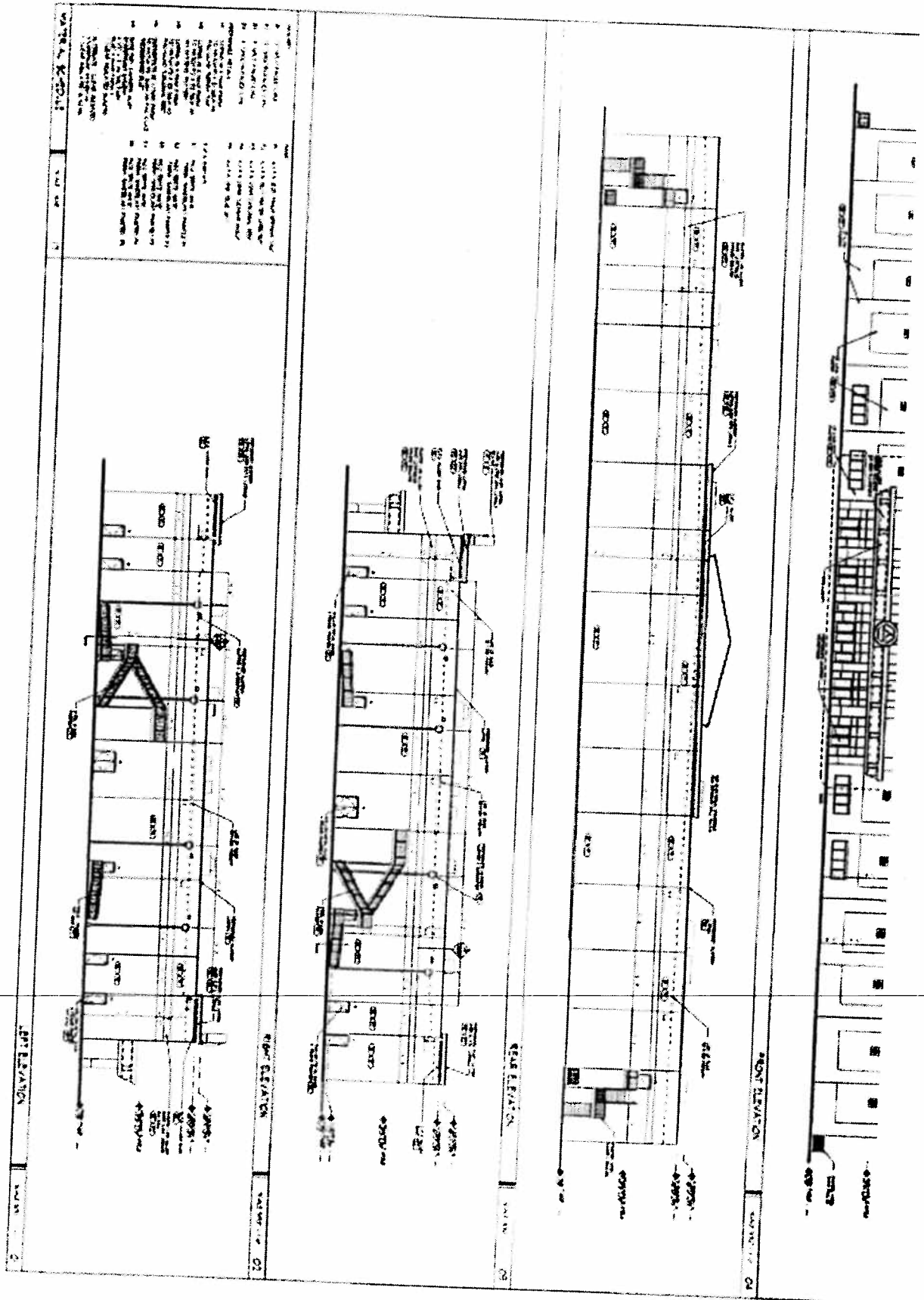
AS05

