Department of Community Affairs
FLORIDA BUILDING COMMISSION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- The person submitting the waiver request application as the Applicant MUST sign the application. Should you fail to do so, your application will be returned.

- If a licensed design professional (architect or engineer) has designed the project, his or her comments MUST be included as a part of this application.

- Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree.

- If at all possible, **PLAN TO ATTEND the Accessibility Advisory Council and the Florida Building Commission meetings**. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your attendance at the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed is a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Community Affairs at the address above. **As well as a hard copy, please include a copy of the application and drawings or plans on a CD in PDF format. NOTE: Please do not send CAD files, but rather scan the CAD files and save as a pdf. Must be in Microsoft Compatible format.**

NOTE: Failure to submit electronically will not have any bearing on whether your petition is heard by the Commission, however, electronic filing will facilitate the Commission's movement toward utilizing CD technology to display the waiver application and attached floor plans to the Counsel and Commission.

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. _____ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:

a. Project site plan
b. 24" x 36" minimum size drawings
c. Building/project sections (if necessary to assist in understanding the waiver request)
d. Enlarged floor plan(s) of the area in question

2. _____ One set of reduced scale (11" x 17") versions of the drawings submitted in item one above.

3. _____ One set of overhead transparencies (8 ½" x 11") of the drawings submitted in item one above. When numerous features are shown on the drawings, please designate the location of the waiver items by highlighting or outlining in color the affected areas.

4. _____ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.

5. _____ If you feel photographs and/or renderings are necessary for your presentation, provide 40 legible color photocopies of the photographs and/or renderings. If color photocopies of photographs are provided, use a minimum size of 4" x 6" photographs with a maximum of two photographs per photocopied page.

6. _____ Please submit a hard copy of this application to the Department of Community Affairs. PLEASE NOTE: Although not required by Rule 9B-7, F.A.C., in addition to the hard copy please include a copy of the application and drawings or plans on a CD in PDF format.

General Information:

a. **Equipment:** A CD projector is provided at the Accessibility Advisory Council and Florida Building Commission meetings. Any other equipment necessary for your presentation, such as an overhead projector, TV/VCR, slide or LCD projectors, etc., is the responsibility of the applicant.

b. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minute**s. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application. You will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minute**s. The Commission will consider all information and the Council's recommendation before voting on the waiver.

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: HarborWalk Village Zipline Attraction

Address: 10 Harbor Blvd., Destin, Florida 32541

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: John Elamad, PE

Applicant's Address: 4639 Gulfstarr Drive, Destin, Florida 32541

Applicant's Telephone: (850) 837-7454 FAX: (850) 654-2000

Applicant's E-mail Address: jelamad@yahoo.com

Relationship to Owner: Project Engineer

Owner's Name: Emerald Coast Attractions, LLC – Einar Cristiani, President

Owner's Address: 38 Kristin Cove, Destin, Florida 32541

Owner's Telephone: (850) 543-4291 FAX: (305) 675-2351

Owner's E-mail Address: ctiani@cox.net

Signature of Owner: Einar Cristiani

Contact Person: John Elamad, PE

Contact Person's Telephone: (850) 837-7454 E-mail Address: jelamad@yahoo.com

This application is available in alternate formats upon request.

3. **Please check one of the following:**

[**X**] 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 facility is a zipline amusement ride consisting of two steel towers 500' apart, one being approximately 65' tall and the other approximately 93' tall. The two towers will be connected by steel cables allowing participants to zipline from one tower to the other and back again. Each tower will have a takeoff and landing platform.

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration): $1,172,000.00**

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

[**X**] Under Design [ ] Under Construction*

[ ] In Plan Review [ ] Completed*

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

Two important issues were of significant reason to apply for a waiver for vertical accessibility to the takeoff and landing platforms. After a cost and safety analysis was completed, the owner would incur significant cost expense if he is required to install a three stop elevator with related enclosure per tower and the handicapped participant would be exposed to high risk or unsafe conditions beyond the normal design and function of a zipline ride.

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

Issue

1: **Florida State Statute, section 553.509 (vertical accessibility)**

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.

The issue of the requirement for vertical accessibility to all levels, as mandated by the Florida State Statutes, section 553.509 VERTICAL ACCESSIBILITY. This section states that – *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 habitable grade level, regardless of whether the guidelines require an elevator to be installed in such building, structure or facility*. Furthermore Florida State Statutes, section 553.512 states that the Florida Building Code Commission shall provide by regulation, criteria for granting individual modifications of, or exceptions from, the literal requirements of this part upon a determination of unnecessary, unreasonable, or extreme hardship, provided such waivers shall not violate federal accessibility laws and regulations and shall be reviewed by the Accessibility Advisory Council. Notwithstanding any other provision of this subsection, if an applicant for a waiver demonstrates economic hardship in accordance with 28 C.F.R. s. 36.403(f)(1), a waiver shall be granted. The waiver is necessary in order to manufacture and install a zipline amusement ride for public use within the bounds of the budget. Providing accessibility to the takeoff and landing platforms of the towers is not feasible and would incur unnecessary cost and cause extreme hardship in complying. We believe that the proposed design includes adequate accessibility and safety.

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

_____

_____

[**X**] 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.

Vertical accessibility to takeoff and landing platforms of the towers through design and or cost is impractical.

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. **All accessibility features described above are attached as separate cost estimates.**

10. **Licensed Design Professiona**l: 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.

Under Florida State Statues a waiver can be granted for one of the following reasons – a determination of unnecessary, unreasonable, or extreme hardship. We believe that we would qualify under unreasonable, an extreme hardship and technical infeasibility due to the safety concerns for the handicapped participant. The vertical accessibility to the takeoff and landing platforms presents an extreme hardship to achieve compliance. We concur with the reasoning as so stated under item 8.

JACK GILLILAND

Signature **Printed Name**

Phone number: (850) 837-7454

(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 19 day of October, 2012

Signature

EINAR CEISTIANI

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. Florida Statute 553.509, VERTICAL ACCESSIBILITY – Request for waiver of vertical accessibility requirements to all levels of the zipline towers.

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

[ ] Yes [**X**] No Cost of Construction _____

Comments/Recommendation: I am writing to you in support of the accessibility waiver application for the HarborWalk Village Zipline amusement ride. The City of Destin Planning Department strongly supports the subject waiver request due to hardship and technical infeasibility due to safety concerns for handicapped participants. If you need additional information, please do not hesitate to contact me.

Jurisdiction: Building Official

Building Official or Designee Larry Ballard, CBO #377
Signature

Printed Name: Larry Ballard

377
Certification Number

850 654-1119 / 837-7949
Telephone/FAX

Address: 4200 Indian Bayou Trail
Destin, Florida, 32541

Providing false information to the Florida Building Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

CD
A
4639 Gulf Starr Drive
Destin, Florida 32541
Tel: 850.837.4664
Fax: 850.654.2000
FL. Corp. #AA-3314

October 19, 2012

Department of Community Affairs
Codes and Standards Section
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Dear Ms. Smith:

Please accept the submission of our application for Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statues for the HarborWalk Village Zipline Amusement Ride.

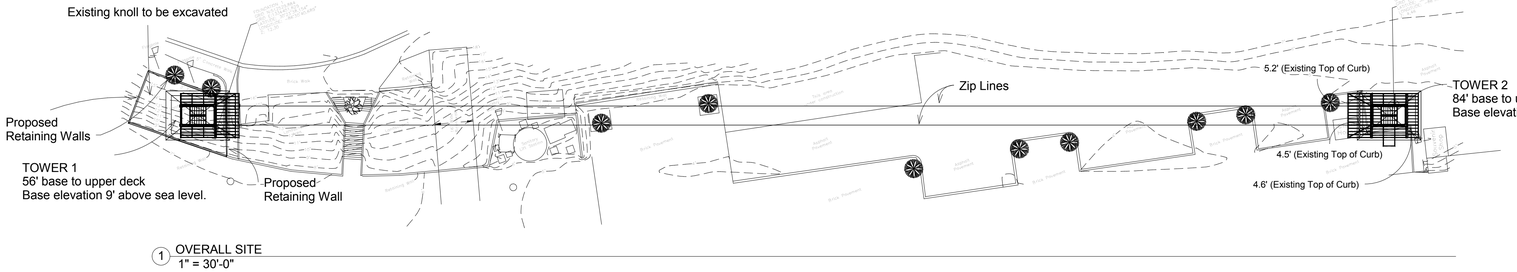
I apologize for the late submittal of our application as we have been working diligently on preparing all the supporting documentation, engineering and analysis.

I beg that you would lplease include us on the agenda for the hearings to review our application on November 19, 2012.

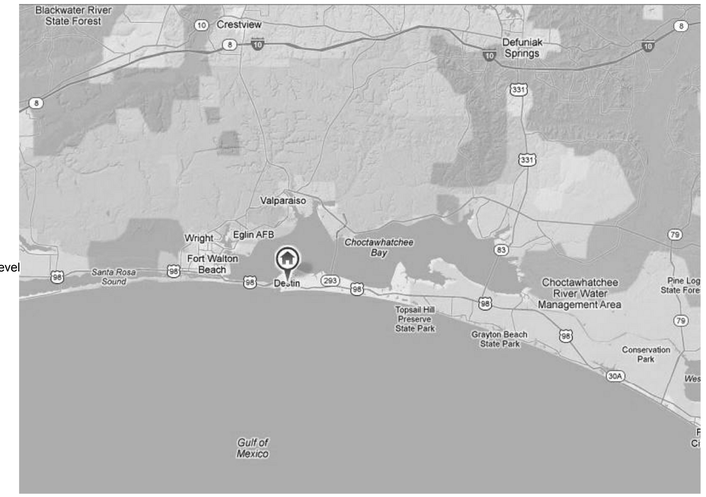
Sincerely,

Jack Gilliland
CDA Principal
Chief Architect

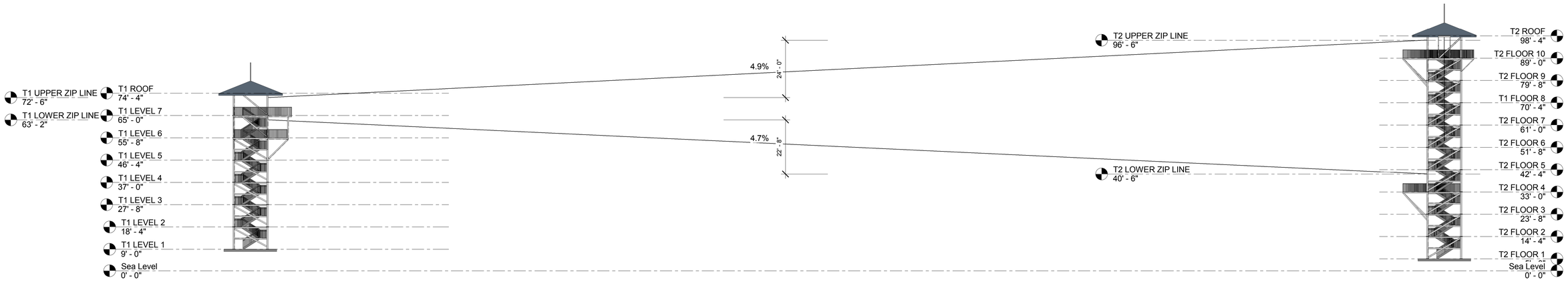
A Complete
Architectural and
Land Planning
Company



