

IPIC ENTERTAINMENT

Issue: Vertical accessibility to all rows of seats a 10 screen stadium seat theater in a family entertainment center.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a 10 screen stadium seat movie theater. The project is an existing 75,000 square foot retail space that will also include dining and bowling facilities as well as the theaters. The project will cost \$6,000,000 and the applicant indicated it would cost an additional \$919,160 to provide lifts to each row. The theaters range from 46 to 195 seats and the appropriate number of wheelchair seating locations with companion seats have been provided.

Project Progress:

The project is under design.

Items to be Waived:

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

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

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

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

This application is available in alternate formats upon request.

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

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

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

Name: IPic Entertainment

Address: 560 Riverside Drive, Coral Springs, Florida 33065

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: TK Architects c/o Jack Muffoletto

Applicant's Address: 106 W. 11th Street, Suite 1900 Kansas City, MO 64105

Applicant's Telephone: 816-842-7552 FAX: 816-842-1302

Applicant's E-mail Address: jmuffoletto@tkarch.com

Relationship to Owner: Architect of Record

Owner's Name: Woolbright Coral Springs II LLC

Owner's Address: 3200 North Military Trail, 4th Floor, Boca Raton, Florida 33431

Owner's Telephone: 561-989-2240 FAX 561-988-2178

Owner's E-mail Address: jmorell@woolbright.net

Woolbright Coral Springs II LLC, a Florida limited liability company
By: Woolbright Coral Springs II Member LLC, A Florida limited liability company, its Sole Member

Signature of Owner: 
Jorge Morell, Vice President

Contact Person: Jack Williams, Vice President of Development

Contact Person's Telephone: 954-401-8437 E-mail Address: jwilliams@woolbright.net

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

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

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

Adaptive reuse of existing +/- 73,000 SF ground floor retail space for a family entertainment facility to include dining, bowling and movies

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

\$6,000,000.00

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

Under Design

Under Construction* In Plan Review Completed*

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

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

Issue

1: 553.509, FLA Stat. (2004) which states the owner shall provide vertical accessibility to all levels above grade and below the occupiable grade level.

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.

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

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

Please refer to attached letter.

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

_____.

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

a. Please refer to attached letter and attached pricing data.

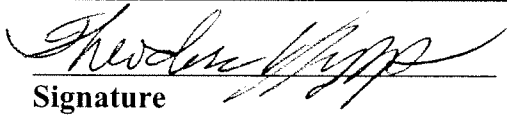
b. _____

c. _____

_____.

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

Please refer to attached letter.



Signature

THEODORE KNAPP

Printed Name

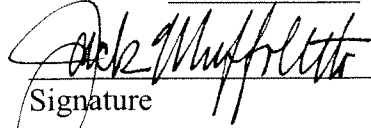
Phone number 816 942 7552

(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 25th day of June, 2009



Signature

Jack Muffoletto

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. 553.509, FLA Stat. (2004) which states the owner shall provide vertical accessibility to all levels above grade and below the occupiable grade level.

b. _____

c. _____

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

Yes No Cost of Construction _____

Comments/Recommendation _____

Jurisdiction _____

Building Official or Designee _____

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____



106 W. 11TH STREET SUITE 1900
 KANSAS CITY, MO 64105
 P. 816.842.7552 F. 816.842.1302

AA 000 2411

June 23, 2009

Request for Waiver Form
 Accessibility Requirements
 of Chapter 553, Part V
 Florida Statutes

Re: IPic Entertainment
 Coral Springs, FL
 TKA – 09028.00/113

Item 8 from the Request for Waiver Application
Reason for Waiver Request

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

The IPic Entertainment facility is an adaptive reuse project of existing tenant retail space to include a 10 screen stadium seating movie theatre within it. Stadium seating is the industry standard and allows for unobstructed patron viewing of movies. Stadium seating is the issue for consideration of the Accessibility Waiver.

Each of the 10 auditoriums are comprised of tiered seating platforms of varying elevations ranging from 18" to 6" in difference between adjacent platforms. Wheelchair accessible seating locations are designed in accessible viewing locations in each auditorium with companion seating, and designed to maximize the view angle to the top of the screen to be 30° or less. Additional ambulatory accessible seating is accommodated by providing lift up arms on aisle seats. To design this theatre to provide wheelchair accessibility to every row of stadium seating will cause extreme hardship to the Owner as follows:

I (88) chair lifts would be required to access every row of seating:

| | | |
|---------------------------------------|--------------------|----------|
| <u>Vertical Platform Lift Pricing</u> | | |
| Thyssen Krupp Access. | Porch Lift Model S | \$ 8,000 |
| Planet Mobility | Verti Lift | \$ 9,671 |
| Adoptive Engineering | # Mobilift CX | \$10,499 |

We have chosen the mid-range priced lift.

Per RS Means Construction Cost Data 2006, add 8% of the material cost for installation.
 Therefore, (1) Lift, furnished and installed: $\$9,671 + \$774 = \$10,445$
 (88) Lifts furnished and installed: $\$10,445 \times 88 = \$919,160$ additional cost.

- II To design the physical space required for each lift, and access on each side of the lift, we have calculated that approximately 34 additional square feet per lift must be added to the building footprint.
 Therefore: $34 \text{ SF} \times 88 \text{ lifts} = 2,992$ additional SF.
 The preliminary building cost estimate is \$110/SF.
 Therefore: $2,992 \text{ SF} \times \$110/\text{SF} = \$329,120$ additional cost.

III Each row of seating itself, accessed by the lift, must have an accessible route to the wheelchair accessible seating location. Each wheelchair accessible seating location must have minimum clear floor space for a 60" turning diameter or 36" for a "T"-shaped turn. Throughout the 88 affected rows in the movie theatre, there would be roughly an additional 10,500 SF needed to be added to the building footprint.

The preliminary building cost estimate is \$110/SF.
Therefore: 10,500 SF x \$110/SF = \$1,155,000 additional cost.

IV In Summary:
Additional building costs for vertical accessibility:

| | |
|--|---------------------|
| Platform Lifts (88) Material & Labor | \$ 919,160 |
| Platform Lift SF Additional 2,992 SF | \$ 329,120 |
| Accessible Seating Rows (88) Additional 10,500 SF | \$ 924,000 |
| <u>Total Financial Hardship:</u> | <u>\$ 2,172,280</u> |

Compared to the original building cost estimate:
73,000 SF x \$110/SF = \$ 8,030,000
New Total: \$10,202,280
Or about a 25% cost increase.

It is not practical to provide vertical accessibility to each level of stadium seating, due to the high cost of providing multiple lifts and due to requirements of ADA Section 4.33.3 which states that the seating shall adjoin an accessible route that also serves as a means of egress in case of emergency.

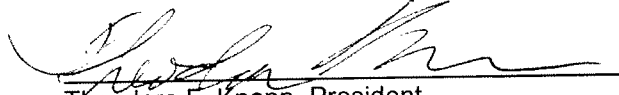
As it is not practical to achieve this in a stadium seating-style movie theatre, we have provided a solution:

- 1) To meet the required quantities of disabled seating locations.
- 2) To include a companion seat for each disabled seating location.
- 3) And provide a maximum view angle to the top of the screen to be 30° or less. The 30° view angle situates the disabled seating locations at or about in the center of the auditorium achieving comparable sight lines for patrons.

Prepared by,



Jack Muffoletto, Principal
TK Architects
Applicant



Theodore F. Knapp, President
TK Architects
Design Professional

JM/jl



106 W. 11TH STREET SUITE 1900
KANSAS CITY, MO 64105
P. 816.842.7552 F. 816.842.1302

AA 000 2411

June 23, 2009

Mary Kathryn Smith
Department of Community Affairs
Florida Building Division
Codes & Standards Section
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100
850-410-2598

Re: August 10, 2009 Waiver Application Agenda Item
IPic Entertainment Facility 10 screen Movie Theatre Component
Coral Springs, FL
TKA – 09028.00/113

Dear Mary Kathryn:

Please find enclosed the documents for our submission for waiver on the IPic Entertainment Facility at The Plaza at Coral Springs II.

- Application.
- Letter of explanation of hardship as attachment to Application.
- 24" X 36" Site Plan, Sheet A01.
- 24" X 36" Overall Ground Floor Plan and Mezzanine Plan, Sheet A02.
- 8 ½ x 11 Plans & Sections of the (10) different auditoriums layouts, Sheets AC1 through AC21.
- Disk with pdfs of the above

I have signed the Application as the applicant and will be attending the hearing to represent our office.

You will note that our Review and Recommendation by Local Building Department is incomplete. We have spoken with Building Official Tom Schubert and have sent drawings and documentation. Tom prefers to give his review comments and recommendations upon Building Plan review and the Permit documents. We trust that we can defer the Review and Recommendation document.

Please let us know if you need any further information at this time. Thanks for your help with this submission.

Sincerely,

TK ARCHITECTS, INC.

A handwritten signature in black ink that reads 'Jack Muffoletto'. The signature is written in a cursive, flowing style.

Jack Muffoletto, AIA
Principal

JM/jl

cc: Amy Gilbertson



Jack Muffoletto
<jmuffoletto@tkarch.com>
07/23/2009 02:20 PM

To: "Mary-Kathryn.Smith@dca.state.fl.us"
<Mary-Kathryn.Smith@dca.state.fl.us>
cc
bcc
Subject: RE: Waiver Application

Hi Mary-Kathryn,
Yes I will be in Melbourne.

The theatre portion of the project is about 35,000 square feet. At the anticipated \$110/SF for the build out, the construction cost is \$3,850,000. The financial hardship to make each row of raised seating accessible has been calculated at \$2,172,280. The new construction total for the theatre only would be \$6,022,280. Or about a 55% cost increase.

Thanks for pointing that out. The waiver request is for the theatre. If you need this in a more formal fashion than an email let me know.

Jack Muffoletto | Principal | TK Architects inc. | P: 816.842.7552 231 | F: 816.842.1302 |
jmuffoletto@tkarch.com |

From: Mary-Kathryn.Smith@dca.state.fl.us [mailto:Mary-Kathryn.Smith@dca.state.fl.us]
Sent: Thursday, July 23, 2009 12:37 PM
To: Jack Muffoletto
Subject: Waiver Application

Hi, Jack. To me, it would be clearly disproportionate to provide lifts to all the rows of seats, but just to make certain all the bases are covered, can you break out the cost of the theaters only from the overall project budget? We have some relatively inexperienced new Council members and I am trying to anticipate any issues they may have.

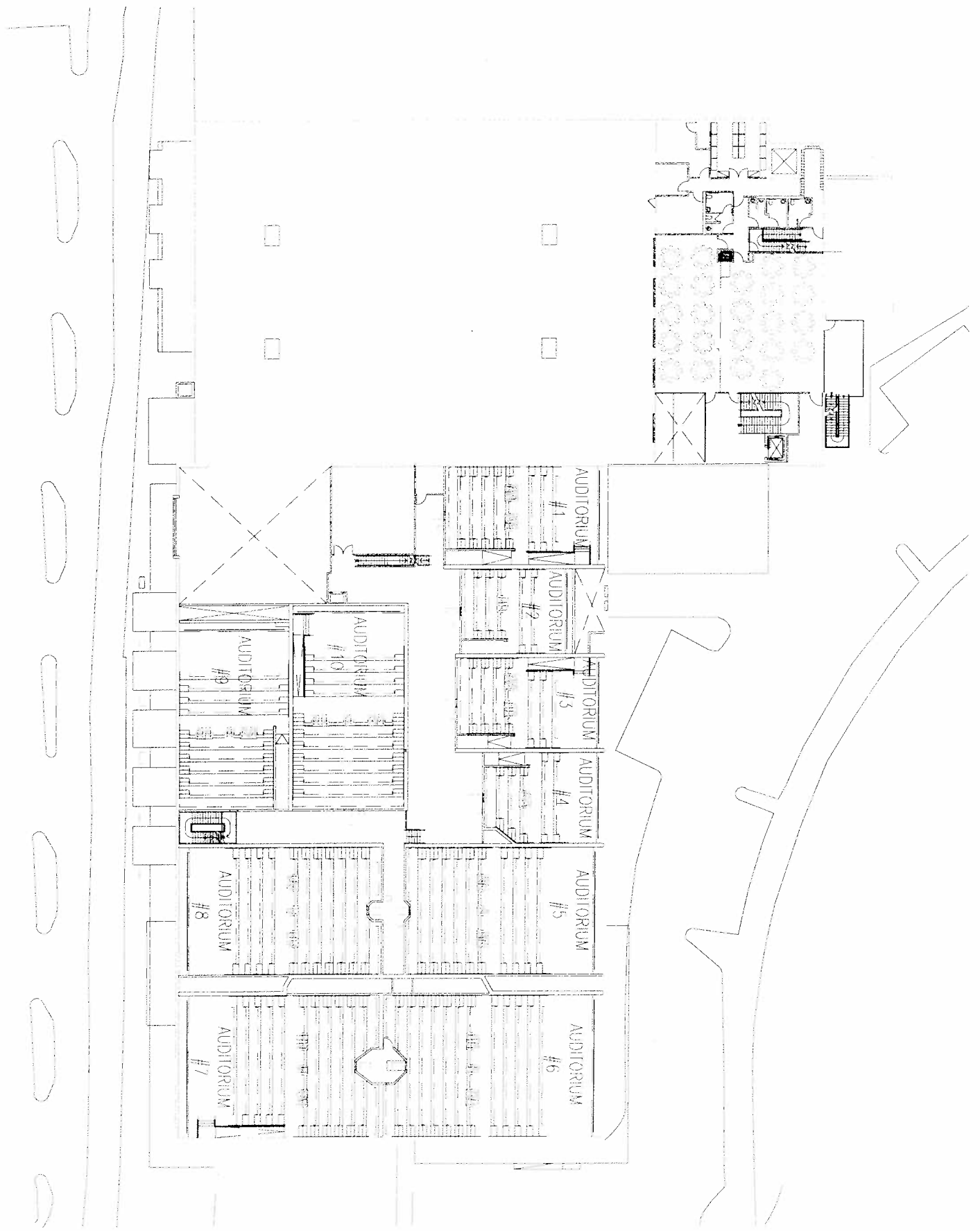
Will I see you in Melbourne? The beach there is beautiful and it's not wall to wall condos thanks to it being a sea turtle nesting area. MK

The Department of Community Affairs is committed to maintaining the highest levels of service and values your feedback. Please take a few moments to complete our Customer Service Survey by visiting <http://www.dca.state.fl.us/CustomerServiceSurvey/>. Thank you in advance for letting us know what you think.

The Florida Discount Drug Card is designed to lower the cost of prescriptions for certain Florida residents. To learn more, visit <http://www.FloridaDiscountDrugCard.com> or call toll-free 1-866-341-8894 or TTY 1-866-763-9630.