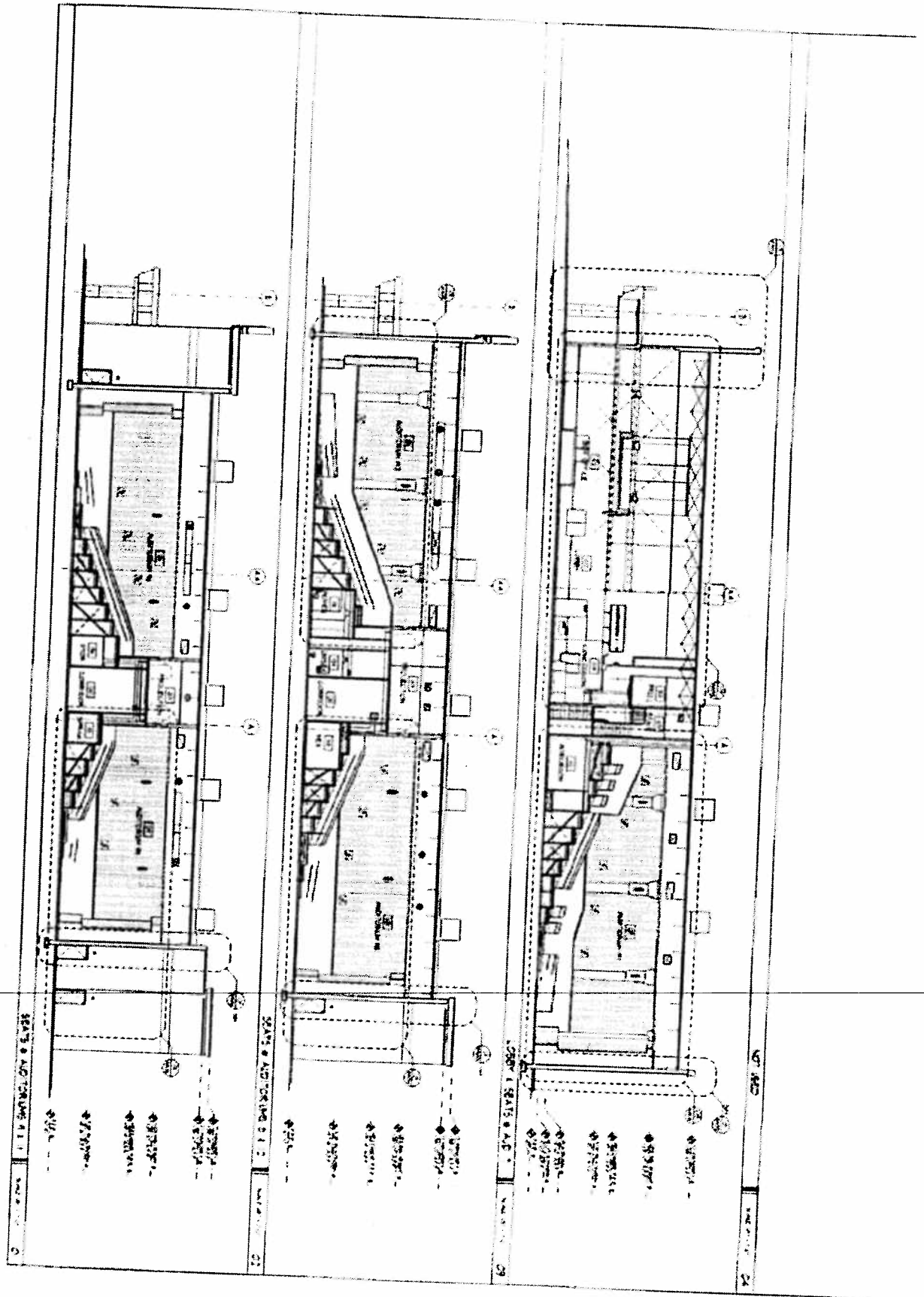
ORIGINAL
DRAWINGS