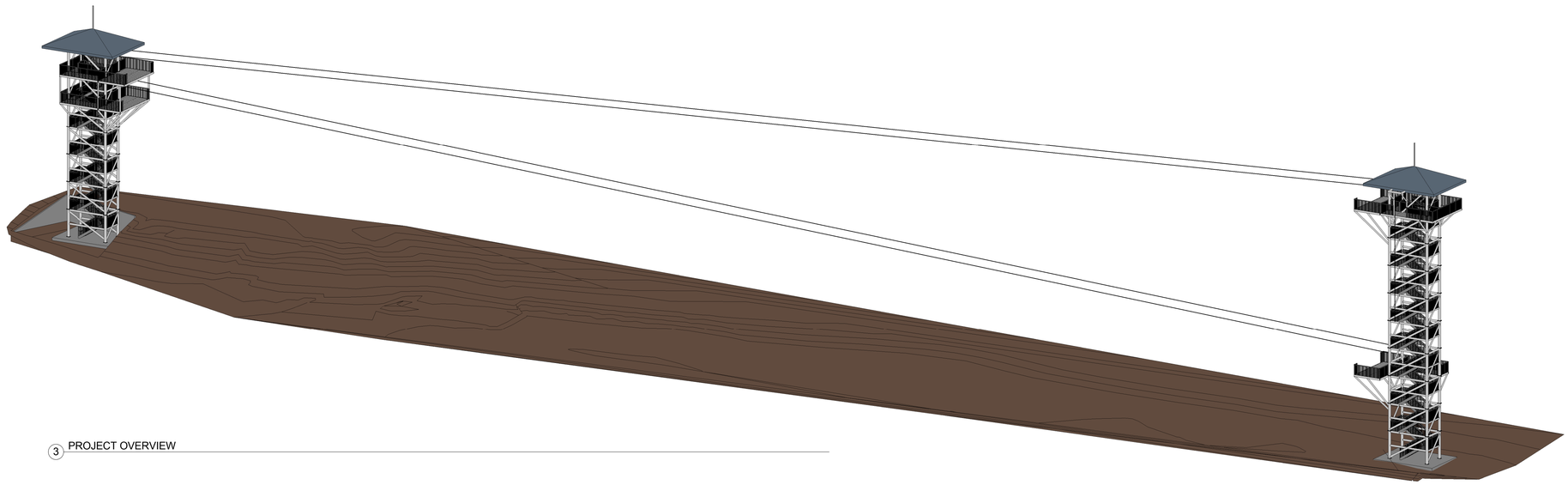
1 OVERALL SITE
1" = 30'-0"



PROJECT LOCATION



2 ZIP LINE SLOPE
1" = 20'-0"



3 PROJECT OVERVIEW

PRELIMINARY

STEVE LEONARD CONSULTING ENGINEER, PLLC.
STRUCTURAL ENGINEER
5621 GLENVIEW FALLS PLACE, LOUISVILLE, KENTUCKY 40222
P: 502-523-6497 F: 502-365-2566
EMAIL: SLENGINEERING@INSIGHTBB.COM

EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

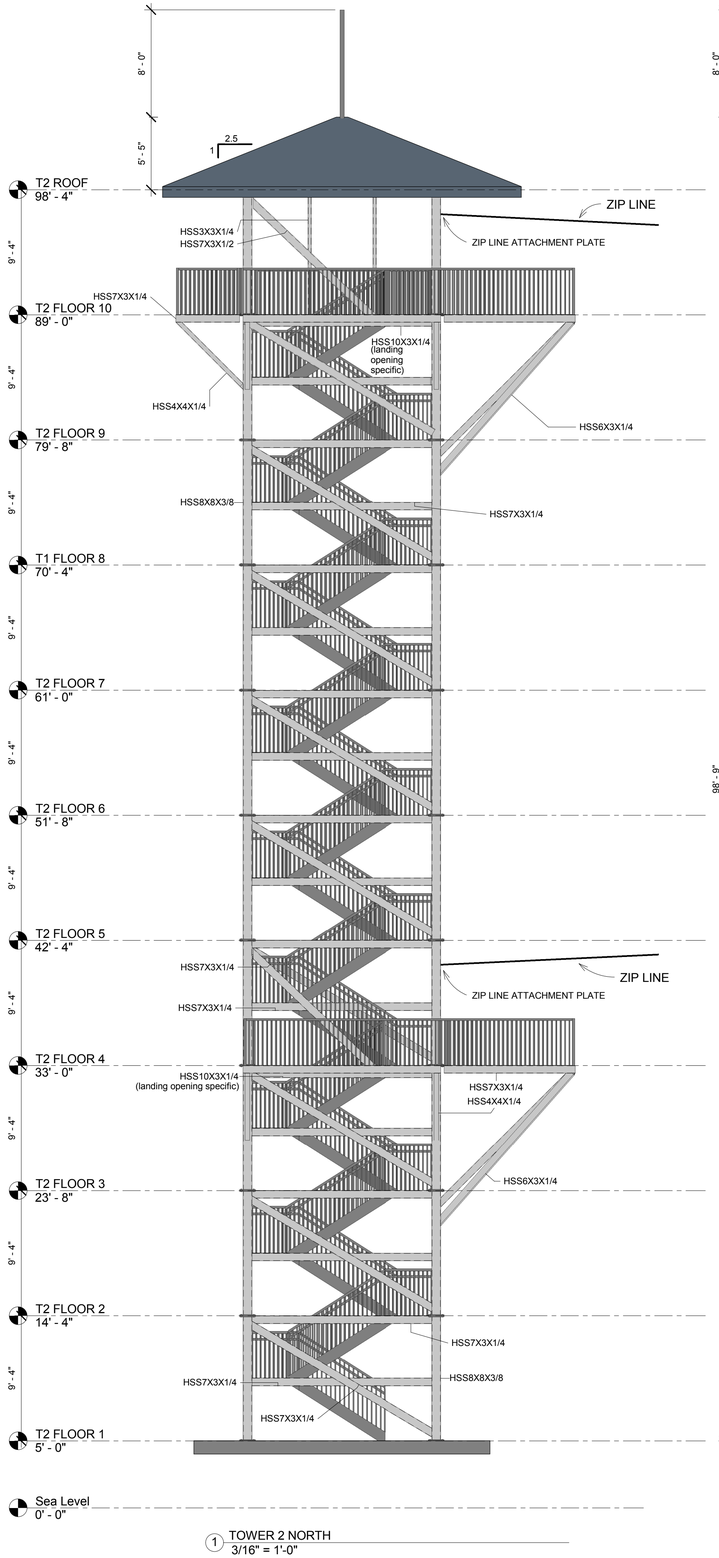
PROJECT OVERVIEW

HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

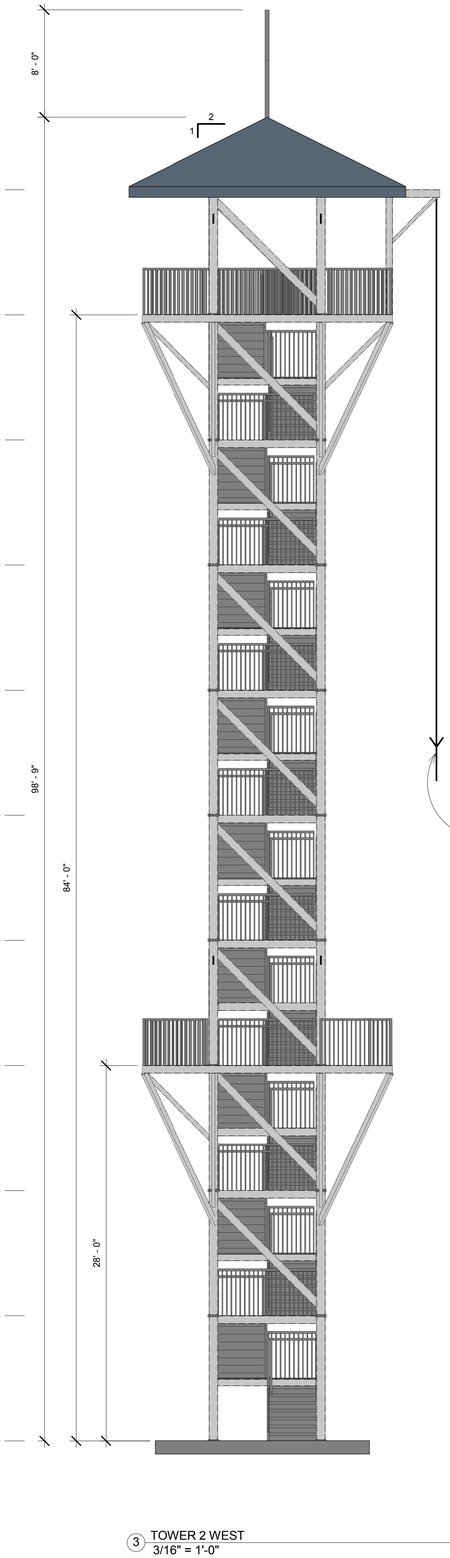
DATE : 6/7/12
DRAWN BY: AG
CHECKED BY: SL
REVISIONS :