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

OVERALL SITE PLAN



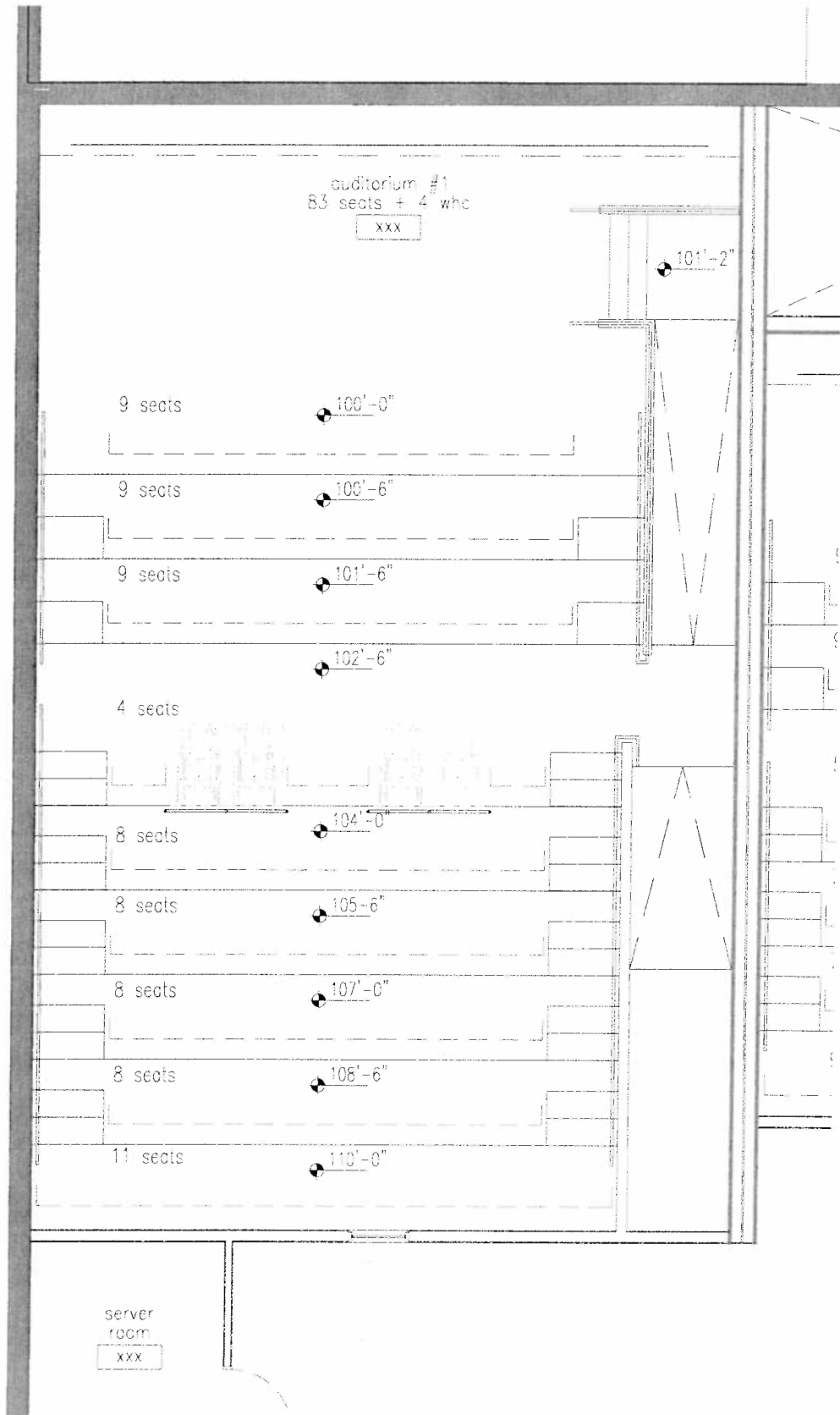
108 West 11th Street, Suite 1500
 Corvallis, OR 97330
 Phone: 503 842 7000 Fax: 503 842 1300

Ipic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIIC ENTERTAINMENT

DATE 06.24.2009
 PROJ. No. C9028.00

OVERALL
 SHEET No. AC-1
 REFERENCE: */AC-1

ENLARGED AUD. #1 PLAN



106 West 11th, Suite 1900
Kissimmee City, MO 64106, USA
Tel: 816-842-7707 Fax: 1-816-842-1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

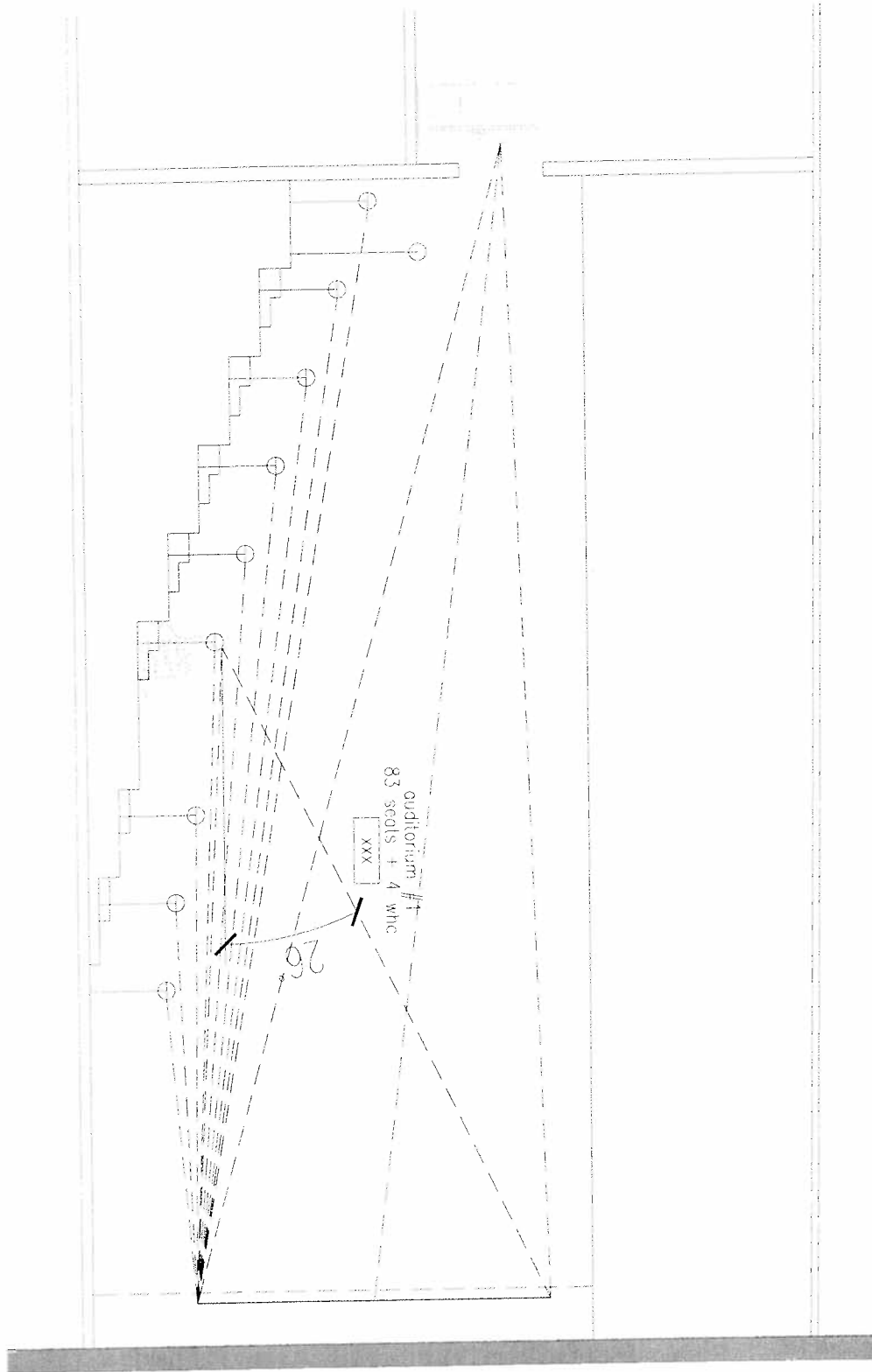
DATE 08.24.2009
PROJ. No. 09028.00

AUD. 1

SHEET No. AC-2

REFERENCE: 1/AC-2

ENLARGED AUD. #1 SECTION



106 West 11th Street, Suite 1900
Kansas City, MO 64105 USA
T 816 842 7000 Fax T 816 842 1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