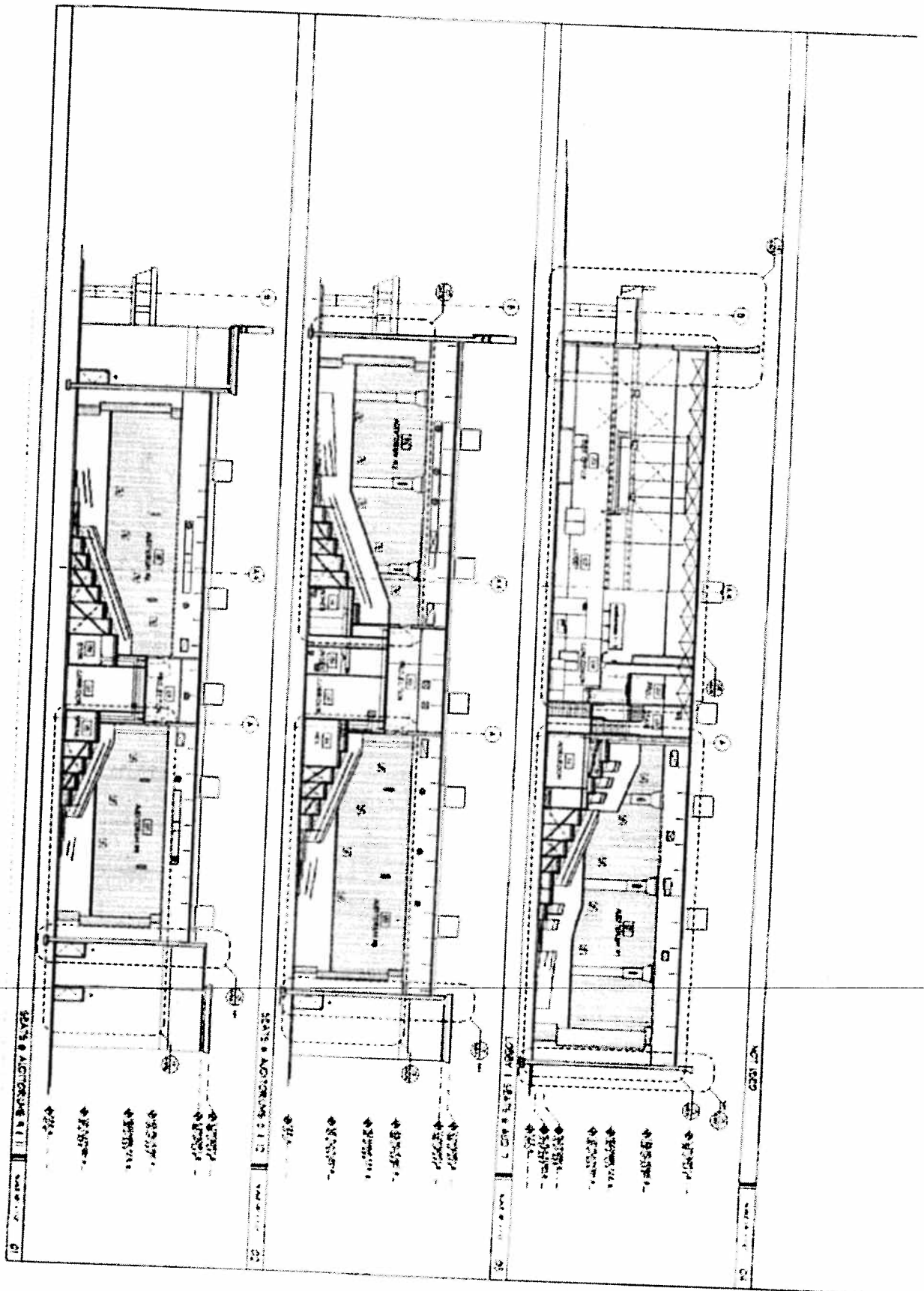


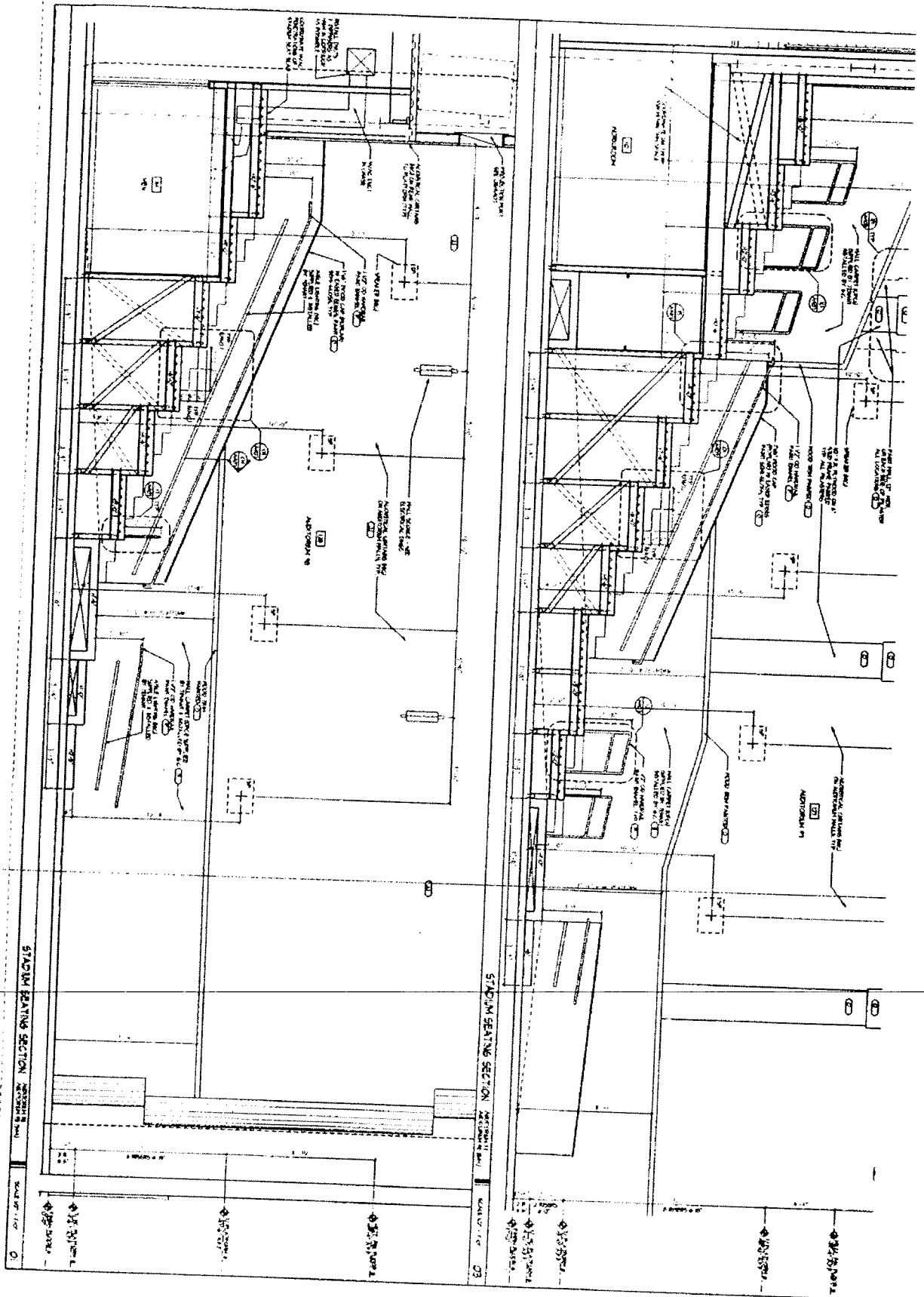
FLOOR PLAN
DATE: 01/11/2000
SCALE: 1/8" = 1'-0"