ERI 100

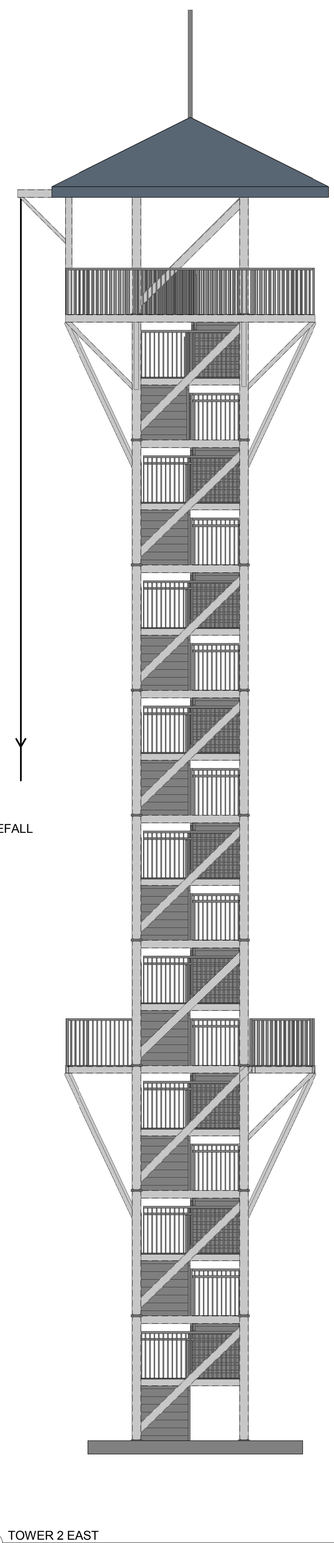
A1



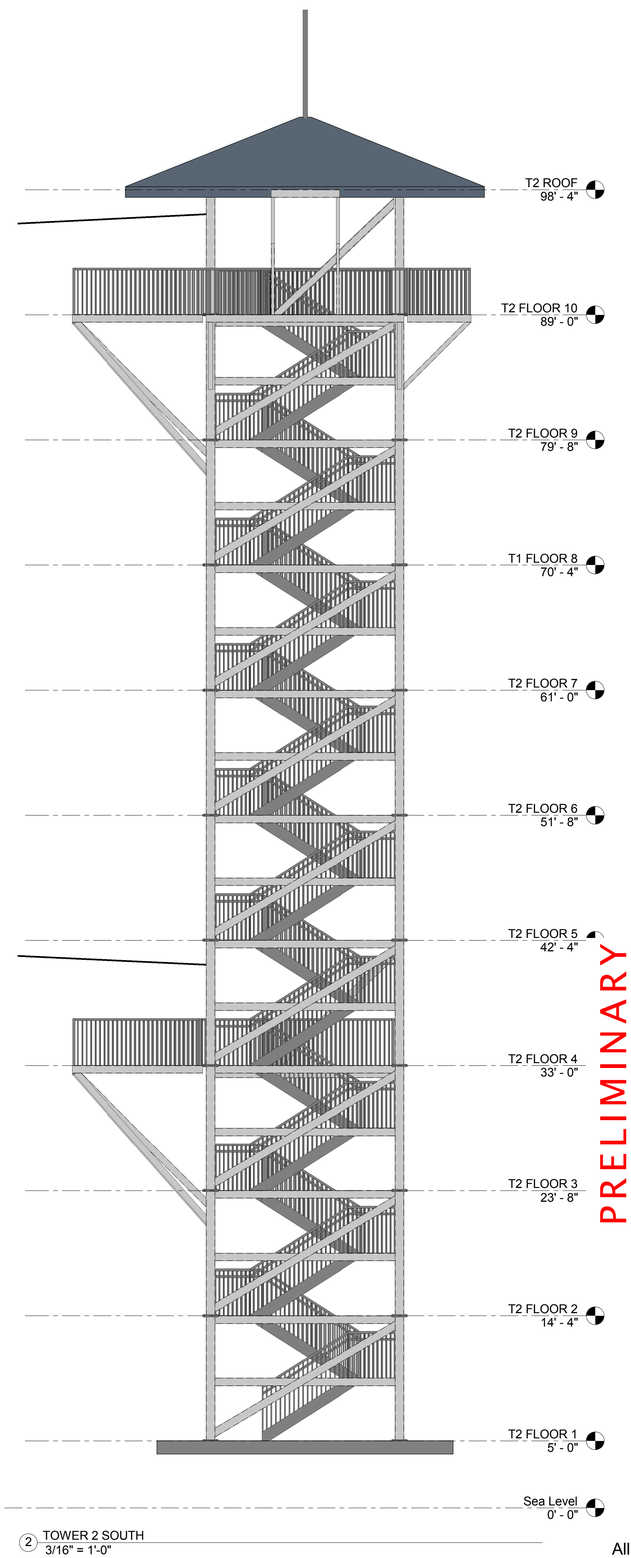
1 TOWER 2 NORTH
3/16" = 1'-0"



3 TOWER 2 WEST
3/16" = 1'-0"



4 TOWER 2 EAST
3/16" = 1'-0"



2 TOWER 2 SOUTH
3/16" = 1'-0"

PRELIMINARY

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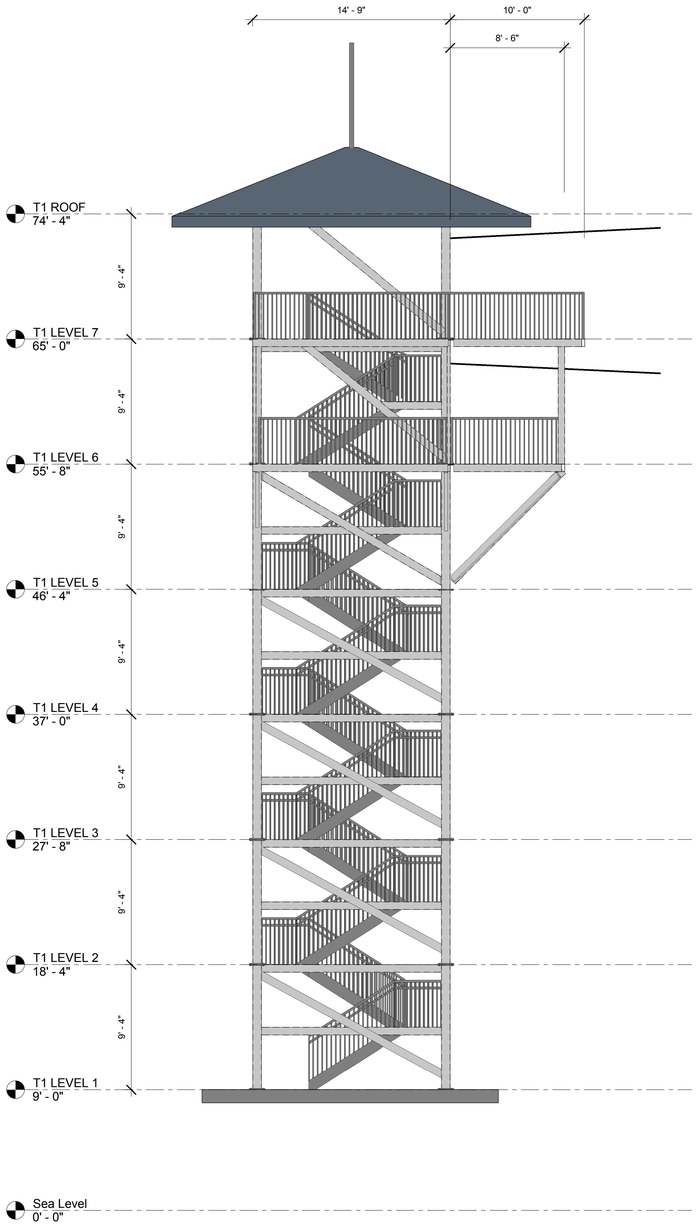
EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

ELEVATIONS TOWER 2
HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

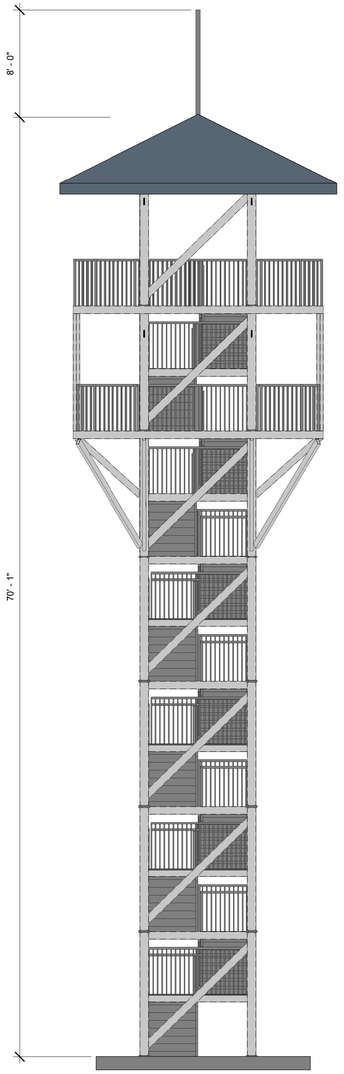
DATE : 6/7/12
DRAWN BY: AG
CHECKED BY: SL
REVISIONS :

ERI 100

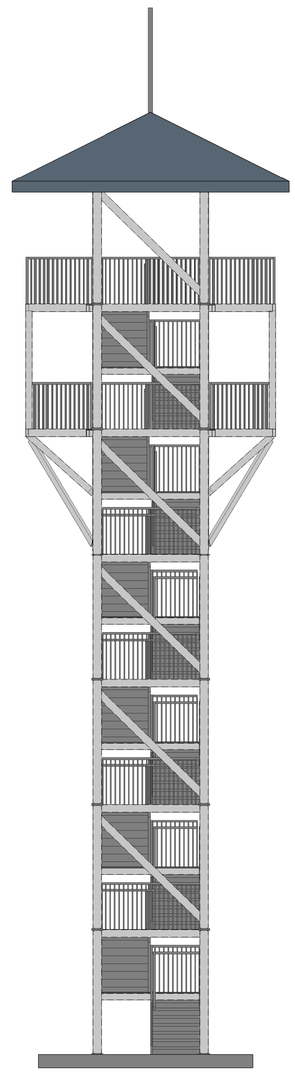
A2



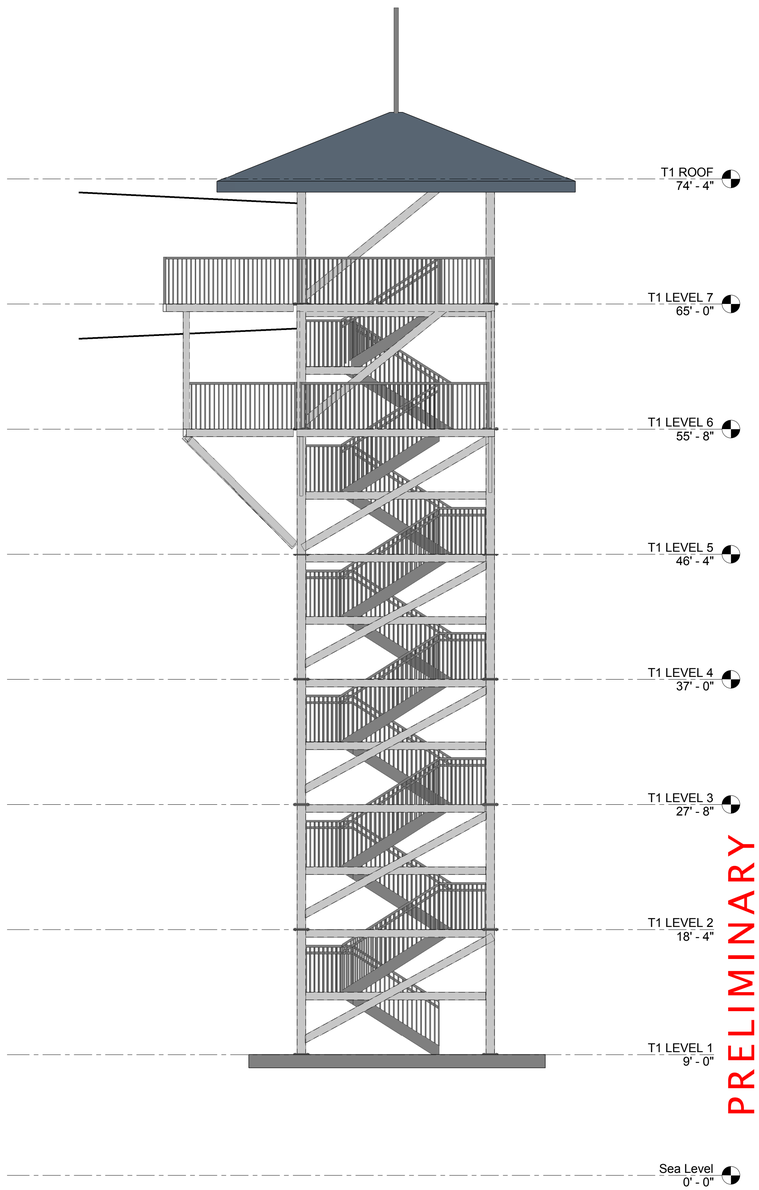
4 TOWER 1 SOUTH
3/16" = 1'-0"