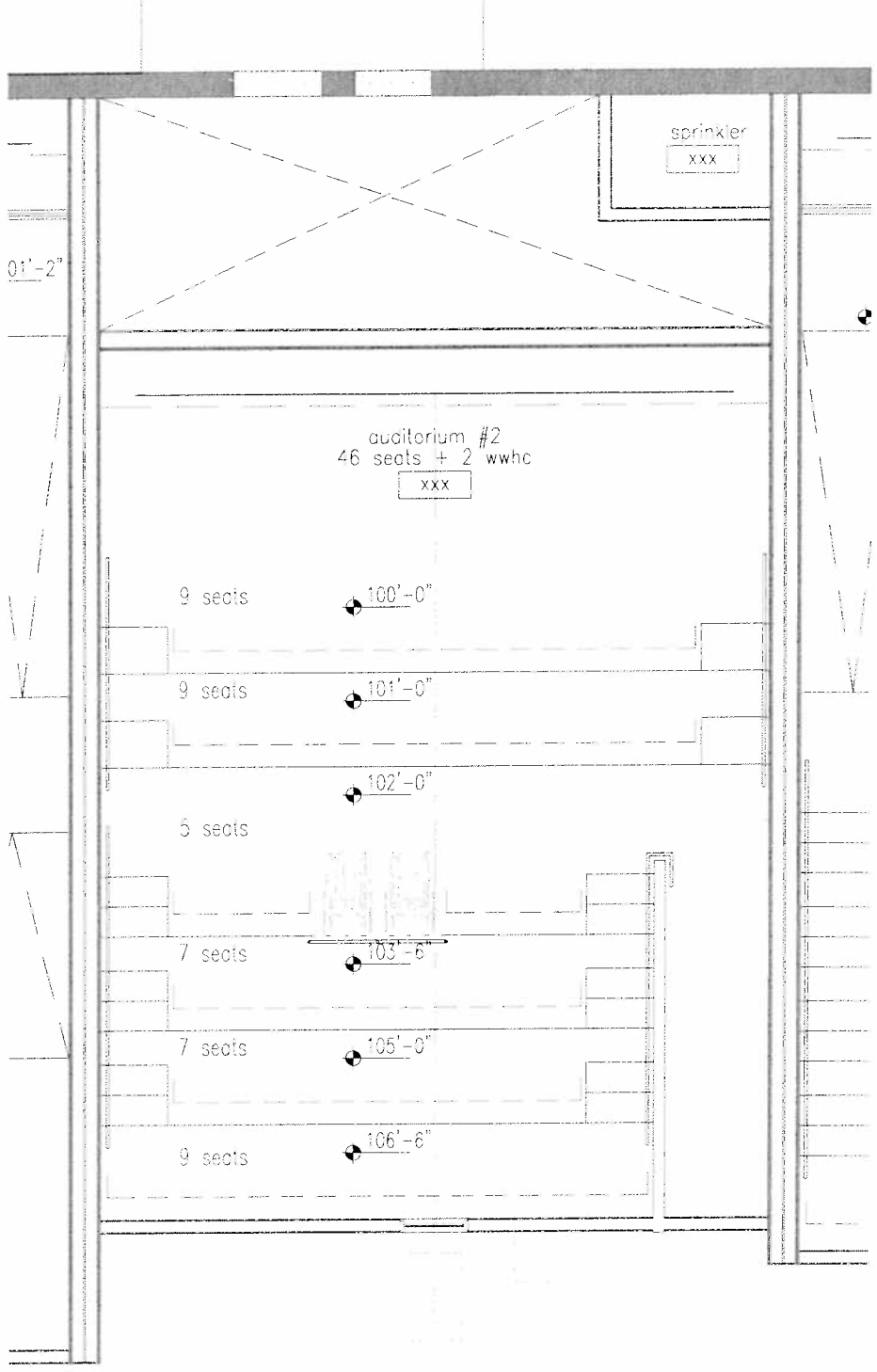
DATE 06.24.2009
PROJ. No 09028 00

AUD. 1

SHEET No. AC-3

REFERENCE: 1/AC-3

ENLARGED AUD. #2 PLAN



105 West 11th, Suite 1800
 Kansas City, MO 64105 USA
 Tel: 816 842 7352 Fax: 816 842 1302

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

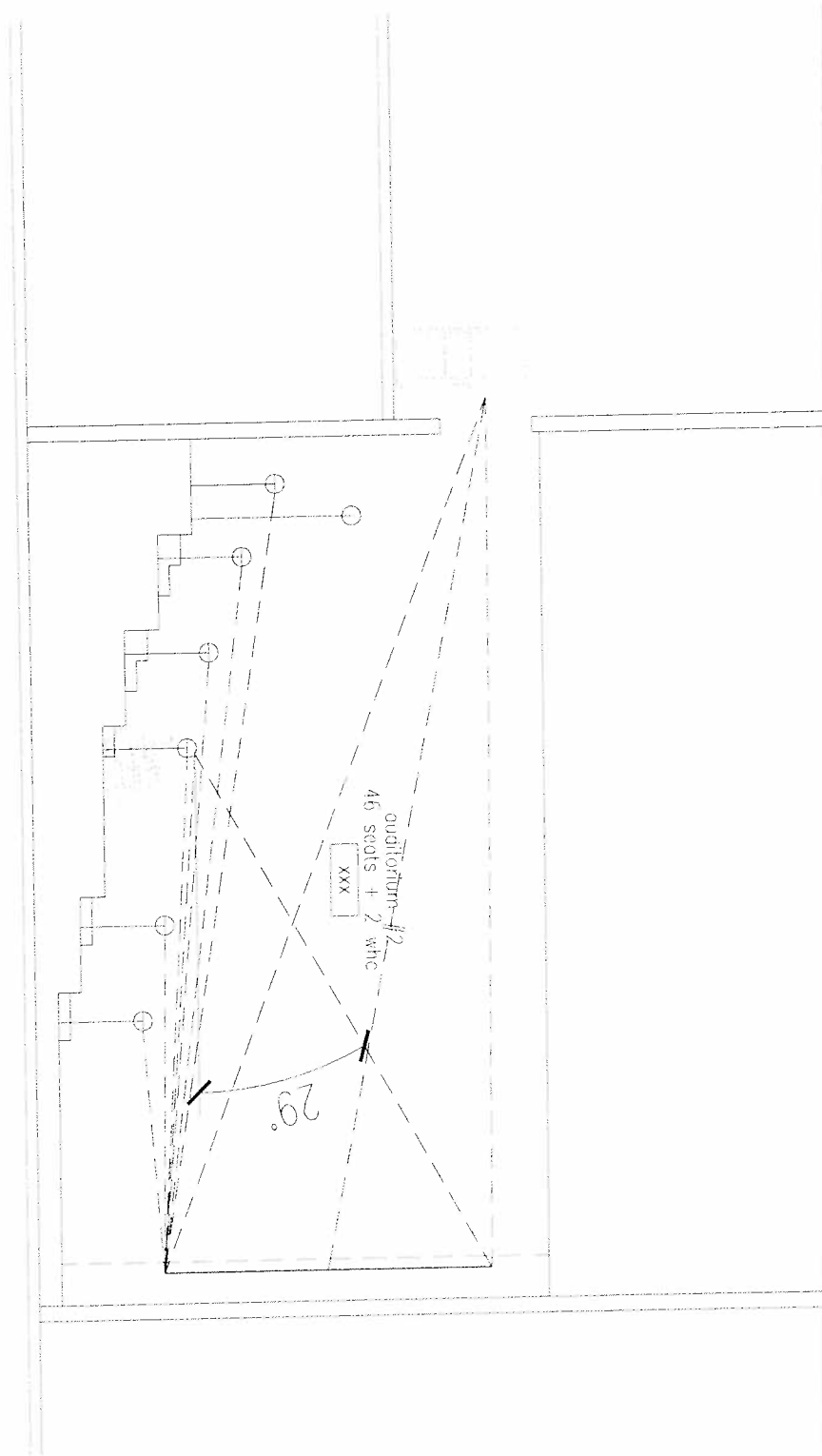
DATE 06.24.2009
 PROJ No. 09028.00

AUD. 2

SHEET No. AC-4

REFERENCE: /AC-4

ENLARGED AUD. #2 SECTION



100 West 11th
Kansas City, Mo
1-816-842-7222 fax 1-816-842-1302

52nd 1900
64105-1398

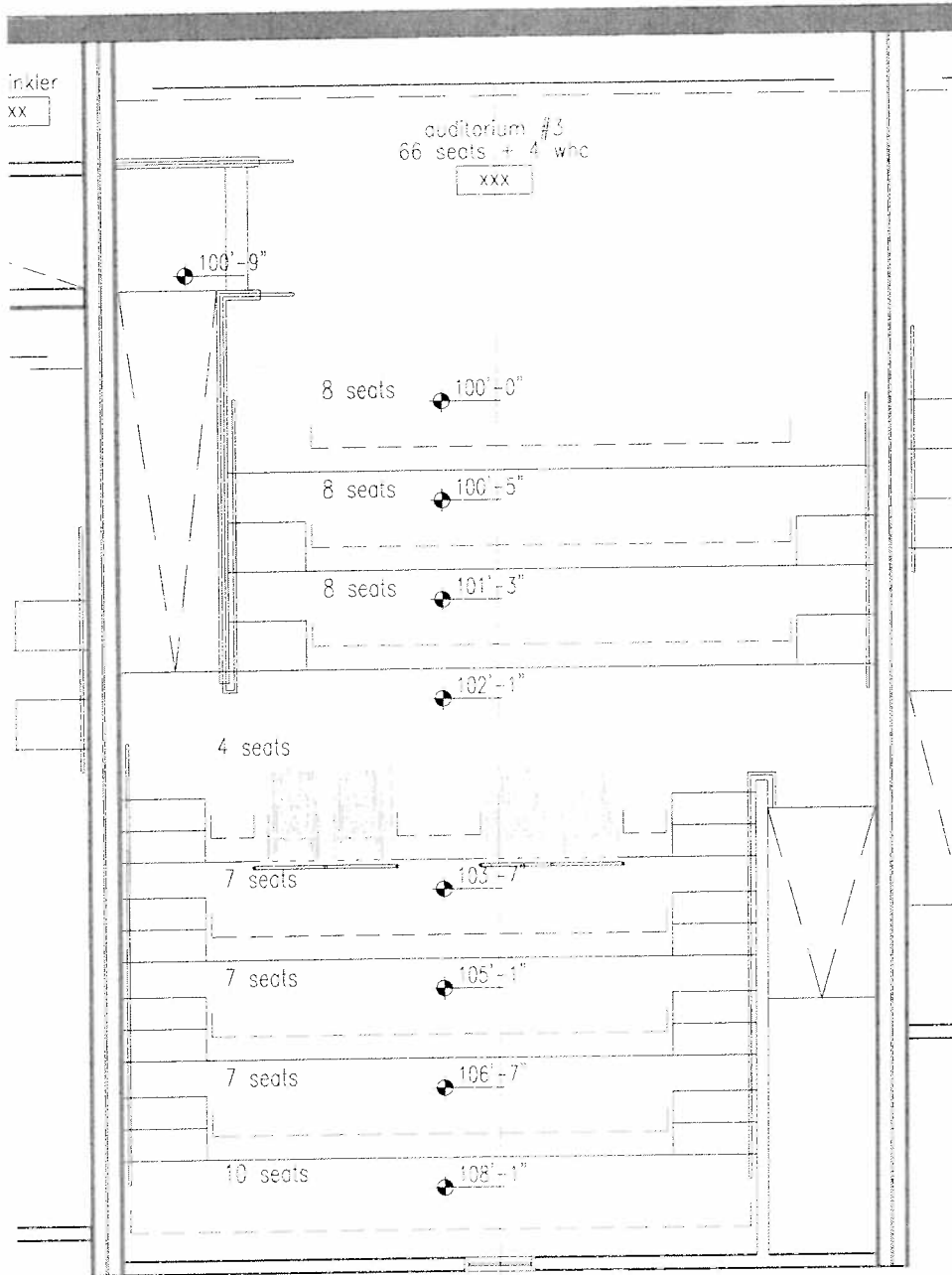
IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

DATE 06.24.2009
PROJ. No. 09028.00

AUD. 2

S-55' vs AC-5

REFERENCE: 1/AC-5



ENLARGED AUD. #3 PLAN



106 West 11th Suite 1900
Kansas City, MO 64105, USA
1 816 842 7002 Fax 1 816 842 1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

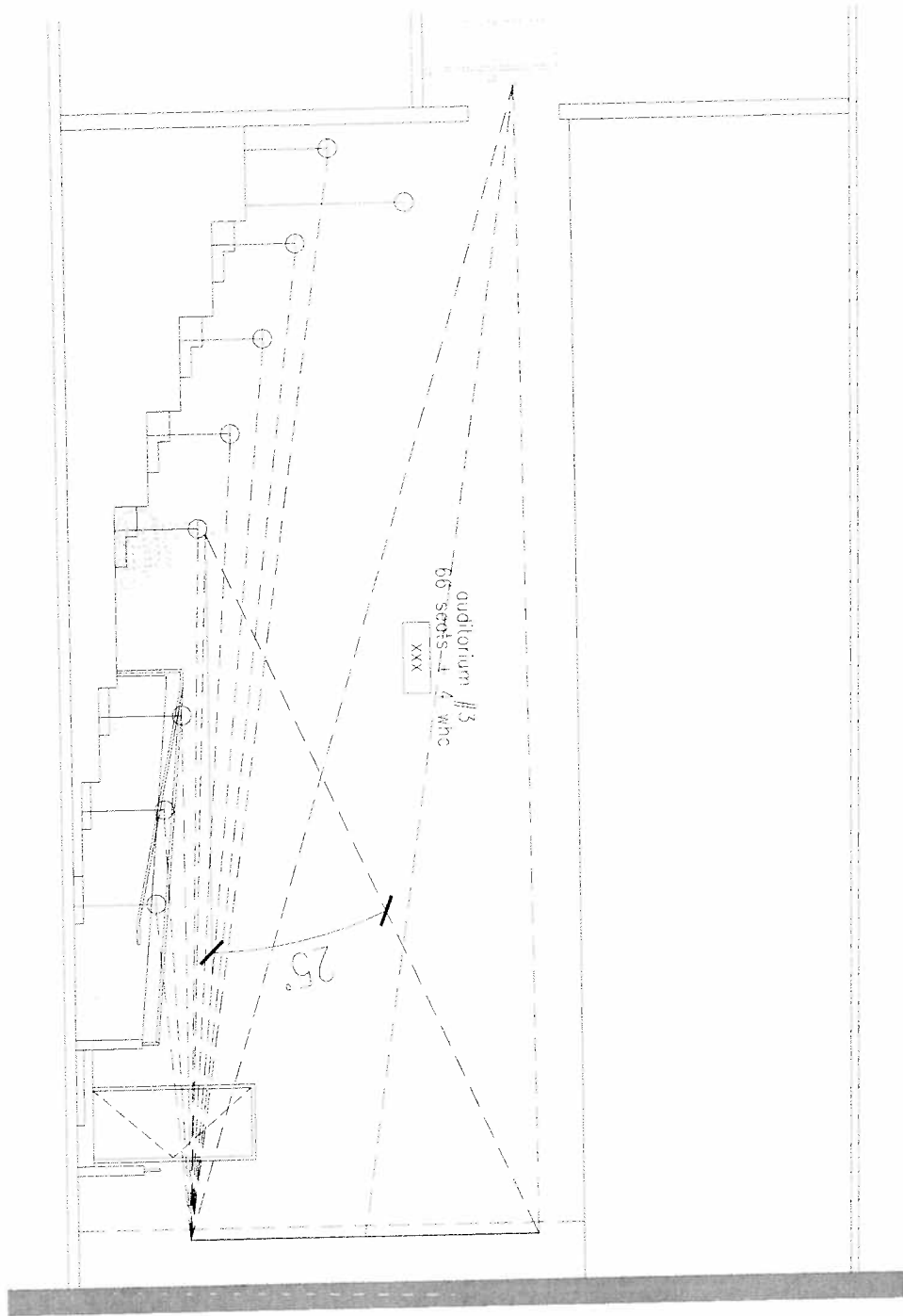
DATE 06.24.2009
PROJ. No. 09028.00

AUD. 3

SHEET No. AC-6

REFERENCE: 1/AC-6

ENLARGED AUD. #3 SECTION



108 West 11th Street, Suite 1900
Kansas City, MO 64105 USA
1-816-442-7002 Fax 1-816-442-1309

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
PIC ENTERTAINMENT

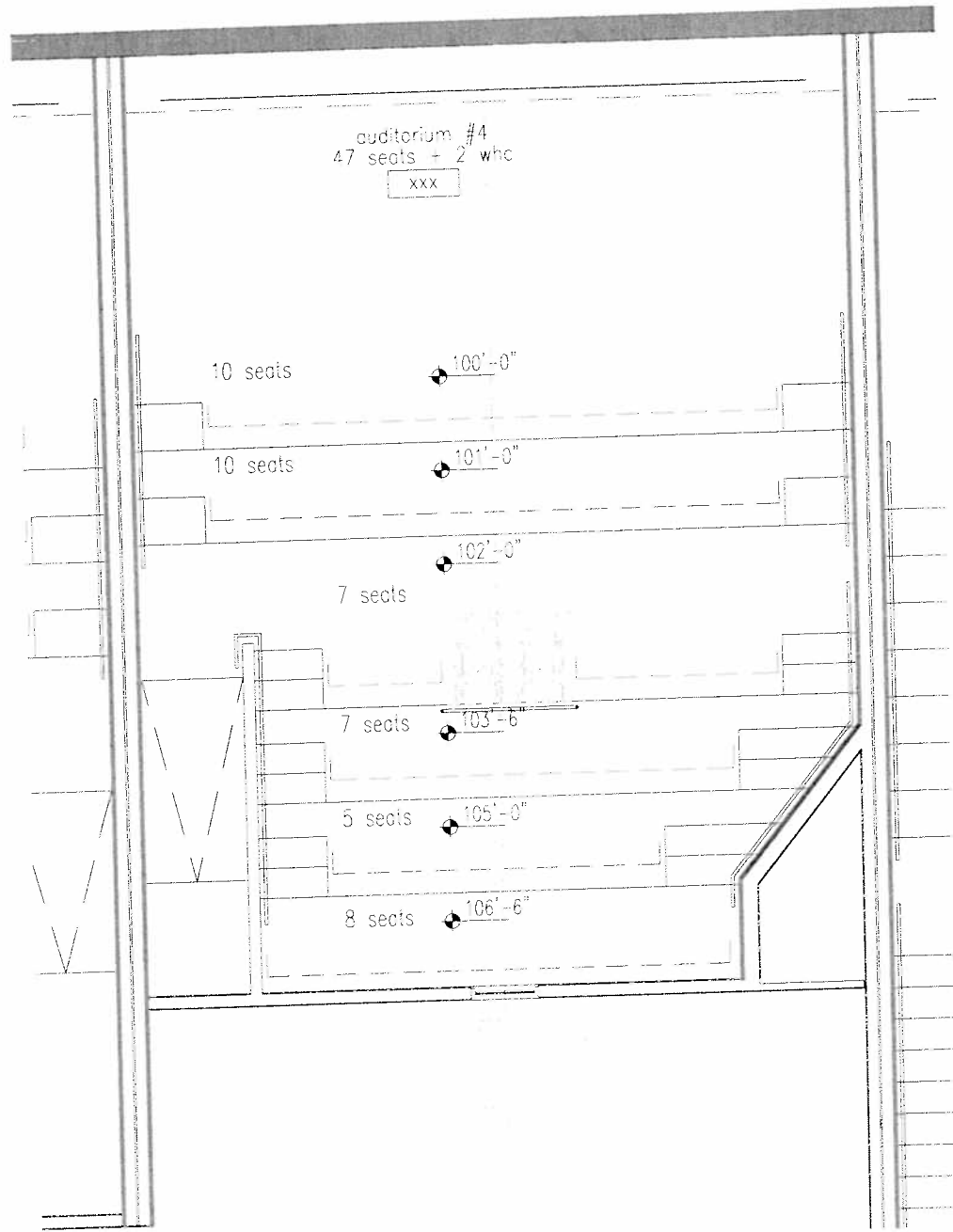
DATE 06.24.2009
PROJ. No. 09028.00

AUD. 3

SHEET No. AC 7

REFERENCE: 1/AC 7

ENLARGED AUD. #4 PLAN



106 West 11th Street, Suite 1900
 Kansas City, MO 64105, USA
 T: 816 442 7552 Fax: 1 816 442 1302

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

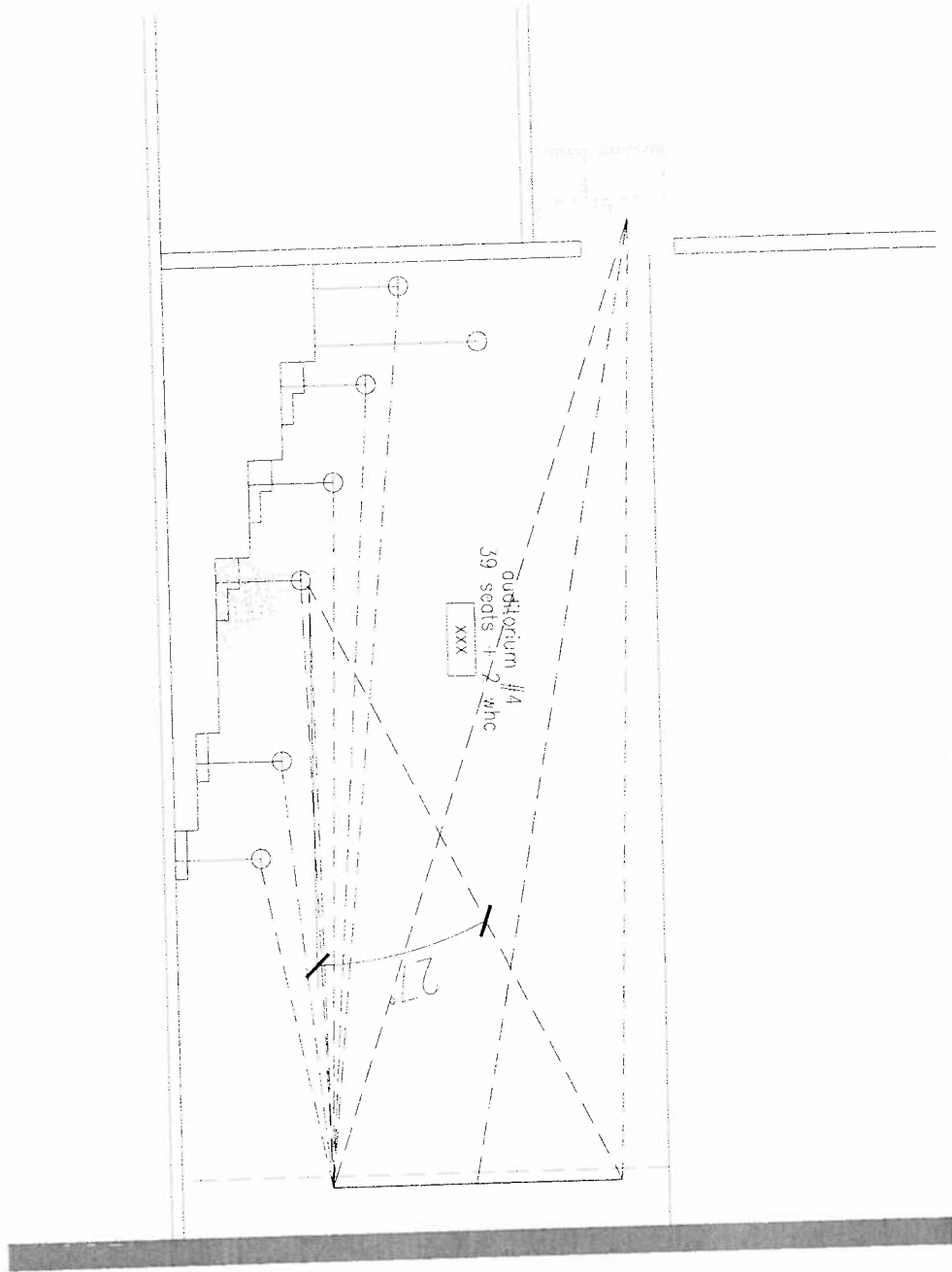
DATE 06.24.2009
 PROJ. No 09028 00

AUD. 4

SHEET No. AC-8

REFERENCE: 1/AC-8

ENLARGED AUD. #4 SECTION



106 West 11th Suite 1900
 Kansas City, MO 64105, USA
 T: 816 542 2002 F: 816 542 1402

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 I-P-C ENTERTAINMENT

DATE 06.24.2009
 PROJ. No 09028.00

AUD. 4

SHEET No. AC-9

REFERENCE: 1/AC-9

auditorium #5
151 seats + 5 whc

XXX

14 seats

100'-0"

14 seats

100'-10"

14 seats

101'-8"

14 seats

102'-6"

103'-4"

8 seats

14 seats

104'-10"

14 seats

106'-4"

14 seats

107'-10"

109'-4"

110'-10"

112'-4"

119'-0"

ENLARGED AUD. #5 PLAN

TK
ARCHITECTS INC.