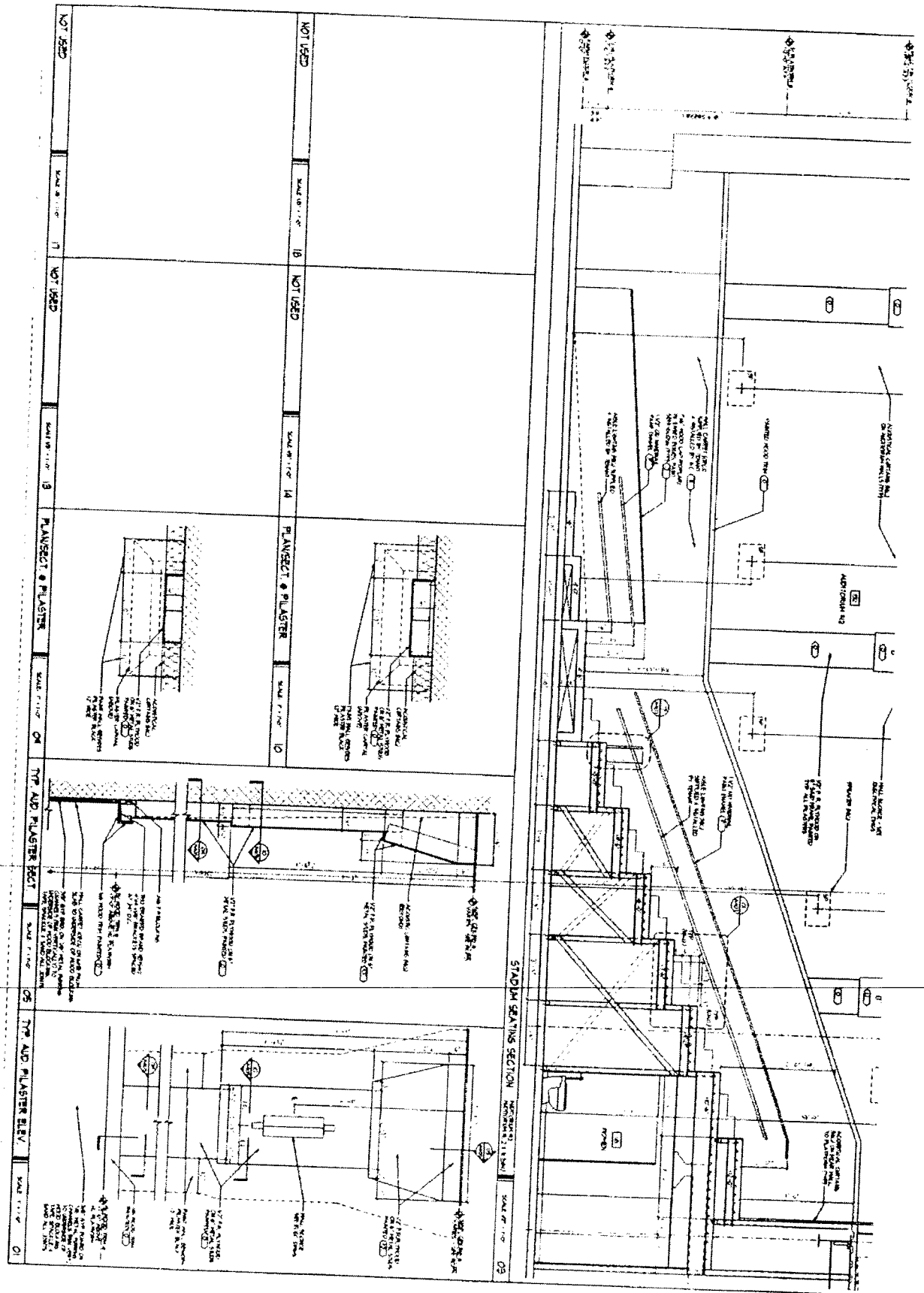


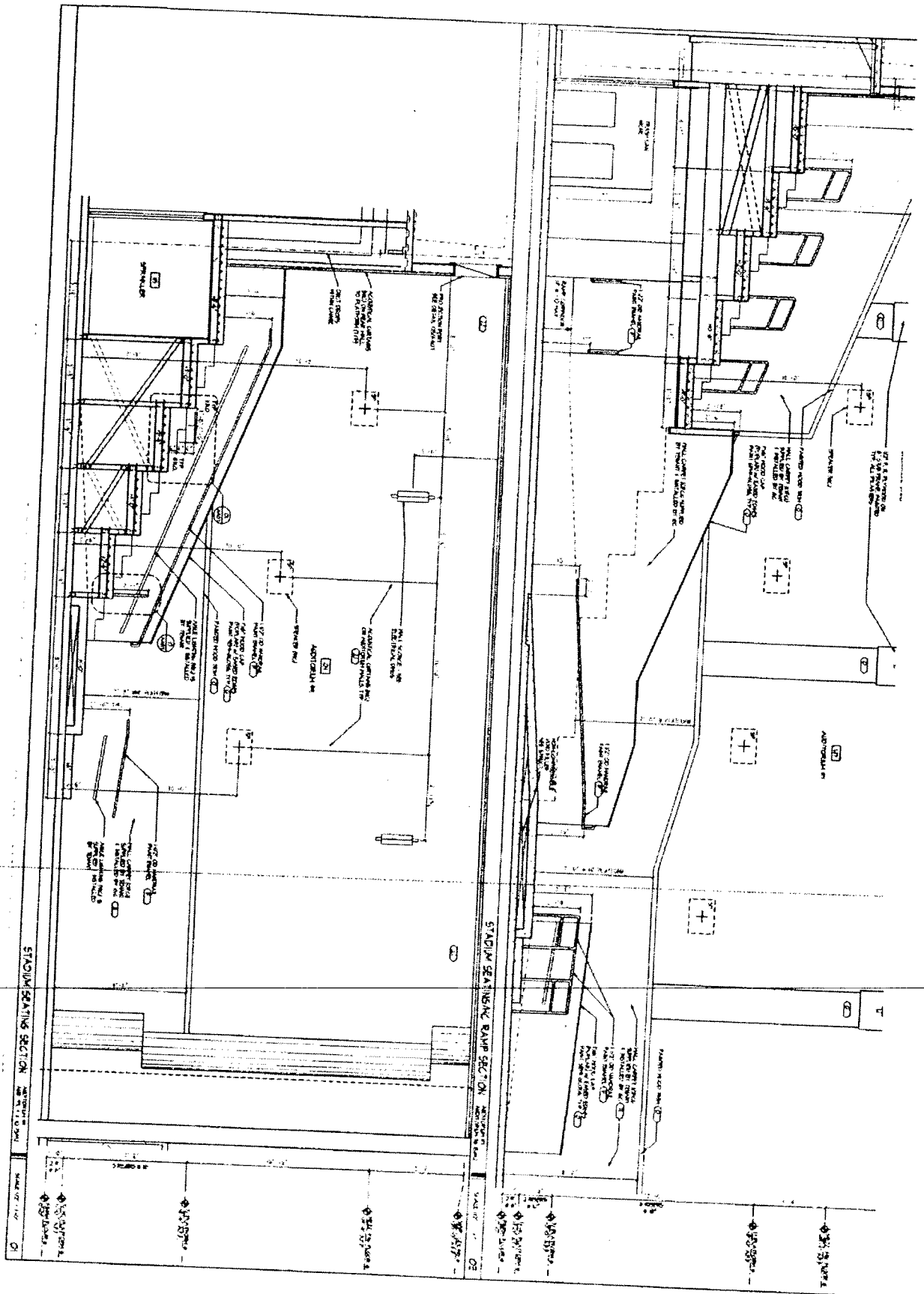






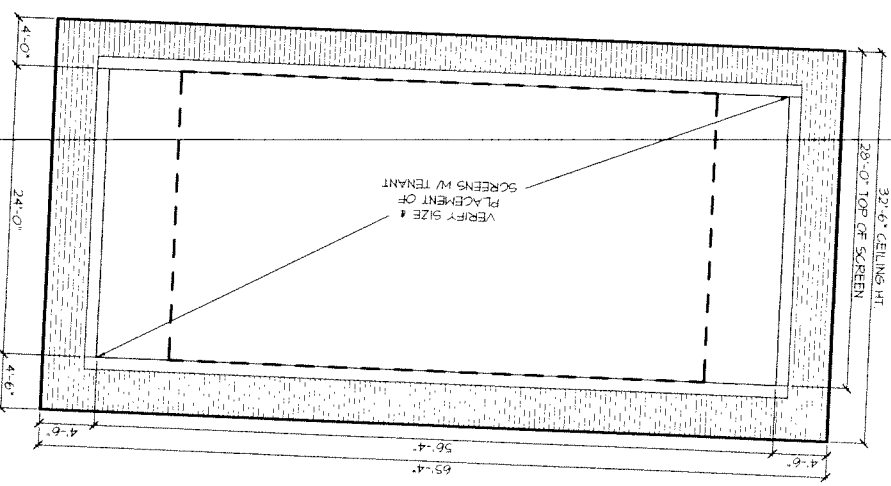
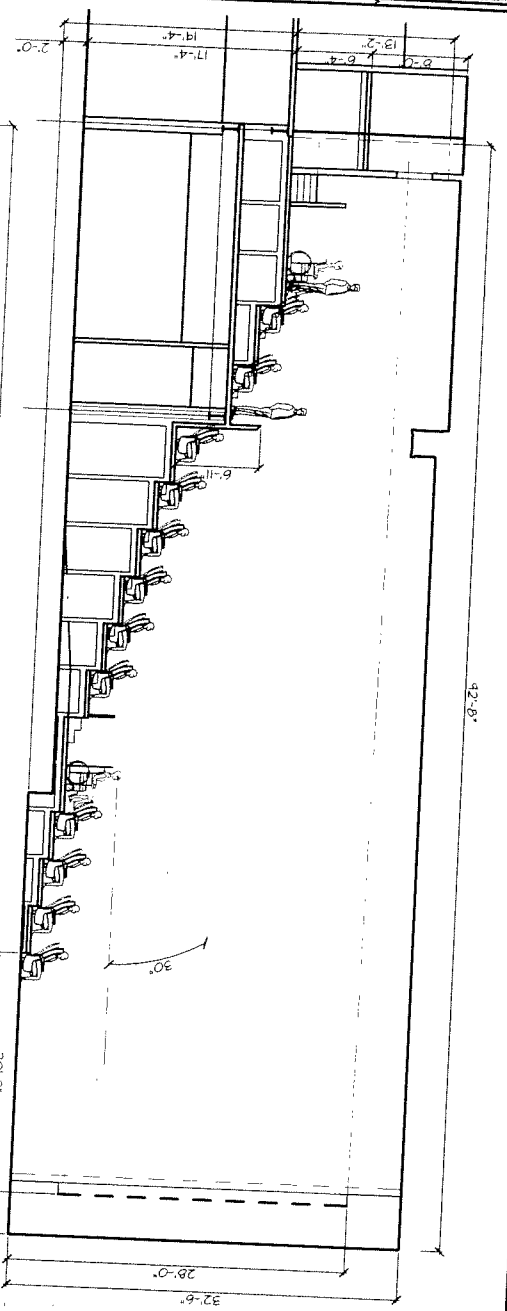