1 TOWER 1 EAST
3/16" = 1'-0"



2 TOWER 1 WEST
3/16" = 1'-0"



3 TOWER 1 NORTH
3/16" = 1'-0"

PRELIMINARY

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EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

ELEVATIONS TOWER 1

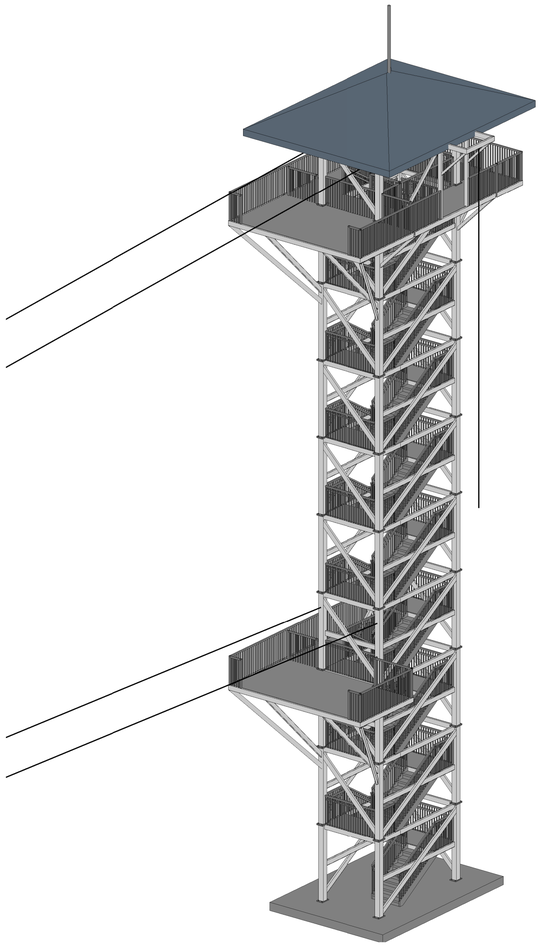
HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

DATE : 6/7/12
DRAWN BY: AG
CHECKED BY: SL
REVISIONS :

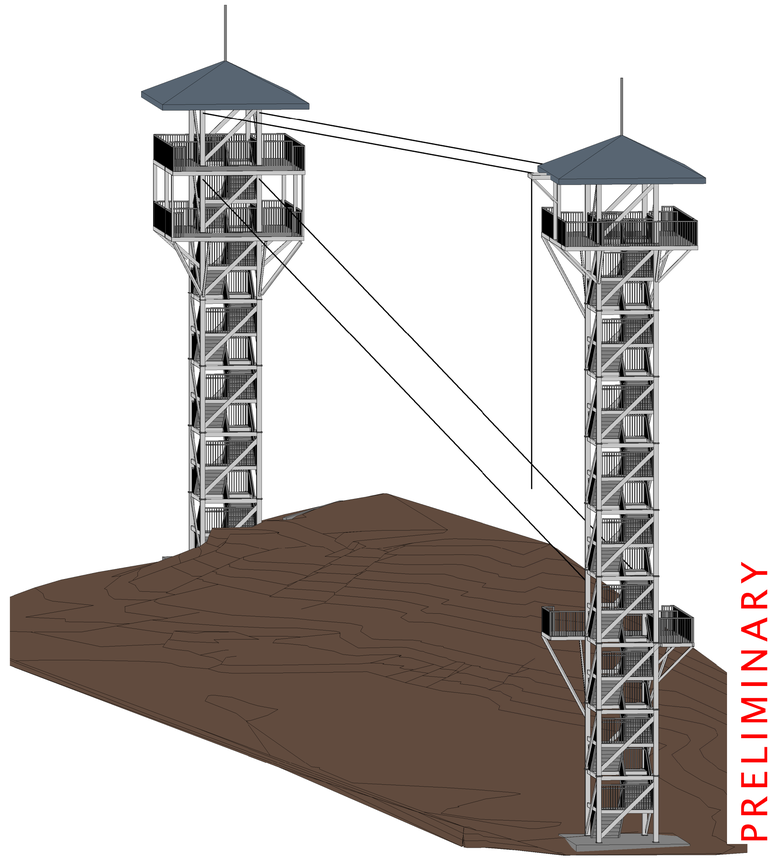
ERI 100

A3

1 TOWER 2 STREET VIEW_2
12" = 1'-0"

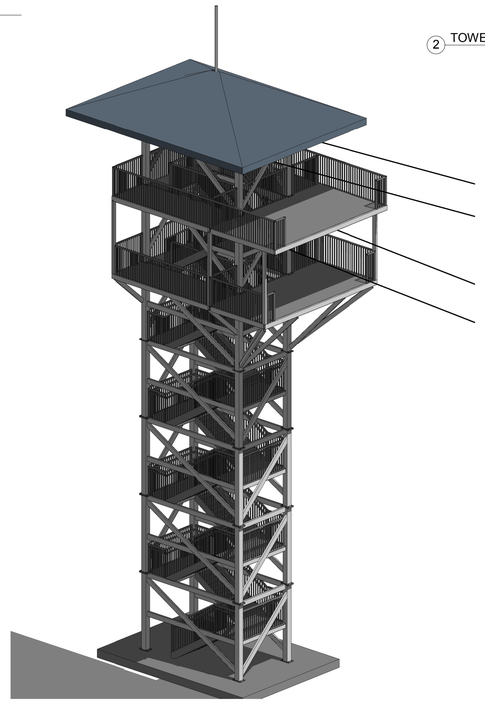


2 TOWER 2 ARIAL



3 ARIAL OVERVIEW

4 TOWER 1 STREET VIEW
12" = 1'-0"



5 TOWER 1 ARIAL VIEW

PRELIMINARY

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EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

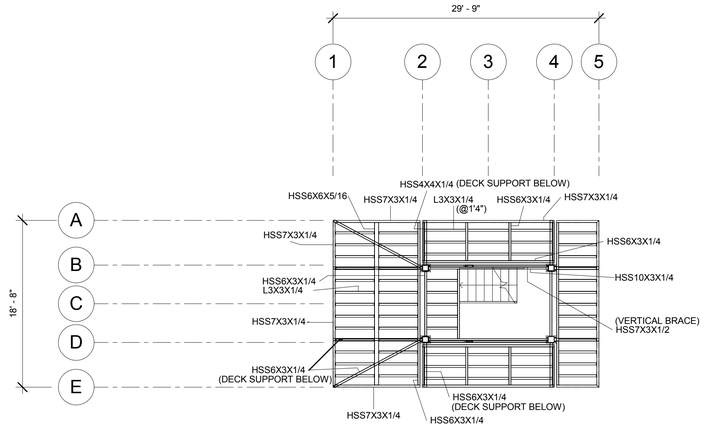
TOWER RENDERINGS

HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

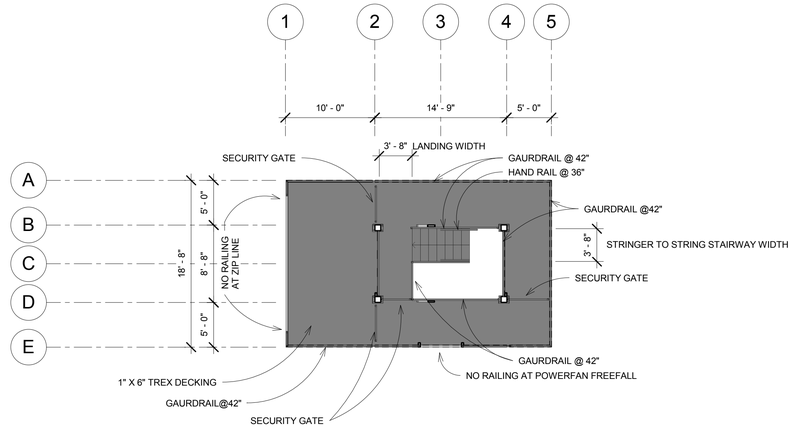
DATE : 6/5/12
DRAWN BY: AG
CHECKED BY: TD
REVISIONS :

ERI 100

A4



1 T2 FLOOR 10 - TYPICAL DECK FRAMING
1/8" = 1'-0"



2 T2 FLOOR 10 - TYPICAL FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY

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EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

TYPICAL FRAMING/FLOOR PLAN

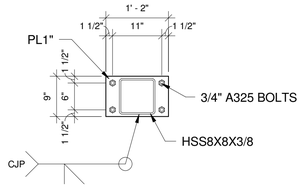
HARBOR VILLAGE ZIP LINE

76 HARBOR BLVD., DESTIN, FLORIDA

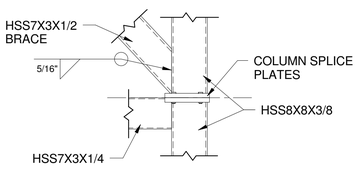
DATE : 6/7/12
DRAWN BY: AG
CHECKED BY: SL
REVISIONS :

ERI 100

S5

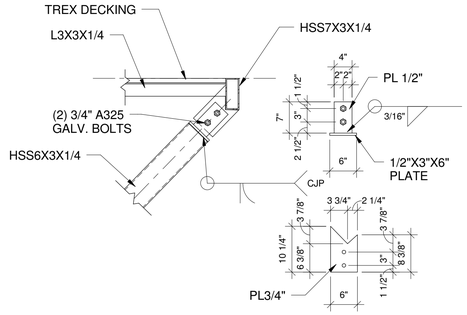


1 TYPICAL COLUMN SPLICE PLATE
3/4" = 1'-0"

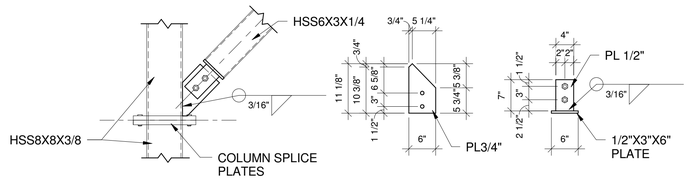


*HSS7X31/2 DIAGONAL BRACES SHOULD BE SET FLUSH TO THE EXTERIOR FACE OF THE HSS8X8X3/8 COLUMNS

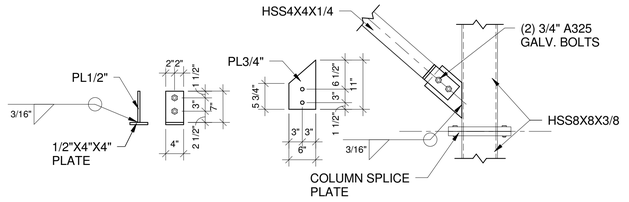
2 TYPICAL TOWER BRACE CONNECTION DETAIL
3/4" = 1'-0"



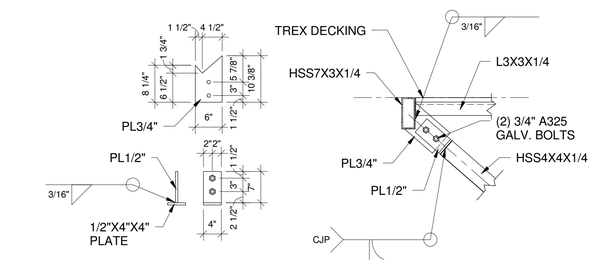
3 FRONT PLATFORM BRACE TOP CONNECTION
3/4" = 1'-0"