100 West 11th Street, Suite 1900
Arling, D.C. 20045 USA
Tel: 202 542 7052 Fax: 202 542 1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

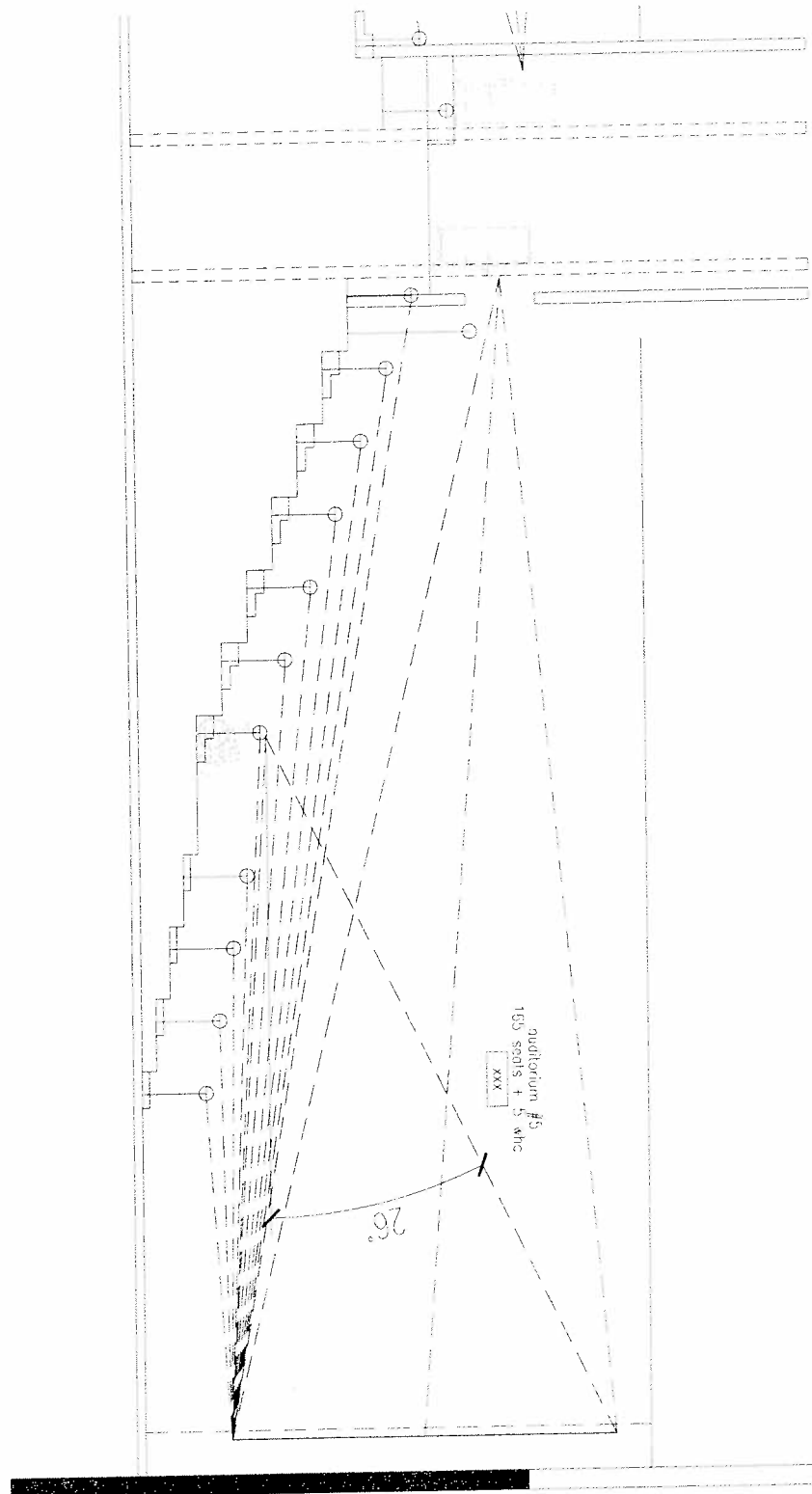
DATE 06.24.2009
PROJ. No. 09028 00

AUD. 5

SHEET No. AC 10

REFERENCE: 1/AC 10

ENLARGED AUD. #5 SECTION



108 West 11th Street, Suite 1900
 Kansas City, MO 64105 USA
 T 816 842 7552 Fax T 816 842 7502

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

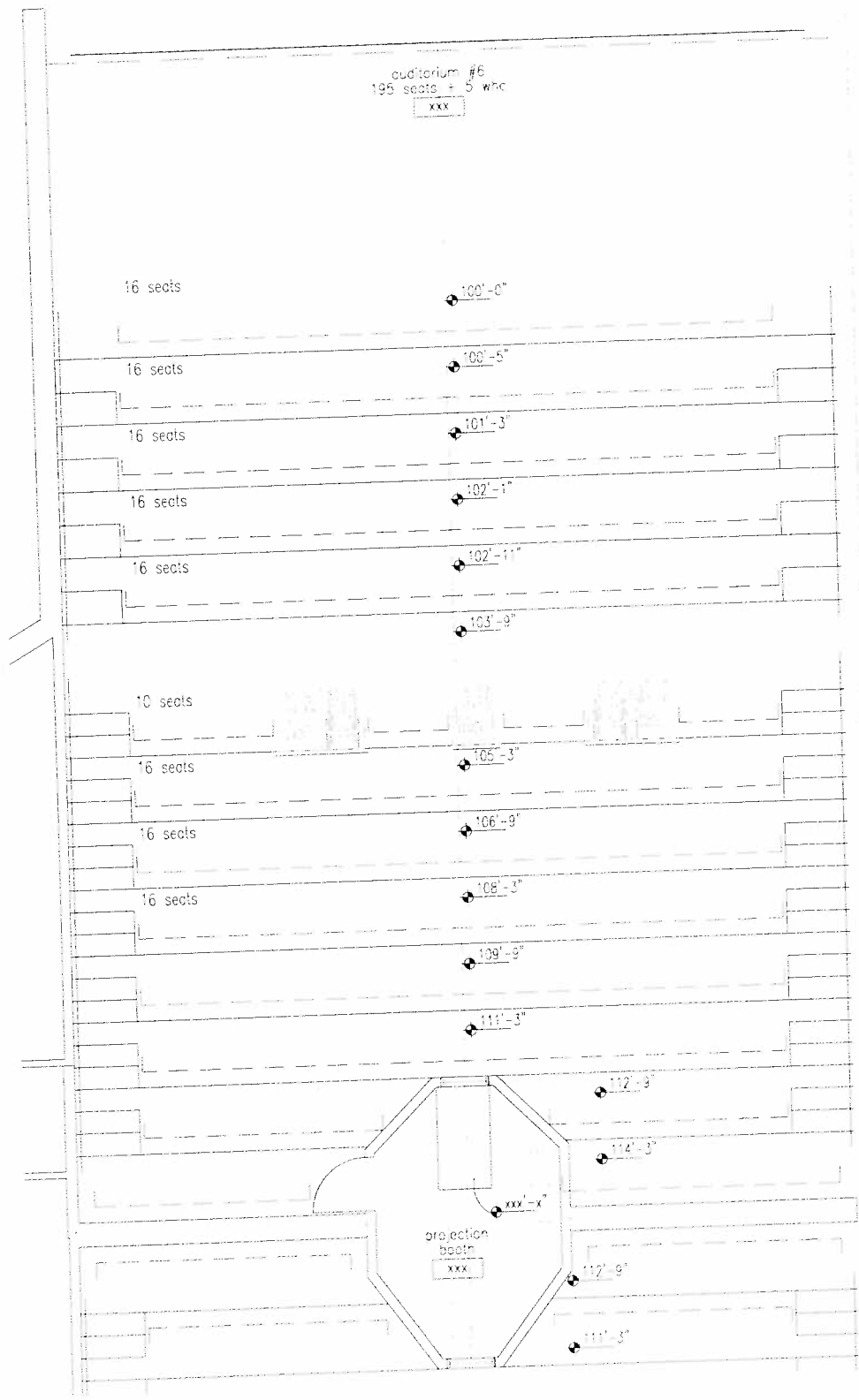
DATE 06.24.2009
 PROJ. No. 09028.00

AUD. 5

SHEET No. AC-1*

REFERENCE 1/AC-1*

ENLARGED AUD. #6 PLAN



106 West 31th
Kansas City, MO
816 842 7552 Fax 816 842 1309

Suite 1800
6410a JSA
816 842 7552

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

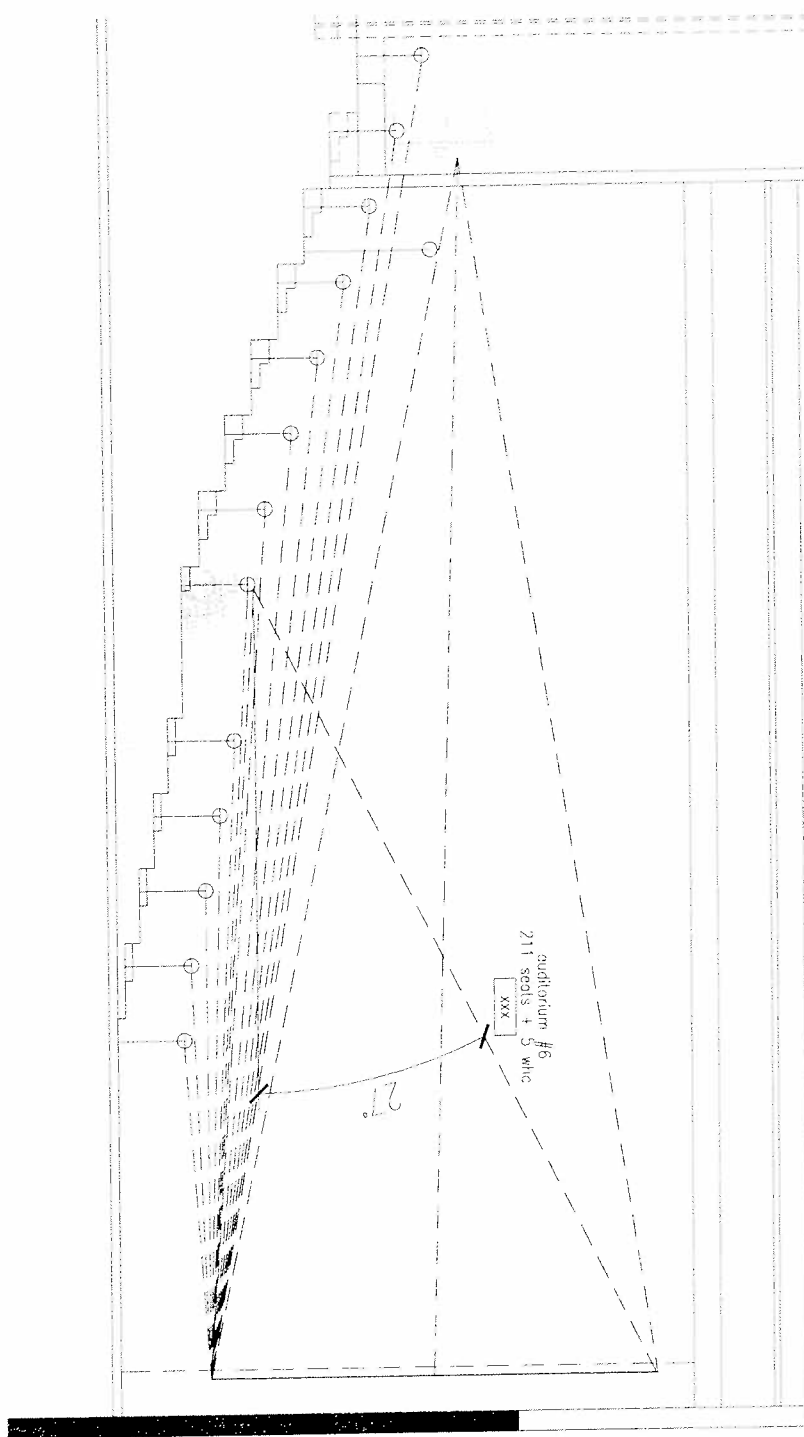
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AUD.6

SHEET No.AC 12

REFERENCE 1/AC 12

ENLARGED AUD. #6 SECTION



100 West 11th Suite 1800
 Kansas City, MO 64105 USA
 T 816 842 7550 Fax 1 816 842 1302

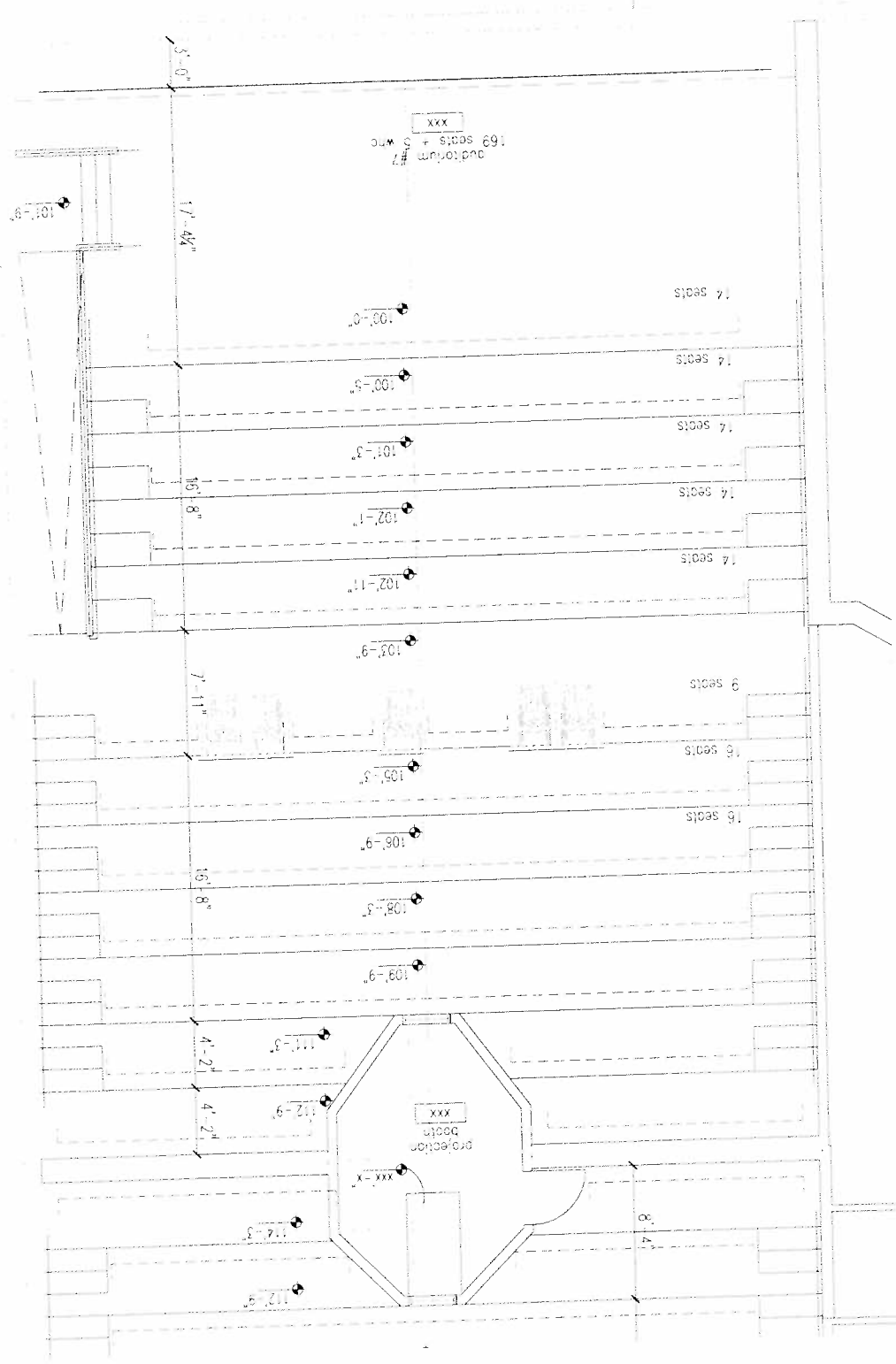
IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