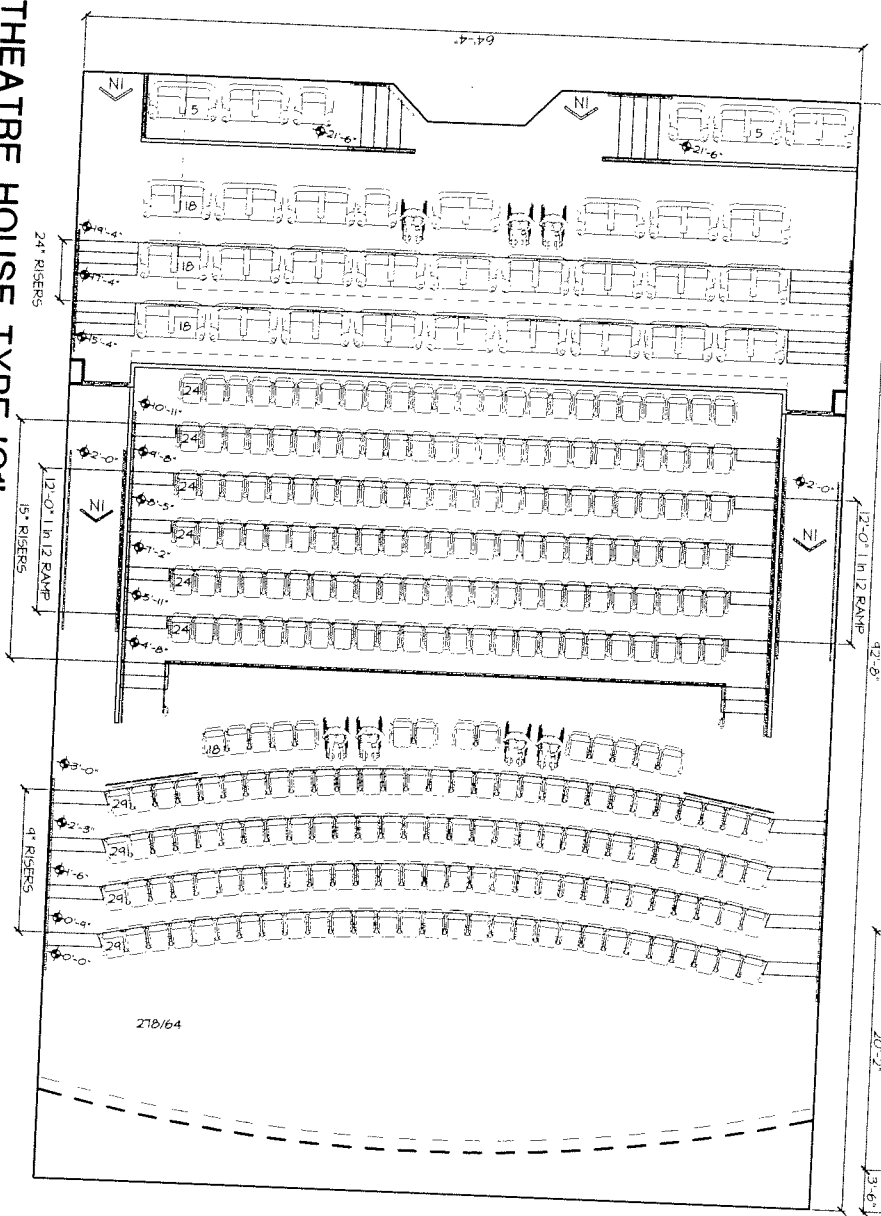






THEATRE HOUSE TYPE 'G1'
 SCALE: 1/16" = 1'-0"
342 SEATS IN 2 THEATRE HOUSES 7 & 8

PREMIUM SEATS - 64
STANDARD SEATS - 278
TOTAL SEAT COUNT - 342



G1

A5

DAYTONA 'LIVE'
COBB THEATRE
 14 FLEX

Daytona, Florida

11-7-07
 1749

THEATRE HOUSE TYPE 'G1'
THEATRE HOUSES 7 & 8

Corley Timothy Sweeney McCormac
 C T S M A R C H I T E C T S , I N C .
 530 BEACON PARKWAY W. / SUITE 900 / BIRMINGHAM, ALABAMA 35209
 T 205 443 3720 F 205 443 3790 W ctsmarchitects.com