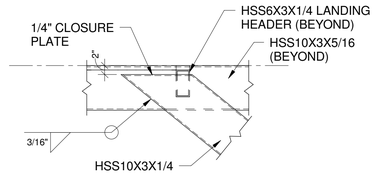
4 FRONT PLATFORM BRACE BOTTOM CONNECTION
3/4" = 1'-0"

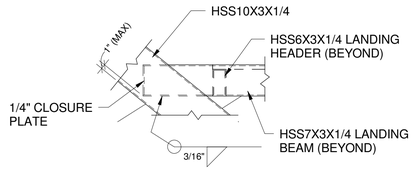


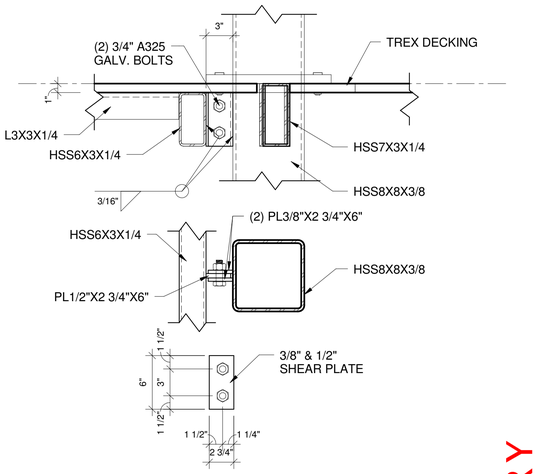
5 SIDE PLATFORM BRACE BOTTOM CONNECTION
3/4" = 1'-0"

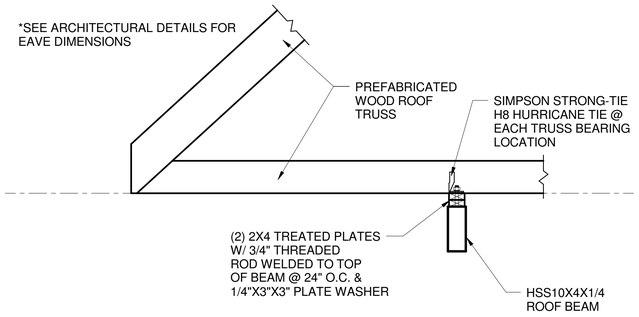


6 SIDE PLATFORM BRACE TOP CONNECTION
3/4" = 1'-0"





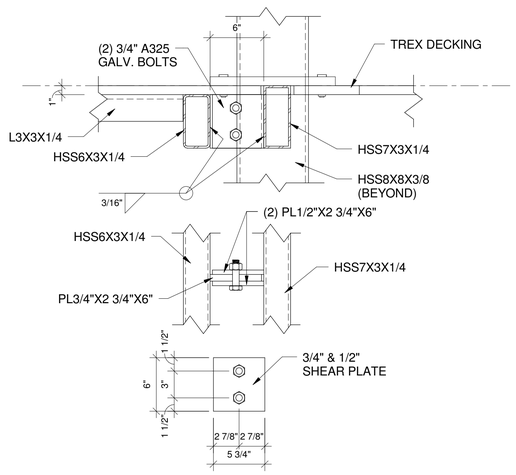




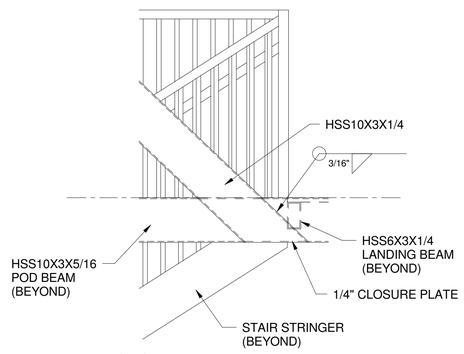
7 TYPICAL ROOF ANCHORAGE DETAIL
3/4" = 1'-0"

8 TOWER 1 - LEVEL 6 BRACE CONNECTIONS
3/4" = 1'-0"

9 PLATFORM CONNECTION TO COLUMN DETAIL
1 1/2" = 1'-0"

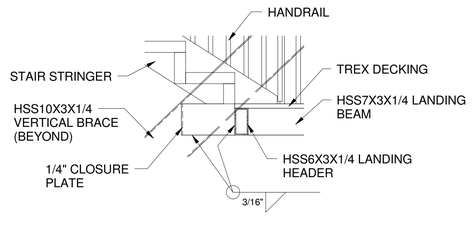


10 PLATFORM TO PLATFORM CONNECTION DETAIL
1 1/2" = 1'-0"

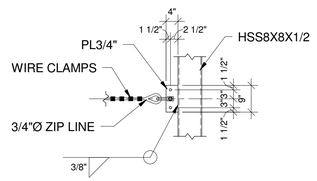


NOTES:
1. PLATFORM FRAMING IN FOREGROUND NOT SHOWN FOR CLARITY.
2. CONNECTION IS SIMILAR TO VERTICAL BRACE CONNECTION AT THE TOP OF THE ROOF BEAM.

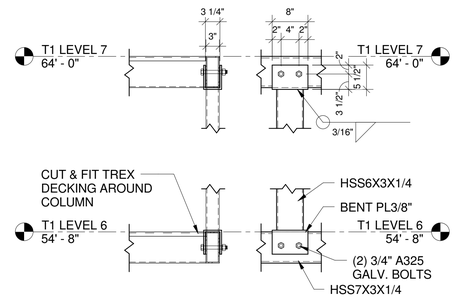
11 VERTICAL BRACE CONNECTION TO POD BEAM
3/4" = 1'-0"



12 LANDING BEAM CONNECTION TO VERTICAL BRACE
3/4" = 1'-0"



13 ZIP LINE TERMINATION DETAIL
1/2" = 1'-0"



14 PLATFORM SUPPORT COLUMN CONNECTION
3/4" = 1'-0"

PRELIMINARY

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EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

DETAILS

HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

DATE : 05/31/12
DRAWN BY: SL
CHECKED BY: SL
REVISIONS :

ERI 100

S10

STRUCTURAL DESIGN CRITERIA

1. APPLICABLE DESIGN CODE: 2007 FLORIDA BUILDING CODE (FBC)

2. DESIGN LOADS:
   A. ROOF:
      1) TOP CHORD LIVE LOAD: 20 PSF
      2) TOP CHORD DEAD LOAD: 10 PSF
      3) BOTTOM CHORD LIVE LOAD: 10 PSF
      4) BOTTOM CHORD DEAD LOAD: 10 PSF

      DECK LIVE LOAD: 40 PSF
      STAIRS LIVE LOAD: 40 PSF

   B. WIND LOADS:
      1. BASIC WIND SPEED: 140 MPH (3-SECOND GUST)
      2. WIND IMPORTANCE FACTOR: Iw = 1.0
      3. BUILDING CATEGORY: II
      4. EXPOSURE D
      5. INTERNAL PRESSURE COEFFICIENTS: +/- 0.00
      6. DESIGN WIND PRESSURES (MAIN WINDFORCE RESISTING SYSTEM)
         1. HORIZONTAL: 35 PSF
         2. ROOF:
            a. TYPICAL ROOF = 14 PSF
            b. END ZONE = 22 PSF (UPLIFT)
         3. OVERHANGS:
            a. TYPICAL ROOF = 13 PSF (UPLIFT)
            b. END ZONE = 14 PSF (UPLIFT)

   C. SEISMIC LOADS:
      1. SEISMIC USE GROUPII
      2. SEISMIC IMPORTANCE FACTOR, Ie: 1.0
      3. SPECTRAL RESPONSE COEFFICIENTS:
         1. SS = 0.081
         2. S1 = 0.052
         3. SDS = 0.087
         4. SD1 = 0.083
      4. SITE CLASS: D
      5. SEISMIC DESIGN CATEGORY: A
      6. SEISMIC FORCE RESISTING SYSTEM:
         SPECIAL STEEL CONCETRICALLY BRACED FRAMES (R = 6)
      7. SEISMIC RESPONSE COEFFICIENT, Cs: 0.012
      8. DESIGN BASE SHEAFV = 11 K
      9. EQUIVALENT LATERAL FORCE PROCEDURE

HIGH STRENGTH NON-SHRINK GROUT NOTES:

1. NON-SHRINK GROUT SHALL BE NON-FERROUS.

2. NON-SHRINK GROUT MANUFACTURED BY MASTER BUILDERS (NSGROUT), OR APPROVED EQUAL.

3. SURFACE OF EXISTING CONCRETE SHALL BE FREE FROM DUST OR DEBRIS PRIOR TO POURING GROUT.

4. GROUT PRODUCT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL NOTES:

1. MATERIAL: ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM DESIGNATIONS UNLESS NOTED OTHERWISE:

WIDE FLANGE SHAPES	A992
CHANNELS, PLATES AND BARS	A36
STEEL TUBES	A500 GRADE B
ANGLES	A36
ANCHOR BOLTS	F1554 (GRADE 55 WELDABLE)

2. WELDING: PERFORM ALL WELDING IN ACCORDANCE WITH AWS CODE. WELDS SHALL BE MADE ONLY BY OPERATORS CERTIFIED BY AWS IN PERFORMING THE TYPE OF WORK INDICATED.

3. WELDING CONSUMABLES: WELDING CONSUMABLES SHALL HAVE A YIELD STRENGTH EQUAL TO OR SLIGHTLY GREATER THAN THE EXPECTED YIELD AND TENSILE STRENGTH OF STEEL MEMBER BEING WELDED.
   - WELDING CONSUMABLES SHALL HAVE A MINIMUM CHARPY VEE NOTCH (CVN) TOUGHNESS OF 20 FT-LBS AT -20°F AND 40 FT-LBS STRENGTH AT 70°F.
   - WELD BACKING AND RUNOFF TABS SHALL BE REMOVED FROM CJP FLANGE WELDS. BACK-GOUGE AND PROVIDE 5/16" REINFORCING FILET WELD AFTER CJP WELD HAS PASSED INSPECTION.

4. BOLTING: USE ASTM A325 BOLTS TYPICAL, UNLESS NOTED OTHERWISE.

5. ALL STEEL SHALL BE PREPPED ACCORDING TO SSPC-SP10, NACE NO. 2 REQUIREMENTS.

6. ALL STEEL IS TO BE PAINTED. PRIMER TO BE USED IS PPG HBE402 AND PAINT IS PPG ALK110.

7. FABRICATION: ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

8. SIMPLE SPAN CONNECTIONS SHALL BE DESIGNED FOR THE MAXIMUM TOTAL UNIFORM LOAD AS GIVEN IN TABLE 3-6 OF THE 13TH EDITION OF THE AISC STEEL CONSTRUCTION MANUAL, AISC 360-05.

9. LENGTH OF CONNECTION ANGLES OR PLATES FOR BEAM-TO-COLUMN CONNECTIONS SHALL BE THE LARGEST STANDARD LENGTH LESS THAN OR EQUAL TO THE "T" DIMENSION OF THE BEAM.

MISCELLANEOUS:

1. NON-SHRINK GROUT FOR USE BENEATH COLUMN BASEPLATES AND BEAM BEARINGS SHALL BE PRE-MIXED, FACTORY PACKAGED, NON-GASING, NON-STAINING, NON-METALLIC MORTAR GROUTING COMPOUND, COMPLYING WITH THE REQUIREMENTS OF ASTM C1107. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI.