DATE 06.24.2009
 PROJ. No. 09028.00

AUD.6

SHEET No.AC-13

REFERENCE: 1/AC-13



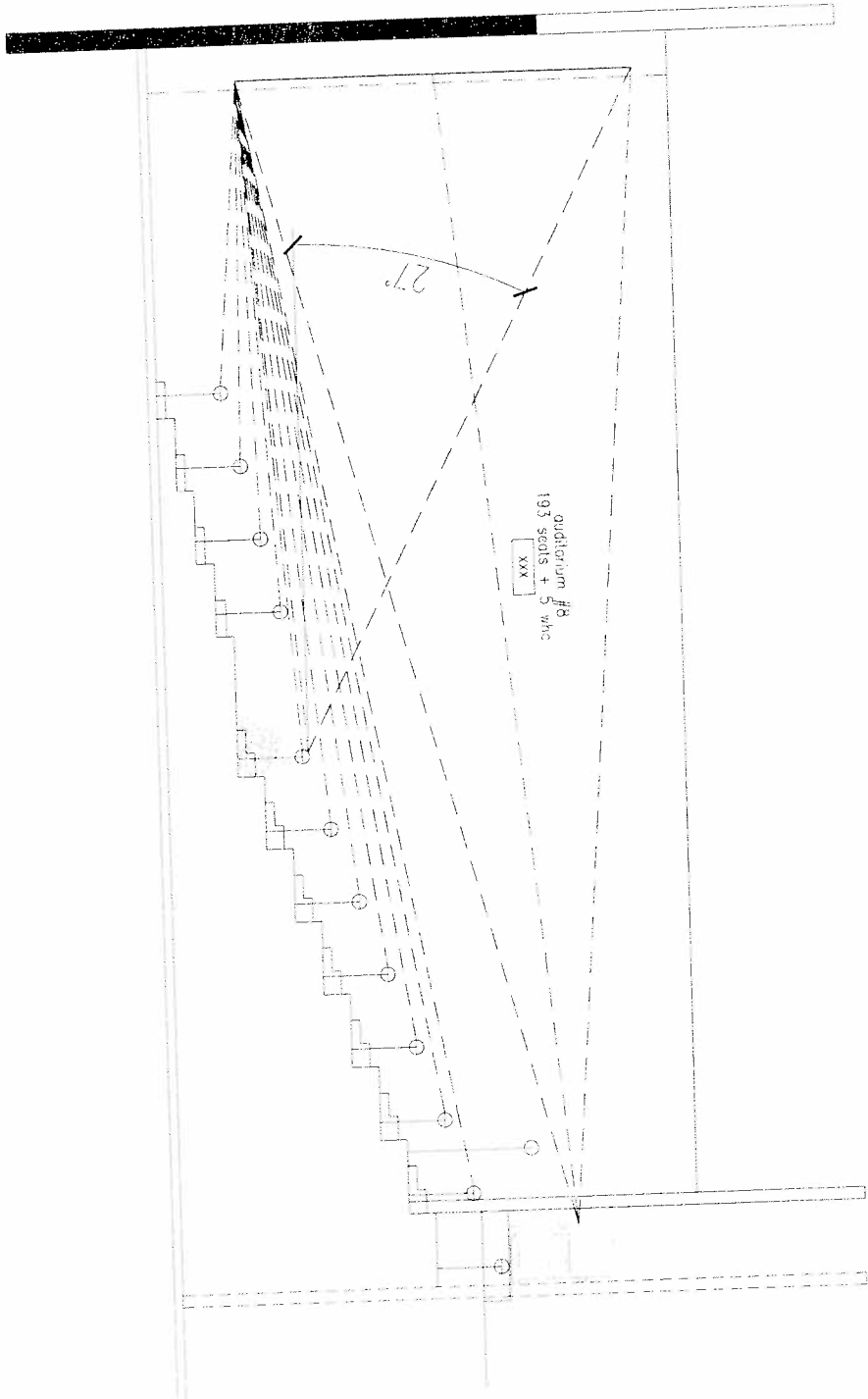
ENLARGED AUD. #7 PLAN

TK ARCHITECTS INC.
 TK
 100 West 11th
 Kansas City, MO 64105 USA
 T 816 542 7532 Fax F 816 542 7502

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

DATE 06.24.2009
 PROJ. No 09028.00
AUD. 7
 SHEET No AC-14
 REFERENCE 1/AC-14

ENLARGED AUD. #7 SECTION



TK
ARCHITECTS INC.