2. THE MATERIAL USED FOR VAPOR BARRIER BENEATH SLABS ON GRADE SHALL BE 10 MIL POLYETHYLENE SHEETS, BLACK OR CLEAR, COMPLYING WITH ASTM D-2103. ALL EDGES SHALL BE LAPPED A MINIMUM OF 6". SPECIAL CARE SHOULD BE TAKEN TO PREVENT PUNCTURING THE BARRIER DURING SLAB PLACEMENT.

3. CONSULT THE ARCHITECTURAL DRAWINGS FOR LOCATIONS, SIZES AND EXTENT OF ALL CHASES, INSERTS, RECESSES, REGELETS, FINISHES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

4. SPECIAL STRUCTURAL INSPECTIONS AND TESTS ARE REQUIRED ON THIS PROJECT AND SHALL COMPLY WITH THE FBC. THE OWNER WILL BEAR THE COSTS OF THE SPECIAL INSPECTIONS AND TESTS. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULING, AND SHALL COOPERATE FULLY WITH THE AGENDIES PERFORMING THE SPECIAL INSPECTIONS AND TESTS.

5. WELDED WIRE FABRIC IN SLABS ON GRADE AND ELEVATED SLABS SHALL BE SUPPORTED ON CHAIRS, BOLSTERS, OR OTHER APPROVED SUPPORTING DEVICES. PULLING-UP OF THE WELDED WIRE FABRIC AFTER THE CONCRETE HAS BEEN PLACED IS NOT ACCEPTABLE.

GENERAL NOTES:

1. TYPICAL NOTES AND DETAILS ARE PROVIDED TO COVER GENERAL CONSTRUCTION CONDITIONS. THE GENERAL CONTRACTOR SHALL FOLLOW THOSE DETAILS AND NOTES PERTAINING TO THE SPECIFIC NATURE OF THE WORK TO BE PERORMED.

2. NOTES AND DETAILS ON THESE STRUCTURAL DRAWINGS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS ARE SHOWN IN DIAGRAMMATIC FORM AND ARE NOT TO BE SCALED (SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SLOPES, FINISHES, ETC.). CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS AND SAFETY REQUIREMENTS.

3. DISCREPANCIES: THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETIAL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY.

4. EXCAVATION, SHORING, AND BRACING: IT SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE INTO THE COMPLETED STRUCTURE.

5. INSPECTIONS: ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO BUILDING CODE AND/OR MORE STRINGENT REQUIREMENTS OF THESE PLANS.

6. COORDINATION: REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER PERTINENT DRAWINGS FOR THE SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND COORDINATED BY THE CONTRACTOR.

ZIP LINE GENERAL NOTES:

1. ZIP LINE CABLES
   A. ALL ZIP LINE CABLES WILL BE MADE FROM 3/4"Ø 6X19 GALVANIZED AIRCRAFT CABLE AND ATTACHED TO DROP FORGED GALVANIZED 5/8" THROUGH BOLTS OR WELDED BRACKET WHERE APPROPRIATE.
   B. ALL ZIP LINE CABLES WILL BE TERMINATED USING A DOUBLE COPPER SWAGING SLEEVE ON ONE END AND AT LEAST 3 WIRE ROPE CLIPS OR FIST GRIPS ON THE OTHER END. ALTERNATIVE METHODS OF ATTACHEMENTS MAY INCLUDE SPHELTERED SOCKET FITTINGS OR ESMET ELECTROLINE FIITINGS WHICH WILL BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. WHERE SWAGING SLEEVES, WIRE ROPE CLIPS OR FIST GRIPS (FASTENERS) ARE USED, 1 ADDITIONAL FASTENER WILL BE INSTALLED AS A REDUNDANT TERMINATION.
   C. TENSILE CAPACITY OF THE 3/4"Ø ZIP LINE CABLES WILL BE 58,800 POUNDS (MINIMUM). LINE TENSION WILL NOT EXCEED 19,600 POUNDS WITH A FACTOR OF SAFETY OF 3:1.

2. OTHER CABLES (NON-CRITICAL)
   A. ALL OTHER CABLES (NON-CRITICAL) WILL BE MADE FROM 3/8" 7X19 OR 1/2"Ø 6X19 GALVANIZED WIRE ROPE AND ATTACHED TO DROP FORGED GALVANIZED 5/8" (OR LARGER) DROP FORGED EYEBOLTS OR WELDED BRACKET WHERE APPROPRIATE.
   B. ALL OTHER CABLES (NON-CRITICAL) WILL BE TERMINATED USING AT LEAST 1 COPPER SWAGING SLEEVE ON ONE END AND THE REQUIRED NUMBER OF WIRE ROPE CLIPS FOR THE DIAMETER OF CABLE ON THE OTHER END (3/8"Ø REQUIRES 2, 1/2"Ø REQUIRES 3).
   C. DROP FORGED GALVANIZED TURNBUCKLES MAY BE USED ON NON-CRITICAL CABLES TO ADJUST TENSION.

3. OTHER
   A. ALL STRUCTURAL ROPES USED WILL BE 3-STRAND "MULTI-LINE" TYPE ROPE AND WILL BE DECAY AND SUNLIGHT RESISTANT.
   B. ALL LUMBER USED WILL BE EITHER PRESSURE TREATED OR HAVE AN EXTERNAL WOOD PRESERVATIVE APPLIED BEFORE INSTALLATION.
   C. ALL LUMBER FASTENERS WILL BE CORROSION RESISTANT AND APPROPRIATE FOR THE WOOD TYPE.

PRELIMINARY

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EXPERIENTIAL RESOURCES, INC.
2000 VILLAGE ROAD
LAHAINA, MAUI, HAWAII 96761

GENERAL NOTES

HARBOR VILLAGE ZIP LINE
76 HARBOR BLVD., DESTIN, FLORIDA

DATE : 06/08/12
DRAWN BY: SL
CHECKED BY: SL
REVISIONS :

ERI 100

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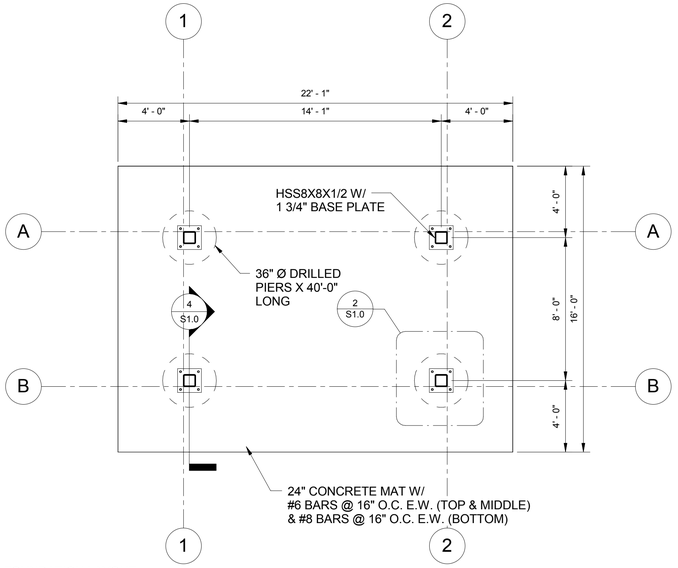
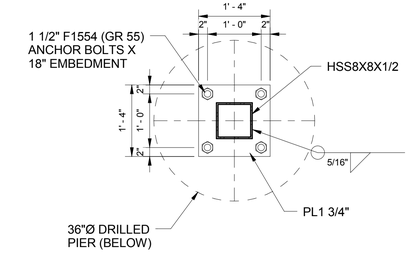
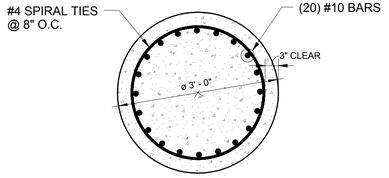
RICHARD BARRIOS CONSULTING ENGINEER, INC.
10212 WORTHINGTON LANE
PROSPECT, KY 40059
502-412-2199



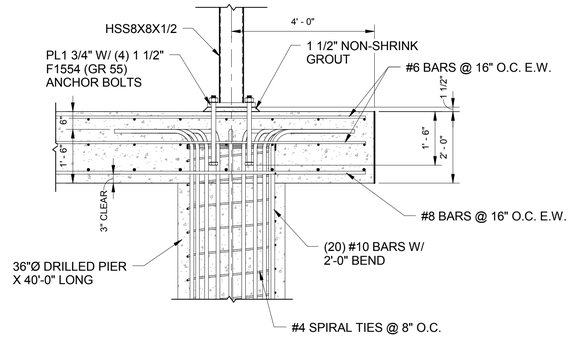
1 FOUNDATION LAYOUT
1/4" = 1'-0"



2 BASE PLATE DETAIL
3/4" = 1'-0"



3 DRILLED PIER DETAIL
3/4" = 1'-0"



4 DRILLED PIER SECTION
1/2" = 1'-0"

STRUCTURAL DESIGN CRITERIA

1. APPLICABLE DESIGN CODE: 2007 FLORIDA BUILDING CODE (FBC)

2. DESIGN LOADS:
   A. ROOF:
      1) TOP CHORD LIVE LOAD: 20 PSF
      2) TOP CHORD DEAD LOAD: 10 PSF
      3) BOTTOM CHORD LIVE LOAD: 10 PSF
      4) BOTTOM CHORD DEAD LOAD: 10 PSF

      DECK LIVE LOAD: 40 PSF
      STAIRS LIVE LOAD: 40 PSF

   B. WIND LOADS:
      1. BASIC WIND SPEED: 140 MPH (3-SECOND GUST)
      2. WIND IMPORTANCE FACTOR: Iw = 1.0
      3. BUILDING CATEGORY: II
      4. EXPOSURE D
      5. INTERNAL PRESSURE COEFFICIENTS: +/- 0.00
      6. DESIGN WIND PRESSURES (MAIN WINDFORCE RESISTING SYSTEM)
         1. HORIZONTAL: 35 PSF
         2. ROOF:
            a. TYPICAL ROOF = 14 PSF
            b. END ZONE = 22 PSF (UPLIFT)
         3. OVERHANGS:
            a. TYPICAL ROOF = 13 PSF (UPLIFT)
            b. END ZONE = 14 PSF (UPLIFT)

   C. SEISMIC LOADS:
      1. SEISMIC USE GROUPII
      2. SEISMIC IMPORTANCE FACTOR, Ie: 1.0
      3. SPECTRAL RESPONSE COEFFICIENTS:
         1. SS = 0.081
         2. S1 = 0.052
         3. SDS = 0.087
         4. SD1 = 0.083
      4. SITE CLASS: D
      5. SEISMIC DESIGN CATEGORY: A
      6. SEISMIC FORCE RESISTING SYSTEM:
         SPECIAL STEEL CONCETRICALLY BRACED FRAMES (R = 6)
      7. SEISMIC RESPONSE COEFFICIENT, Cs: 0.012
      8. DESIGN BASE SHEARV = 11 K
      9. EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION NOTES:

1. FOUNDATION FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF AS INDICATED IN THE GEOTECHNICAL REPORT FROM NOVA ENGINEERING AND ENVIRONMENTAL DATED APRIL 27, 2012.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ALLOWABLE BEARING CAPACITY OF THE SOIL PRIOR TO PLACEMENT OF THE FOUNDATIONS.