106 West 11th
Kansas City, MO
816 442 1502 Fax 816 442 1502

Pic Coral Springs 10
BROWARD COUNTY, FLORIDA
P.C. ENTERTAINMENT

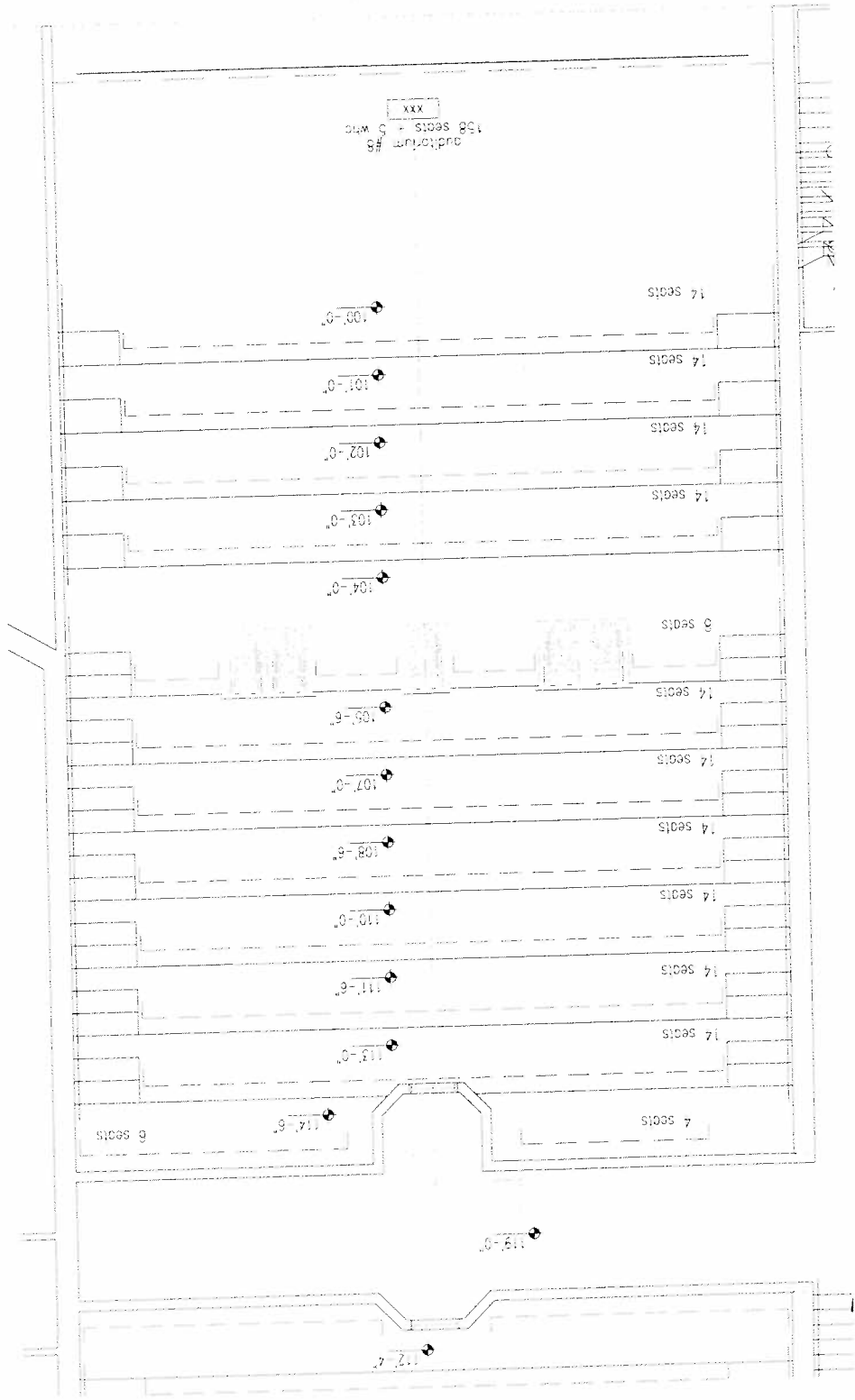
DATE 06.24.2009
PRJ. No 09028.00

AUD. 7

SHEET No AC-15

REFERENCE: 1/AC-15

ENLARGED AUD. #8 PLAN

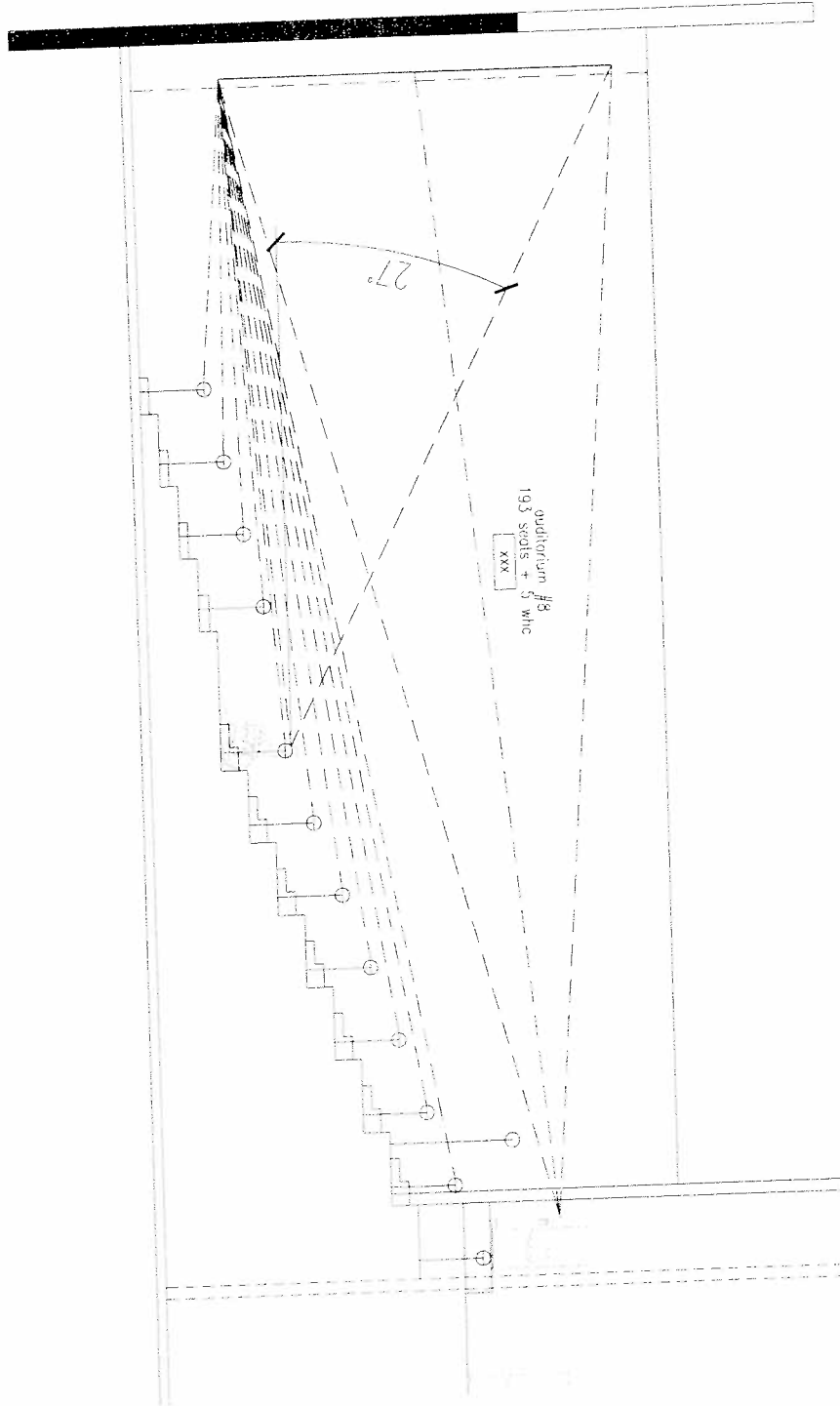


100 West 11th Suite 1800
 Kansas City, MO 64102 USA
 T 816 842 2502 Fax T 816 842 1002

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

DATE 06.24.2009
 PROJ. No 09028.00
AUD. 8
 SHEET No. AC-16
 REFERENCE: /AC-16

ENLARGED AUD. #8 SECTION



106 West 21st Street, Suite 1800
 Kansas City, MO 64105 USA
 Tel: 816 442 7002 Fax: 816 442 1302

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 P.C. ENTERTAINMENT

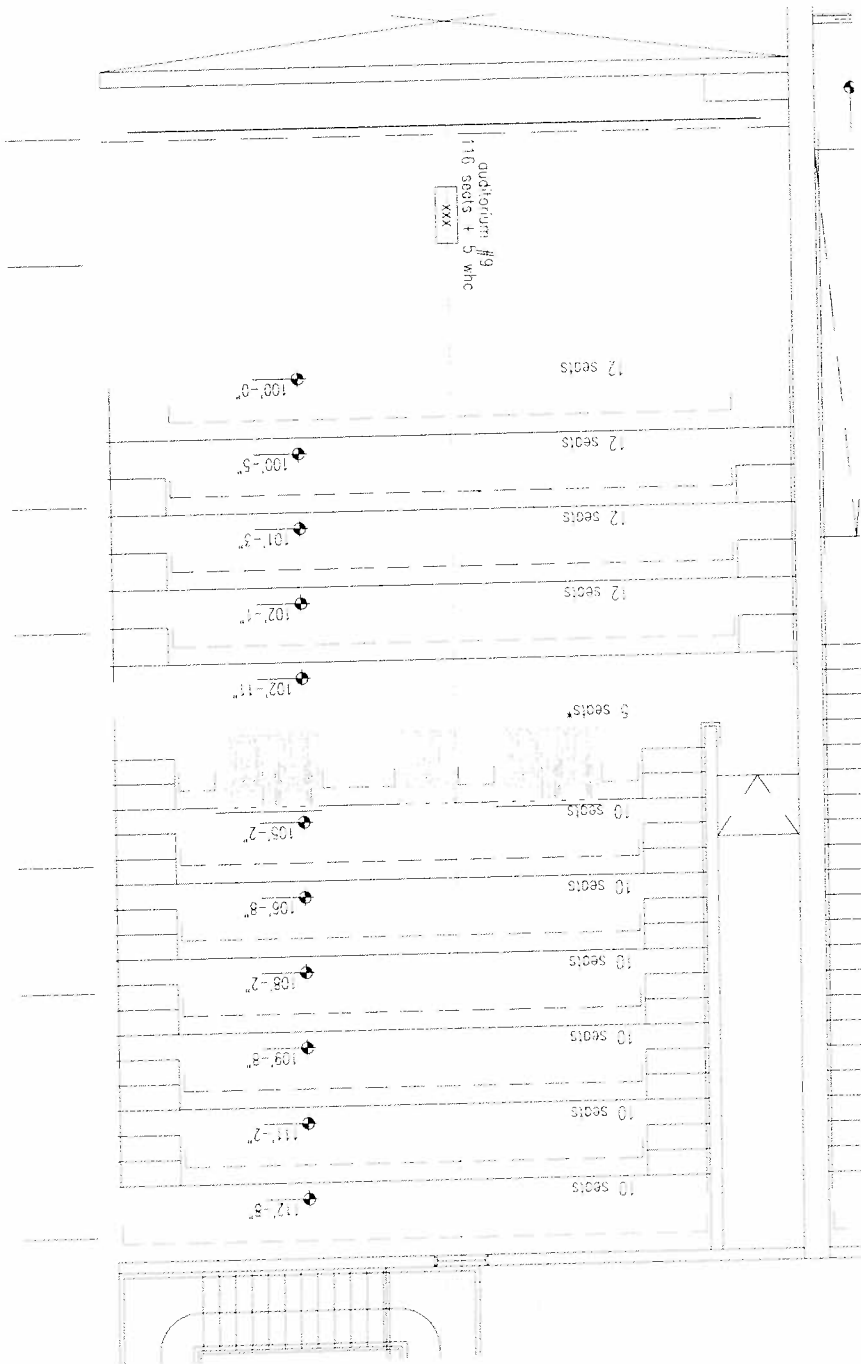
DATE 06.24.2009
 PROJ. No. 09028.00

AUD. 8

SHEET No AC-1/1

REFERENCE: 1/AC-1/1

ENLARGED AUD. #9 PLAN



100 West 11th Street, Suite 1900
Kennesaw, GA 30145 USA
Tel: 404-422-1302 Fax: 404-422-1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

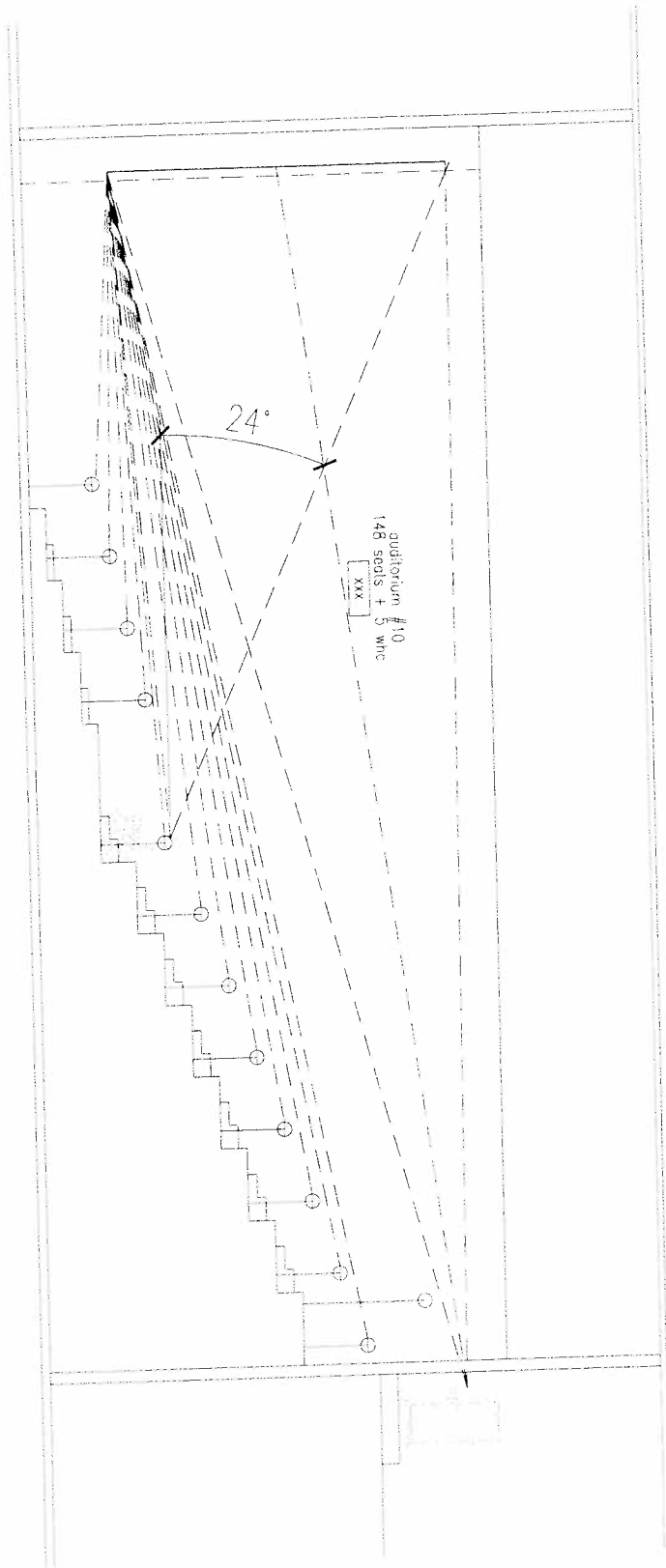
DATE 06.24.2009
PROJ. No. 09028.00

AUD. 9

SHEET No AC-18

REFERENCE: 3/AC-18

ENLARGED AUD. #9 SECTION



TK
ARCHITECTS INC.
TK

106 West 11th Suite 1900
Kansas City, MO 64105 USA
T 816 842 7002 Fax T 816 842 1302

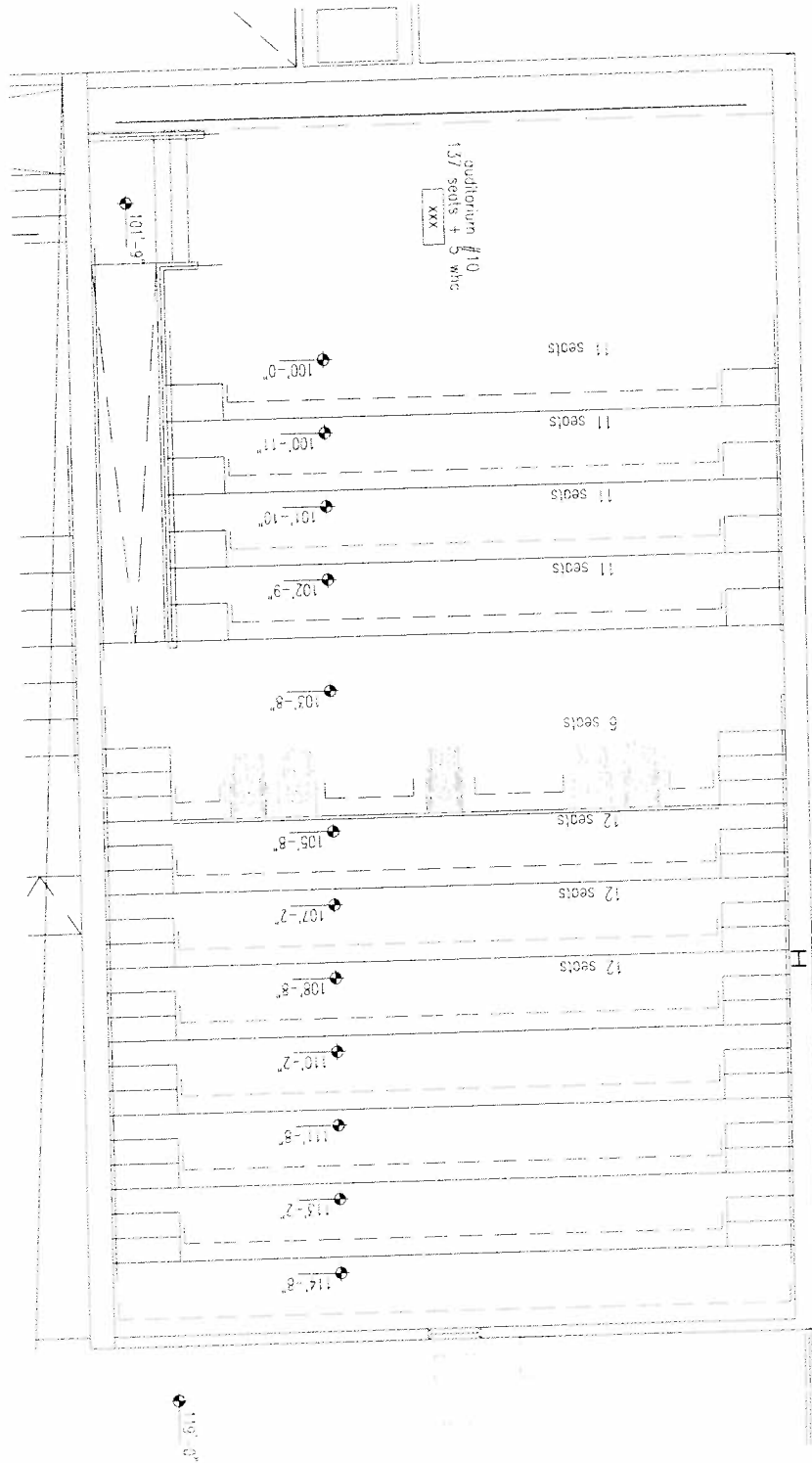
IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

DATE 06.24.2009
PROJ. No 09028.00

AUD. 9

SHEET No AC-19

REFERENCE: 1/AC-19



ENLARGED AUD. #10 PLAN



106 West 11th Street, Suite 1900
 Kansas City, MO 64105 USA
 Phone: 816 842 7552 Fax: 816 842 1502

IPic Coral Springs 10
 BROWARD COUNTY, FLORIDA
 IPIC ENTERTAINMENT

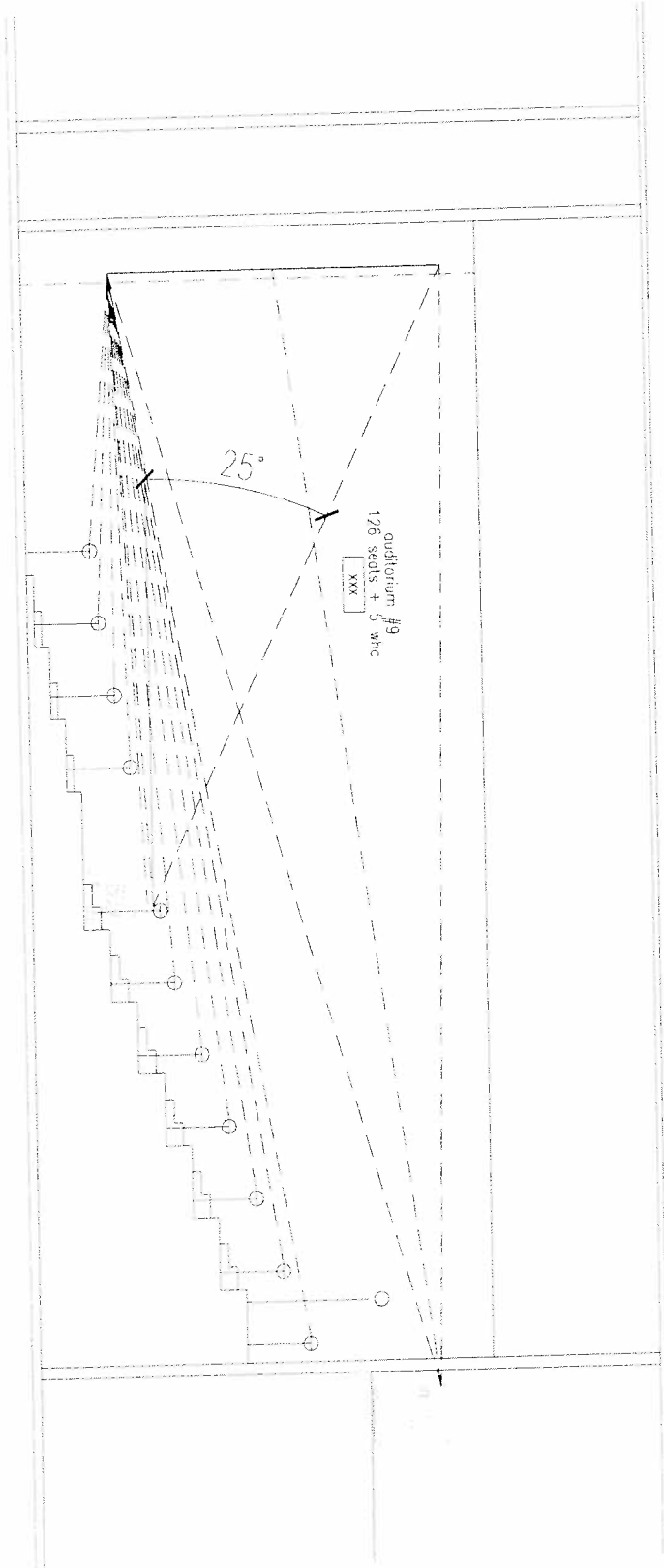
DATE 06.24.2009
 PROJ. No 09028.00

AUD. 10

SHEET No AC-20

REFERENCE: 1/AC-20

ENLARGED AUD. #10 SECTION



TK
ARCHITECTS INC.
TK

106 West 11th Suite 1900
Kansas City, MO 64105 USA
T 816 642 2502 fax 1 816 642 1302

IPic Coral Springs 10
BROWARD COUNTY, FLORIDA
IPIC ENTERTAINMENT

DATE 06.24.2009
PROJ. No. 09028.00

AUD. 10

SHEET No. AC-21

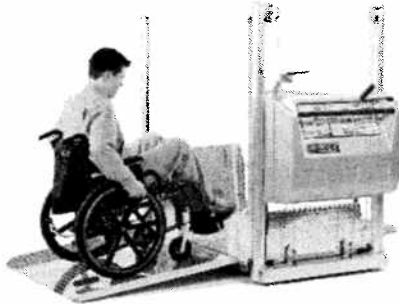
REFERENCE: 1/AC-21

The Mobilift CX

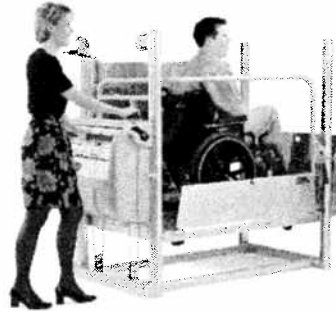
Portable Wheelchair Lift

Specifications and Technical Reference

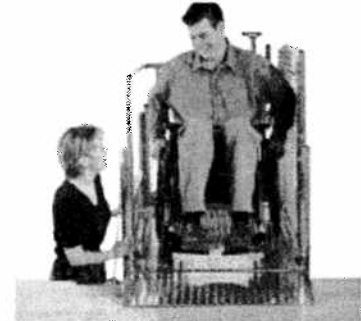
Adaptive Engineering Inc.