3. ALL EXISTING UTILITIES AND STRUCTURES IN THE WORK AREA SHOULD BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

CONCRETE NOTES:

1. CONCRETE STRENGTH: PROVED CONCRETE WITH THE FOLLOWING COMPRESSIVE STRENGTHS AT THE LOCATIONS NOTED. MIX DESIGN, SLUMP, AIR ENTRAINMENT, AGGREGATE SIZE, ETC. SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE ACI CODE.

LOCATION	F'C (PSI @ 28 DAYS)
FOOTINGS, FOUNDATION WALLS, SLAB-ON-GRADE & DRILLED PIERS	4,000 (NORMAL WEIGHT)

2. REINFORCING STEEL WILL MEET ASTM A615 GRADE 60 SPECIFICATIONS.

3. FABRICATE AND PLACE REINFORCING STEEL IN ACCORDANCE WITH THE CURRENT EDITION OF THE ACI PUBLICATION SP-66, ACI DETAILING MANUAL.

4. PLACE CONCRETE IN COMPLIANCE WITH ACI 304. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

5. CONCRETE COVER FOR REINFORCEMENT FOR NON-PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:

CONDITION	COVER
CAST AGAINST EARTH	3"
EXPOSED TO WEATHER	
#5 AND SMALLER	1 ½"
#6 AND LARGER	2"
SLAB-ON-GRADE	2"

6. EMBEDS: ALL ITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC. SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PLACING THE CONCRETE.

DRILLED PIER NOTES:

1. CONSTRUCT PIERS IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTIONS 455-13 THROUGH 455-24, ACI 336.1, ACI 336.3, AND ADSC SPECIFICATIONS.

2. DRILL PIER SHAFTS VERTICALLY TO DIAMETER AND DEPTH INDICATED, USING SELF CONTAINED AUGER FOUNDATION DRILLING RIG.

3. USE TEMPORARY CASINGS IF REQUIRED TO PREVENT CAVING OF SIDE WALLS AND EXCLUDE GROUND WATER. SEAT CASINGS TO WITHIN 1 FOOT OF BOTTOM OF PIER HOLE OR TO TOP OF BEARING STRATA.

4. CLEAN SHAFT AND BOTTOM OF LOOSE MATERIAL. MAINTAIN SHAFTS FREE OF WATER.

5. ALLOW INSPECTION OF SHAFTS BY TESTING LABORATORY PRIOR TO PLACEMENT OF REINFORCEMENT AND CONCRETE.

6. PLACE REINFORCING STEEL IN ACCORDANCE WITH SECTION ACI 318.

7. MAINTAIN MINIMUM 3 INCH CLEARANCE BETWEEN BOTTOM OF EXCAVATION AND REINFORCING.

8. SECURE REINFORCEMENT AND DOWELS IN PLACE, FREE OF CONTACT WITH SIDES OF EXCAVATIONS.

9. PLACE CONCRETE IN SINGLE POUR, IN ACCORDANCE WITH SECTION 03 3000 BY MEANS OF TREMIE OR COLLECTION HOPPER; PREVENT CONTACT WITH SIDES OF EXCAVATION AND REINFORCING.

10. PROGRESSIVELY RAISE TEMPORARY CASING DURING CONCRETE PLACEMENT WITHOUT ROTATION. MAINTAIN HEAD OF PLASTIC CONCRETE ABOVE BOTTOM OF CASING; DO NOT PERMIT TOP OF PIER TO DEFORM TO A MUSHROOM SHAPE DUE TO PREMATURE REMOVAL OF LINER.

11. INSTALLATION TOLERANCES:
    A. HORIZONTAL: LOCATE PIER CENTERLINE TO WITHIN 1 INCH OF LOCATION SHOWN, IN ANY DIRECTION.
    B. VERTICAL: DRILL PLUMB TO WITHIN 1 INCH IN 10 FEET OR 2 INCHES TOTAL, MEASURED AT CENTERLINE.

GENERAL NOTES:

1. TYPICAL NOTES AND DETAILS ARE PROVIDED TO COVER GENERAL CONSTRUCTION CONDITIONS. THE GENERAL CONTRACTOR SHALL FOLLOW THOSE DETAILS AND NOTES PERTAINING TO THE SPECIFIC NATURE OF THE WORK TO BE PERORMED.

2. NOTES AND DETAILS ON THESE STRUCTURAL DRAWINGS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS ARE SHOWN IN DIAGRAMMATIC FORM AND ARE NOT TO BE SCALED (SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SLOPES, FINISHES, ETC.). CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS AND SAFETY REQUIREMENTS.

3. DISCREPANCIES: THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETIAL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY.

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5. INSPECTIONS: ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO BUILDING CODE AND/OR MORE STRINGENT REQUIREMENTS OF THESE PLANS.

6. COORDINATION: REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ALL OTHER PERTINENT DRAWINGS FOR THE SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND COORDINATED BY THE CONTRACTOR.

MISCELLANEOUS:

1. NON-SHRINK GROUT FOR USE BENEATH COLUMN BASEPLATES AND BEAM BEARINGS SHALL BE PRE-MIXED, FACTORY PACKAGED, NON-GASING, NON-STAINING, NON-METALLIC MORTAR GROUTING COMPOUND, COMPLYING WITH THE REQUIREMENTS OF ASTM C1107. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI.

2. THE MATERIAL USED FOR VAPOR BARRIER BENEATH SLABS ON GRADE SHALL BE 10 MIL POLYETHYLENE SHEETS, BLACK OR CLEAR, COMPLYING WITH ASTM D-2103. ALL EDGES SHALL BE LAPPED A MINIMUM OF 6". SPECIAL CARE SHOULD BE TAKEN TO PREVENT PUNCTURING THE BARRIER DURING SLAB PLACEMENT.

3. CONSULT THE ARCHITECTURAL DRAWINGS FOR LOCATIONS, SIZES AND EXTENT OF ALL CHASES, INSERTS, RECESSES, REGELETS, FINISHES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

4. SPECIAL STRUCTURAL INSPECTIONS AND TESTS ARE REQUIRED ON THIS PROJECT AND SHALL COMPLY WITH THE FBC. THE OWNER WILL BEAR THE COSTS OF THE SPECIAL INSPECTIONS AND TESTS. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULING, AND SHALL COOPERATE FULLY WITH THE AGENDIES PERFORMING THE SPECIAL INSPECTIONS AND TESTS.

5. WELDED WIRE FABRIC IN SLABS ON GRADE AND ELEVATED SLABS SHALL BE SUPPORTED ON CHAIRS, BOLSTERS, OR OTHER APPROVED SUPPORTING DEVICES. PULLING-UP OF THE WELDED WIRE FABRIC AFTER THE CONCRETE HAS BEEN PLACED IS NOT ACCEPTABLE.

STEVE LEONARD CONSULTING ENGINEER, PLLC.
STRUCTURAL ENGINEER
5621 GLENVIEW FALLS PLACE, LOUISVILLE, KENTUCKY 40222
P: 502-523-6497 F: 502-365-2566
EMAIL: SLENGINEERING@INSIGHTBB.COM

EXPERIENTIAL RESOURCES, INC.
180 DICKENSON STREET
LAHAINA, MAUI, HAWAII 96761

FOUNDATION PLANS & DETAILS

DESTIN, FLORIDA ZIPLINE
DESTIN, OKALOOSA COUNTY, FLORIDA

DATE : 06/08/12
DRAWN BY: SL
CHECKED BY: SL
REVISIONS :

1205-22

S1.0

Blue Danube Contracting, LLC
CGC 1505051 QB60453
Design - Build - Project Management

October 19, 2012

Amusement USA, LLC
Destin, FL 32541

Attn: Mr. Christopher Cristiani

RE: Harbor Walk Village Zipline Elevator Shafts

Dear Mr. Cristiani:

Blue Danube Contracting, LLC reviewed the preliminary construction drawings of the proposed Zipline Towers to be constructed at Harbor Walk Village in Destin, Florida. The purpose of our involvement is to present you with our preliminary estimate to supply and install the following (2) two elevator shafts and elevators:

1- Design, engineer and construct a 100-foot and a 70-foot reinforced concrete shells 8" thick structure to house the elevators with two door openings above the ground level. This includes the design and construction of the elevator shaft foundation (piles and concrete cap). The elevator shaft walls and roofs and the foundations shall comply with the gravity and wind load requirements of the City of Destin and the Florida Building Code 2010.
Construction Estimate for Labor and Materials to Design and Construct the Two Elevator Shaft including the Foundation **$310,000**

2- Install Two Traction Elevators in the shafts to provide ADA Accessibility to each tower.
Construction Estimate for Labor and Materials to install Traction Elevators **$290,000**

Please note that the above estimate are for budgeting purpose only since the final design and construction plans are not available for take-off. Additional fees for Permits, Builders Risk and General Liability Insurance, and a 10% contingency funds shall also be added to the final contract.

If you have any question or require additional information, please contact me.

Sincerely,

Blue Danube Contracting, LLC

John H. Elamad, PE, CGC

4639 Gulf Starr Drive Destin, FL 32541 *Phone: 850-837-7456* *Fax: 850-654-2000*

Mobile Branch
New Equipment Sales

Elevators Escalators

KONE Inc.
5252 Halls Mill Road – Suite 2A
Mobile, AL 36619
Tel: 251-661-7522 x 105
Fax: 251-661-7516
www.kone.com
heath.phillips@kone.com

October 19, 2012

Mr. Christopher Cristiani

RE: **Harborwalk Project**
Destin, FL

KONE Inc. is pleased to provide you with our BUDGET proposal to furnish and install two (2) KONE MRL Gearless Traction Elevators for the above project. Our proposal includes all labor and material required for a complete installation as clarified herein. Our price includes tax and is valid for a period of thirty (30) days.

BUDGET: $262,000.00

(Two Hundred Sixty Three Thousand Eight Hundred Forty Dollars and 00/100.)

CLARIFICATIONS

- Payment Terms: Initial payment of 30% of the contract price will be invoiced upon award. Payment shall be remitted to KONE Inc. within 30 days of receipt of invoice. Balance of contract price to be invoiced in monthly, less 5% retainage, pay applications.
- This proposal includes 12 months of maintenance service and a 12 month manufacturer's warranty. Pricing for continuing maintenance, beyond the initial 12 months, is not included as part of this proposal but may be priced separately and added to this contract price if required.
- KONE's price includes the hoist beams for each car.
- KONE has included the code required fire status panel. Proposal price includes locating the panel in the elevator lobbies at the main floor level of the building. Pricing for remote locations has not been included.
- Wall panels for the elevators as included are #4 stainless steel.
- Grouting of entrance frames and sills is by other trades.
- Flooring in each cab is by others. KONE has included ½" clearance total in the cabs for flooring.
- Hoistways must conform to KONE standard hoistway sizes for pit depths, overhead and hoistway dimensions based on KONE shop drawings.
- Control rooms not shown on plans. Proposal is based upon control room being located adjacent to elevator shaft.