Load



Lift



Leave

Product Abstract

The Mobilift CX is a multipurpose, portable wheelchair lift that provides access to school stages, outdoor bleachers and elevated platforms. Over 1000 units are used in schools, colleges, churches, auditoriums and historic buildings to provide handicapped access. The lift is ideal where structural modifications are impractical, unattractive, too costly or prohibited for historic reasons.

Unlike other vertical platform lifts, the Mobilift CX is manually powered making it easy to use and highly portable. The absence of batteries, hydraulic and electric components make the lift extremely reliable and virtually maintenance free.

Mobilifts can be customized to accommodate unique situations – minimizing the chance that you will have to incur costly structural modifications to your facility. With its reasonable purchase price, the Mobilift is an economical way to make your location handicapped accessible – instantly!.

Weight & Dimensions

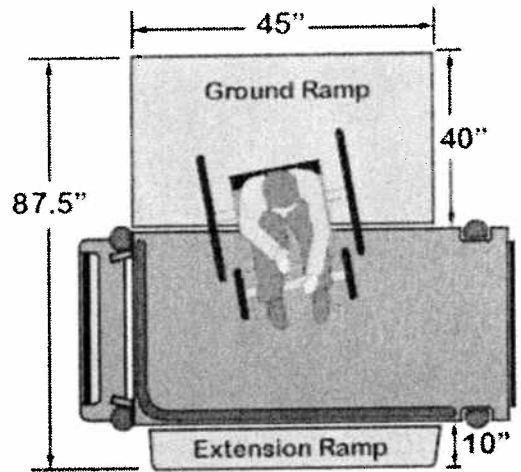
The Mobilift CX is manufactured to exacting tolerances using aluminum and stainless steel. Critical components have been tested successful for extreme weather performance from -50° to +130°F to ensure low-cost, trouble-free use. The lift conforms to stringent safety requirements with each lift factory load tested to 3000 lbs. – five times the rated load.

| | |
|-------------------------|--|
| Typical lifting time: | 20 seconds to maximum height of 60" |
| Maximum lifting height: | 60" (1.52m) |
| Crank force required: | 5 lbs to lift 150 lbs., 11 lbs. To lift 300 lbs. |
| Capacity: | 600 lbs (275kg) |
| Lift weight: | 265 lbs. (120 kg) |
| Lift height: | 66" (1.67m) |
| Lift width: | 37.5" (0.95m) |
| Length: | 72" (1.83m) |
| Platform size: | 34" X 56" (0.86m X 1.42m) |
| Bridge ramp size: | Accommodates a large wheelchair or scooter 20"L X 32"W (0.51m X 0.81m) |
| Warranty: | <i>Note: Other ramp sizes are available as an option</i> 2 years from date of invoice |

Deployment Details

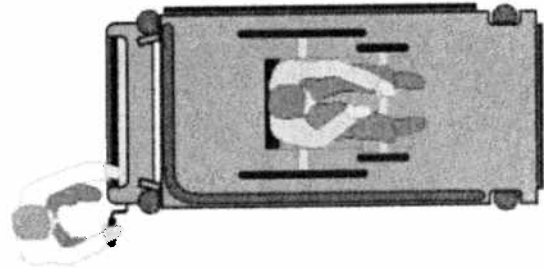
Load

- The Mobilift CX loads from a ground ramp which folds down to the platform.
- The lift's platform is large enough to accommodate electric wheelchairs or scooters.
- No special training or expertise is required to operate the Mobilift
- Pictogram decals clearly depict the lift's operating instructions.
- Self sufficient – no power is required.



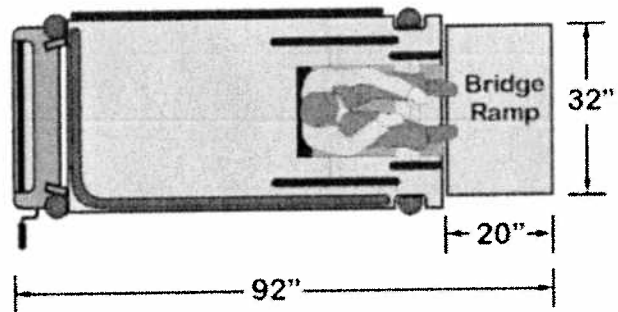
Lift

- 20 seconds is the typical time to the maximum elevation of 60”.
- 5 lbs. Of crank force is required to lift 150 lbs.
- 11 lbs of crank force is required to lift 300 lbs.
- Capacity is 600lbs; all lifts are factory tested to 3000 pds.



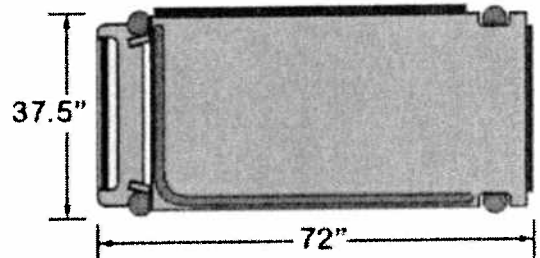
Leave

- The Mobilift unloads using a bridge ramp.
- Bridge ramps are available in different lengths to clear stairs or other obstacles.



Moving & Storage

- The Mobilift moves and stores easily and quickly.
- 4 lbs. of force on level ground is all that is required to start a Mobilift moving – as easy as moving a shopping cart.
- Rolls well over uneven surfaces for outdoor stage or bleacher access.
- Mobilifts weigh approx. 265 lbs. And can be transported in the back of any size pickup truck.



Options

- Weather protection
 - Enclosed shed
 - Open mesh shed
 - Tarp shed
- Loading from right side
- Stair bumper
- Oversize platform
- Narrow-doorway option
- Left-hand side cranking
- Mobile bridge ramp
- Powder coated main structure
- Choice of ramp lengths:
 - 10" (0.25 m)
 - 30" (0.76 m)
 - 40" (1.0 m)
 - 50" (1.27 m)
 - 60" (1.52 m)
- CE certification for European customers

Mobilift CX Testimonials

"The Mobilift manual wheelchair lift is exactly what we needed. It is easy to use and move around, yet once the mechanism is set in place, it is solid and stationary. We have been pleased in using it to get our wheelchair students onto the stage in our auditorium. When we do not use it, we wheel it into a corner where it is out of the way. I would recommend this unit for other schools."

May Beyda, Principal
John L. Bernstein School

"Our University has many historical buildings which were not designed or entry by the disabled. The lift is very mobile, easy to position, easy to operate and flexible. Operators need minimum training and the device is low in maintenance time and cost. We have used the lift in garden areas where electrical sources are non-existent."

Bill Bohn, Project Manager
University of Virginia

Warranty

Every Mobilift carries a 2 year warranty from the date of invoice. The lift is also covered by after-sales support and assistance. Parts can generally be shipped within 48 hours.

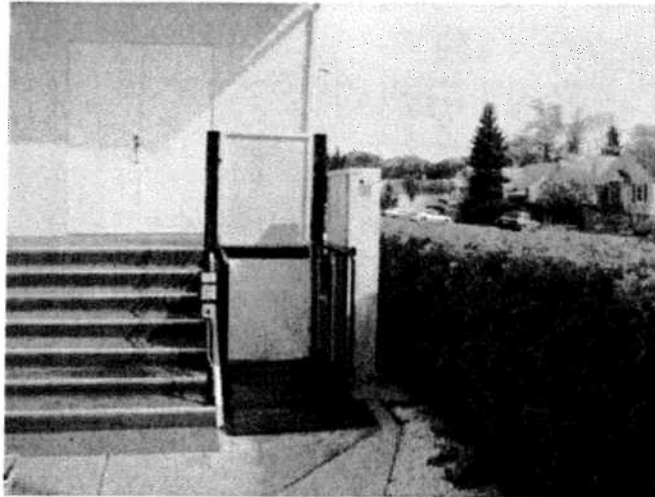
Adaptive Engineering Inc.



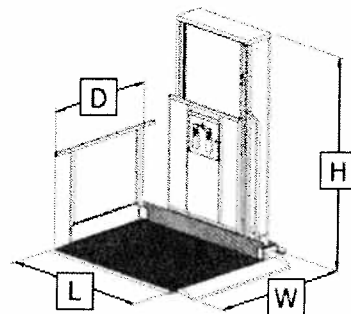
Tel.: 1-800-448-4653
Email: info@adaptivelifts.com
Web: www.adaptivelifts.com

Sample Customer List

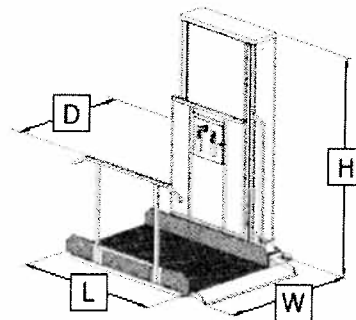
- Arizona State University, AZ
- Bank One Ballpark – Phoenix, AZ
- City of Rancho Cucamonga, CA
- Long Beach Transit, CA
- Glendale Unified Schools, CA
- Sinai Temple, CA
- University of Colorado, CO
- Salem Board of Education, CT
- Georgetown University, DC
- Washington Convention Ctr., DC
- Boca Raton Historical Society, FL
- Hilton Waikoloa Village, HI
- Chicago Public Schools, IL
- Fayette County Schools, IL
- Red Oak Schools, IA
- Oakdale Baptist Church, IN
- Purdue University
- Rossville High School, KS
- Murray ISD, KY
- Louisiana Tech, LA
- Harvard University, MA
- Tufts University, MA
- United Cerebral Palsy, MA
- Fort Detrick Military Base, MD
- Northville Public Schools, MI
- Biloxi Public Schools, MS
- Bethel Baptist Church, NC
- Minot Public School District, ND
- Somerset Schools, NJ
- Reno Sparks Convention Ctr, NV
- Mayor of New York, NY
- Killen ISD, TX
- Canterbury Cathedral, UK
- London Metropolitan Univ., UK



Technical Specifications



Adjacent Access



Straight Through Access

Deck Dimensions (L, D, W)

| Access | L Deck Length | D Deck Width | W Total Width |
|-------------------------|------------------|-----------------|------------------|
| Straight Through Access | 54" (1372 mm) | 34" (864 mm) | 48" (1219 mm) |
| Adjacent Access | 54" (1372 mm) | 40" (1016 mm) | 54" (1372 mm) |

Tower Dimensions (H)

| | |
|--|--|
| | |
|--|--|

| Total Travel | H Tower Height |
|----------------------------|-------------------|
| 28" (711 mm) Lift Height | 48" (1219 mm) |
| 52" (1321 mm) Lift Height | 72" (1829 mm) |
| 72" (1829 mm) Lift Height | 92" (2337 mm) |
| 96" (2438 mm) Lift Height | 118" (2997 mm) |
| 120" (3048 mm) Lift Height | 142" (3607 mm) |
| 144" (3658 mm) Lift Height | 166" (4216 mm) |

Technical

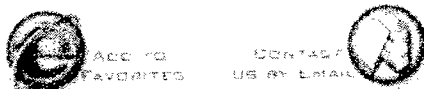
- Constant pressure Soft Touch control pads
- 550 pound (250-kg) lift capacity
- Constant pressure Soft Touch control pads
- 8 feet/minute lift speed
- Direct worm gear/acme screw drive
- Non-load-bearing backup safety nut on lift shaft
- Low maintenance
- Expanded metal platform with full under platform visibility and non skid surface
- 8" positive action, reversible toe-plate for universal access
- Emergency manual operation
- Fuse box accessible from carriage
- Quick and easy set-up and adjustment
- Baked on Powder Coat finish
- Baked on Powder Coat finish
- Extreme Weather resistant design
- U.L. and C.S.A. Certified

Options

- Under platform safety plate and solid platform
- Carriage gate
- Landing gates
- Portable model
- Solid Hand Rail
- 12V DC battery backup
- 18" extra wide toe plate
- Remote call stations
- Electric Interlocks

Commercial Lift - High Tower Lift - Residential Lift - Photos

View Drawings And Pricing Here.....!



Tell a friend:

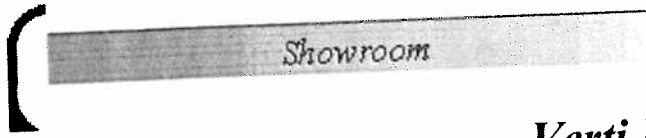


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Toll Free: (866) 465-4387

The Lexis
Light



Verti Lift Pricing

~~Retail Price: \$9998.~~
Planet Price: \$5998.

Verti Lift High Performance Wheelchair Lift
Qty: 1

Please Select Model:
Verti-Lift V L-1 34x54 \$5998.

Please Select Travel:
96 Inch Travel \$2998.

Electronic Interlocks:
None

Please Select Call Send Buttons:
None

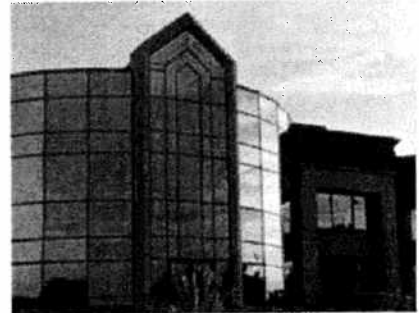
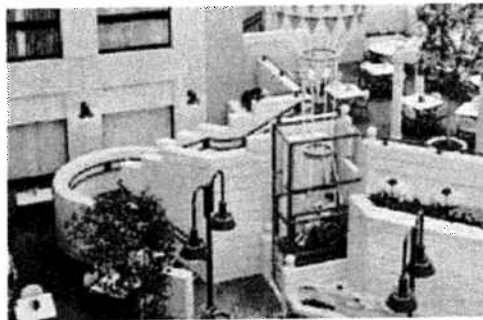
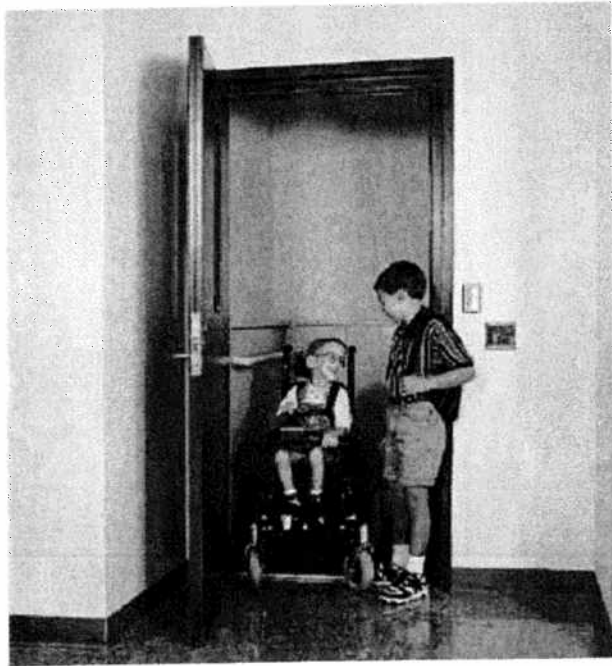
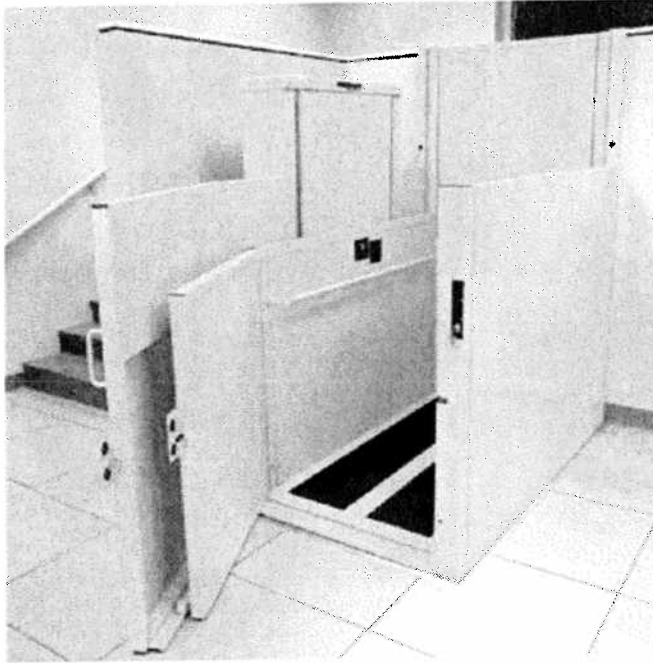
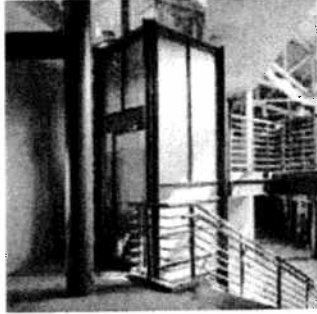
Full Height Flush Mount Pre Hung Fire Rated Doors:
None

Upper Landing Gate \$675.
Under Car Safety Plate \$248.
Carriage Gate \$489.
Seat On Platform \$189.
Hands Free Phone \$289.

| | |
|-------|-------|
| \$ | 5,998 |
| \$ | 2,998 |
| \$ | 675 |
| <hr/> | |
| \$ | 9,671 |

Porch-Lift®

Commercial Vertical Platform Lifts



ThyssenKrupp Access

Accessibility Division



ThyssenKrupp

Function and design become one statement for your building

For 60 years, ThyssenKrupp Access has provided unparalleled versatility in accessibility solutions and fully complies with the ADA Accessibility Guidelines (ADAAG). You can be assured that whatever design, structural or budget challenge you face, ThyssenKrupp Access has a variety of product solutions that will fit your specific needs.