Passenger Elevators (2)

Capacity:	3,500LBS
Speed:	350 FPM
Travel:	98’ & 65’ approximate
Landings:	3
Openings:	3 front
Entrances:	3’-6” W X 7’-0”
Hoistway Size:	9’-5” x 7’-5” minimum per elevator
Pit Depth:	5’-5”
Overhead Height:	13’-7” under beam
Control Room:	Adjacent to hoistway
Maintenance Period:	12 Months after substantial completion

In order to provide you with the most comprehensive proposal, we make the following clarifications:

1. Contract terms and project schedule are to be mutually agreeable between KONE Inc. and General Contractor. (See attachment A). Initial schedule yet to be reviewed and accepted.

2. Refer to Attachment B for items to be furnished and installed by General Contractor or by other trades in order to comply with Safety Code and provide for a safe installation. This document shall be a referenced contract document.

3. In lieu additional insured, KONE will provide an Owner’s and Contractor’s Protective Liability Policy, which lists Contractor and Owner as Named Insured and will remain in effect until our work is completed and accepted by the Owner. Limits to be $2,000,000. Subcontractor agrees to name all required entities as additional insured for losses covered under its Products and Completed Operations coverage only for a period of one (1) year.

4. It is assumed that we may work between the hours of 6:00 AM and 4:30 PM, Monday-Thursday. No overtime or premium-time work has been included within our base bid. The standard wage rate is assumed.

5. On-site parking for KONE employees’ vehicles to be provided by contractor at no additional cost to KONE.

6. Our bid assumes appropriate access and secure, dry storage in an area adjacent to the elevator hoistways.

7. KONE’s proposal includes all installation labor performed during the 2013 calendar year. If labor is performed beyond December 31, 2013, the subcontract price will be adjusted for the labor rate escalation.

8. Lull, Forklift and/or crane use required for material handling and hoisting of machine room equipment to the penthouse machine rooms and shall be provided by others to KONE at no charge.

9. If KONE is required to pull off site for any reason outside of KONE's control, a re-mobilization and/or re-inspection fee of $2500 will be charged for each occurrence.

10. Temporary use is subject to the terms of the Temporary Use Agreement. For any additional time or units that require temporary use, **a $3,500 monthly fee per elevator per month** will be paid by the using agency or General Contractor. It is the responsibility of the user or General Contractor to protect the elevators, provide an operator and compensate KONE to clean down and turnover the elevator in a "like new" condition upon completion of the temporary use. **Clean up after temporary use is not included and typically costs $500 per floor**, depending upon length of use and cleanliness of site.

11. Contract terms shall be mutually agreeable and in accordance with subcontract agreement. In event of conflict, terms shall be per the AIA A201, General Conditions, 1997 Edition, which are incorporated by reference. In the event of conflict between this letter and the terms of the AIA General Conditions, this letter shall prevail.

12. The following must be completed prior to delivery of the elevator equipment:
    - Access to the building for delivery and a dry, protected storage area adjacent to the hoistway.
    - The hoistway must be clean and dry and constructed per the approved KONE layout drawings.
    - Removable, OSHA approved barricades must be provided around all hoistway openings.
    - Permanent or temporary three phase and single phase power must be available.

13. Divider beams and/or tube steel shall be provided and installed by others and shall be spaced per KONE elevator layout drawings.

14. Structural supports and pit ladders are by others.

15. Hoist beam is supplied by KONE. Installation is by others.

16. KONE includes its standard certificate of insurance with limits per the contract requirements. KONE will not list other parties as additional insured nor will it offer waiver of subrogation.

17. As clarification, neither party shall hold the other responsible for implied, actual or consequential damages. As further clarification, liquidated damages are not applicable and are not recognized as part of this project.

Thank you for the opportunity to submit our proposal for this project. We look forward to future discussions concerning our proposal. If you should have any questions, comments or concerns, please do not hesitate to call me.

Sincerely,
KONE Inc.

Heath Phillips
Sales Executive

Accepted by: _____

Printed Name: _____

Title: _____

Firm Name: _____

Date: _____

This offer, when accepted by you and countersigned by an officer of KONE Inc., will be the entire agreement of the parties. This offer, if accepted on any other form or document or if the terms are amended, shall not be binding on KONE Inc. unless countersigned in writing by an officer of KONE Inc.

Approved by – KONE Corporate Officer_____

Attachments:
Bid Attachment A – General Terms and Conditions
Bid Attachment B – Elevator Work by Others

Harbor Village Zip Line
76 Harbor Blvd., Destin, Florida

GEN2 HydroFit

Everything fits in the hoistway. **Curious?** Click a logo to learn how.

Building Location	Elevator	Budget Price
Zip Line Tower Two	**1 GEN2 Traction**	**$180,000.00**

- 89’ Rise
- 3 Stops
- 200 FPM

Building Location	Elevator	Budget Price
Zip Line Tower One	**1 GEN2 Traction**	**$160.000.00**

- 64’ Rise
- 3 Stops
- 200 FPM

Otis Elevator Company
5625 Dixie Drive, Suite 4
Pensacola FL 32503
Kent Solberg
General Manager
850-473-1244

TALENT RESTORATION & WATERPROOFING, INC.

PO BOX 5855
DESTIN, FLORIDA 32540
850-837-5262 Cell 850-502-0444
License No. CGC1510213

October 19, 2012

Mr. Christopher Cristiani
Amusement USA, LLC
Destin, Florida 32541

Re: Zipline Elevator Shafts

Dear Christopher:

You have asked me for budget figures for elevator shafts if elevators are to be installed in connection with the zipline project at HarborWalk Village in Destin, Florida.

Without seeing sealed drawings we cannot provide a firm price for this work, but I would estimate the prices would be in the approximate range as follows:

- A 65' concrete shaft and pit for a passenger elevator with ground level stop, 46' stop, and 56' stop: approximately $125,000.00 including engineering, permits, construction.

- A 98' concrete shaft and pit for a passenger elevator with ground level stop, 28' stop, and 84' stop: approximately $200,000.00 including engineering, permits, construction.

If you have any questions, please do not hesitate to contact me at 850-502-0444.

Sincerely,

Leon Talent

November 28, 2012

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Mary-Kathryn Smith
Department of Community Affairs
Codes & Standards Section
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: HarborWalk Village Zipline Amusement Ride: Application for Accessibility Waiver

Dear Ms. Smith,

I am writing to you in support of the accessibility waiver application for the HarborWalk Village Zipline Amusement Ride. Being first of its kind in the USA, the two steel towers are approximately 500 feet apart. The West tower is 65 feet tall and the East tower is 93 feet tall. The two towers are connected by a steel cable designed to zip a rider from one tower to the other, suspended in the air by the use of a two wheel detachable steel trolley and a zipline harness. See Exhibit (4). The towers are designed and engineered by Stirling & Wilbur Engineering Group of Sarasota, Florida.

Zip-lining is a physically active and demanding sport. All our customers must be able to walk and climb, they will be swinging, balancing and using their arms and legs and any number of muscles they may not regularly use. With safety in mind, individuals with serious back or neck problems, pregnant, existing or recurring injuries or joint injuries or chronic heart problems, under the influence of drugs, serious physical or mental disorders or other disabilities should use their own discretion about their capabilities to safely participate in this type of sport activity. It is strongly recommended that anyone with who has had recent surgery, especially on ankles, knees or their back, not participate in this activity. Although we will try to always make customers comfortable both physically and mentally, some degree of impact on joints or some degree of customer anxiety about zipping is unavoidable.

The HarborWalk Village Zipline Amusement Ride experience will begin by first attending an instructional demonstration by an instructor at a ground level staging area on how to put on a zipline harness, the safe use of the harness and the zipline amusement ride, how to balance, accelerate (torpedo position), decelerate (starfish position) and land. The participant then ascends to the launch platform by walking up 10 flights of stairs. Once the participant reaches the launch platform an instructor completes one more safety check and fastens the participant's harness to the zipline trolley that is parked on the steel cable. When cleared to launch the participant will lift his feet into the torpedo position, balance his body by holding onto the lanyards or the horizontal pole and launch him or herself on the zipline ride. See Exhibit (3).

The HarborWalk Village Zipline Amusement Ride is powered by gravity. If not heavy enough you will not make it all the way across and one of the guides will zip out to help you complete the trip. Too heavy and you will have a hard time stopping and your guide waiting for you on the next tower may not be able to catch you to assist you in stopping. Weight limits for the HarborWalk Village Zipline Amusement Ride will be between 50 and 275 pounds.

The participant controls the speed of the zipline ride at all times by increasing or decreasing wind resistance. Depending on weather conditions, the use of your arms and legs in the starfish position are required to increase wind resistance and maintain a certain speed when riding the zipline. See Exhibit (2). The use of your arms and legs in the torpedo position may be required to decrease the wind resistance and maintain a certain speed when riding the zipline. See Exhibit (3). At all times you are required to use your arms to hold on to the lanyards or the horizontal pole to maintain balance, keep straight ahead and prevent twisting. See Exhibit (3).

The Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes pertains to vertical accessibility within the tower, specifically; the installation of an elevator and shaft would impose a financial hardship on the project. In addition, since every disabled individual's handicap is unique to his or her disability, there is not a universal harness manufactured that will safely accommodate the participant to the zipline without risk from one tower to the other and back again. See Exhibit (1). The handicapped participant would be exposed to high risk of injury or unsafe conditions beyond the normal design and function of the typical zipline harness.

In Summary, the technical basis for our Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes is based on the fact that zipline harness manufacturers do not manufacture a universal zip line harness for the disabled that would be applicable for all handicapped or disabled individuals. The degree of a person's handicap or disability is unknown and would pose a serious challenge in a custom design and manufacturing of a zipline harness that would be safe to use for just one application. A disabled person could be exposed to a high degree of risk and unsafe conditions unless a zip line harness is custom made to suit his particular type of disability.

In addition, the cost of engineering and adding a concrete hoist-way, pit and elevator for each tower has added an increase of $340,000.00 (29%) to $600,000.00 (51%) to our original project cost of $1,172,000.00. This imposes extreme financial hardship on the project and is beyond the limits of our budget and available financing. Providing accessibility to the takeoff and landing platforms of the towers is not feasible and would incur extreme financial hardship in complying. We believe that the proposed design includes adequate accessibility and safety.

We appreciate the effort you and your staff have shown in reviewing our application for Request for Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes. We look forward meeting with you to discuss our application. If you or your staff have any questions or need additional assistance, please contact Einar Cristiani at (850) 543-4291.

Sincerely yours,

Einar Cristiani

Project Manager/Owner

JDS/ce

Enclosure

Exhibit (1)

4195 CHINO HILLS PKWY, #630, CHINO HILLS, CA 91709
PHONE: (909)393-9450 FAX: (909)606-6834 EMAIL: sales@fusionclimb.com

11/02/2012

Dear Mr. Cristiani,

Regarding harness's for the disabled:

A disabled person could be exposed to a high degree of risk and unsafe conditions unless a zip line harness is custom made to suit his particular type of disability.

Regarding zip line harnesses for the disabled, Fusion Climb does not manufacture a universal zip line harness that would be applicable for all handicapped or disabled individuals. The degree of a person's handicap is unknown and would pose a serious challenge in a custom design and manufacturing of a zip line harness that would be safe to use for just one application.

We are not aware of any manufacturer of such harnesses nor are we aware of any zip line like operations that provide handicapped accessibility.

Please contact us if we may be of further assistance.

Regards,

Fusion Climb

Exhibit (2)

Exhibit (3)

Exhibit (4)