Why a vertical platform lift?

Vertical platform lifts (VPL) are the most popular alternative to unsightly ramps and, in some cases, to low rise elevators. These lifts overcome architectural barriers with cost and space efficiency as they lift a person just a few inches to heights of up to 14 feet.

Our Porch-Lift VPLs are proven performers, providing access without the headaches and costs of constant repairs. And we back our Porch-Lifts with a full two-year drive train and one-year parts warranty.

Why choose ThyssenKrupp Access?

Expertise

We have assembled the largest engineering, research, and design staff in the industry dedicated to bringing you products that meet your growing accessibility needs. They are ready to work with you to assist with product customization to meet the most demanding design and application needs. If you have an accessibility problem, there is no other group of people more capable and committed to helping you...it's our tradition.

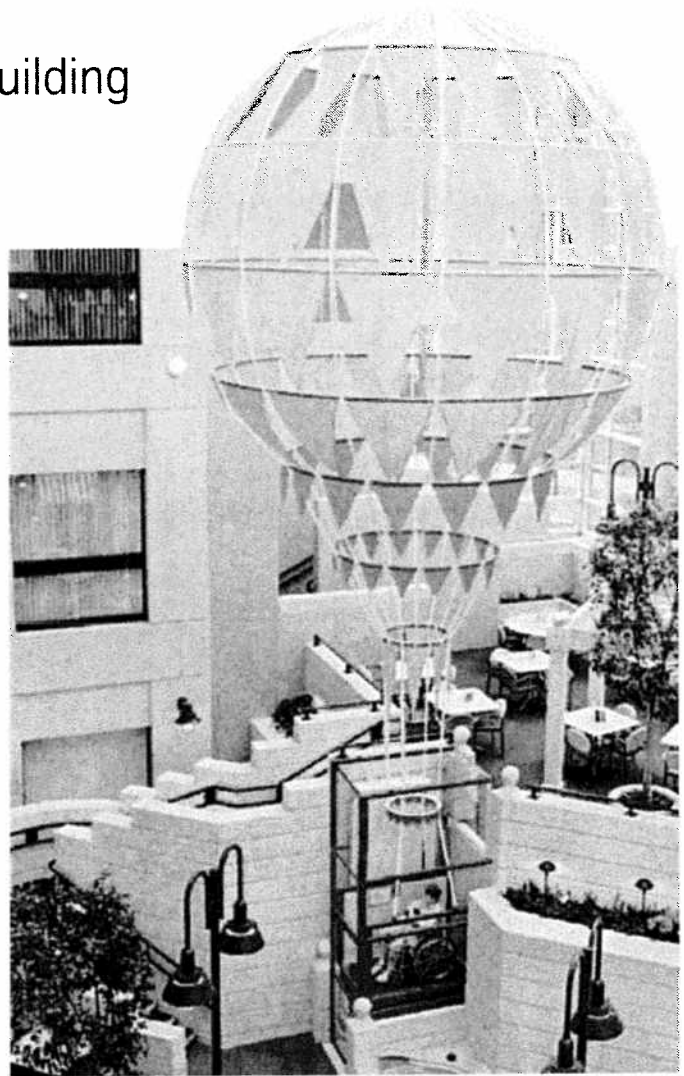
Convenience

It's easy to include a Porch-Lift VPL in your project. Call for a free CD-ROM or go online for complete CSI specifications, insertable CAD details, comparison charts and more.

Compliance

Our lifts conform to specifications established by the ASME A18.1 (formerly A17.1, Parts XX & XXI). The lifts carry the prestigious Underwriters Laboratories label when appropriately equipped.

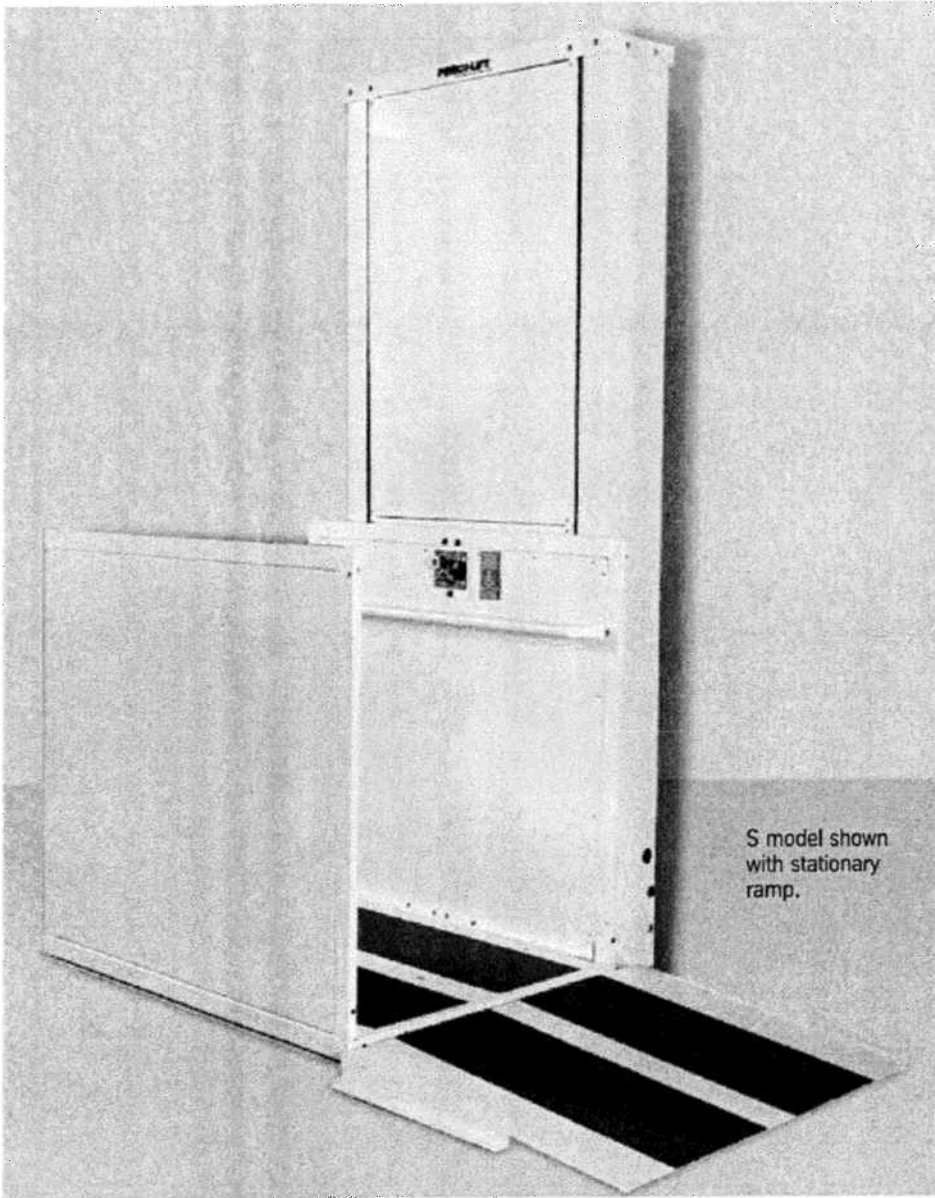
While our lifts meet national standards, consult local authorities to establish local code requirements before ordering or specifying a lift. Our nationwide dealer network is well versed in ADAAG and ASME/ANSI requirements and can help ensure compliance with state and local codes.



A hospital needed to provide access to its raised dining area. Architects worked closely with our design engineers to custom design and fabricate a Porch-Lift to look like a spectacular balloon to enhance the appearance of their atrium (hoistway by others).

Five models to choose from:

- **Standard**—Many times this product is encased in a hoistway to provide solutions from the simplest to the most sophisticated design.
- **Toe Guard**—Stationary panels surround and protect the underside of the platform without a hoistway, which means minimal structural changes to your facility.
- **Enclosure**—The lift is enclosed throughout its entire travel in an aluminum frame and acrylic panel hoistway.
- **EZE Enclosure**—This economical lift is enclosed by a modular steel or aluminum frame enclosure with steel or acrylic panels.
- **Portable**—Provides temporary wheelchair accessibility.



S model shown with stationary ramp.

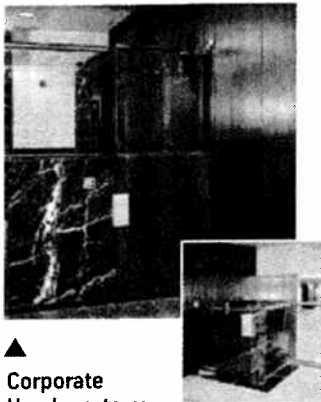
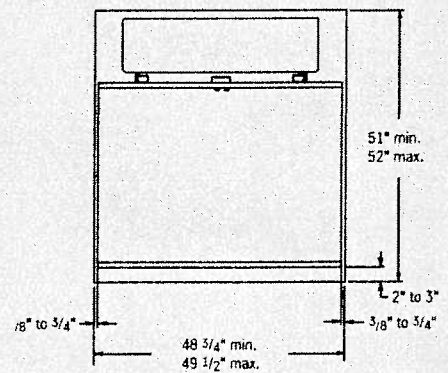
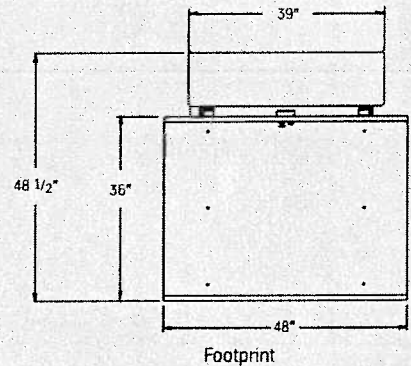
Porch-Lift® Standard Model (S)

The most popular lift for custom designs.

The popular PL-S model can be easily customized to blend with surrounding interiors and exteriors. Your dealer can install the lift in a hoistway that blends with surroundings, or completely concealed (hoistway by others). A selection of hoistway door and gate options available from ThyssenKrupp Access or from your contractor let you tailor the hoistway appearance to meet your architectural needs.

Typical Dimensions (Top view with 36"x48" platform)

| S Model | Lift Height |
|-------------|-------------|
| S 36 | 39" |
| S 50 | 53" |
| S 72 | 75" |
| S 96 | 99" |
| S 120 | 123" |
| S 144 | 147" |
| S 168 | 171" |



Corporate Headquarters:

Two-stop hoistway features a clear and frosted custom glass door at the lower landing.

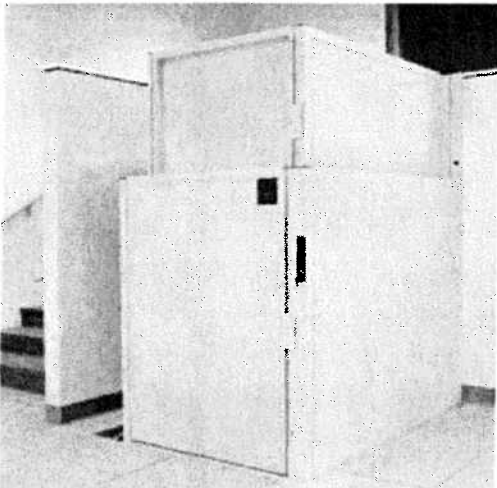
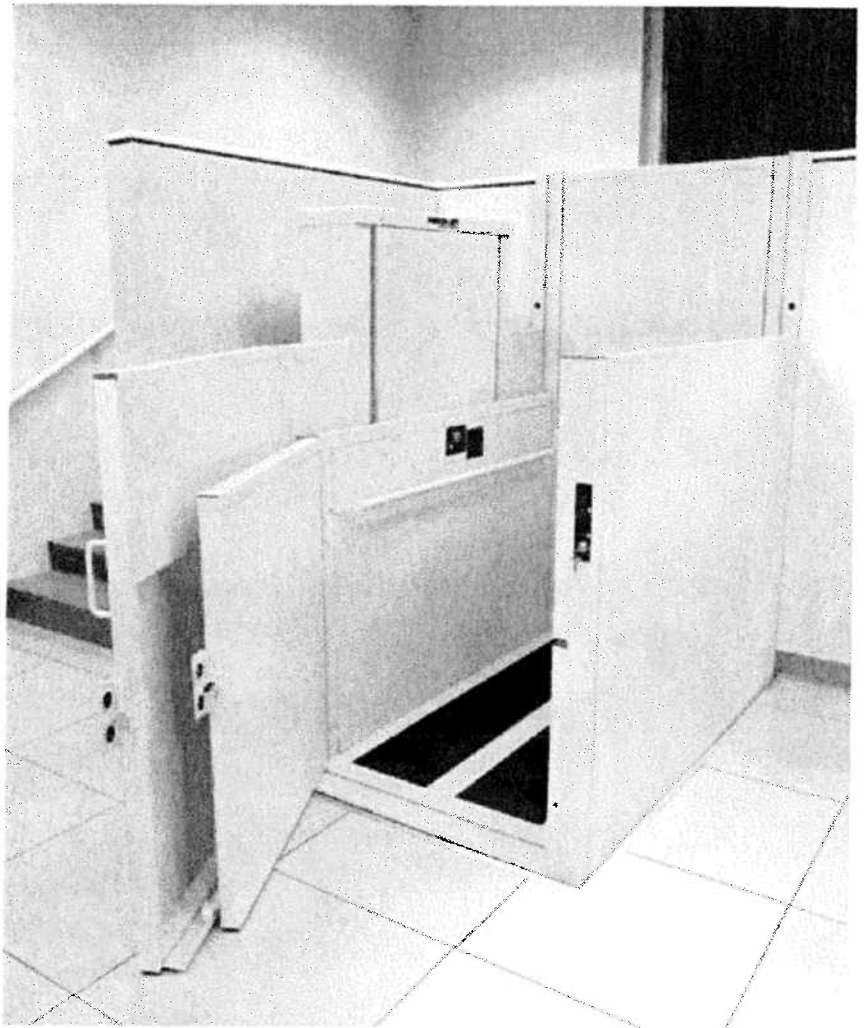
Elementary School: A lift in a fully enclosed hoistway provides lower level access for a kindergartner.



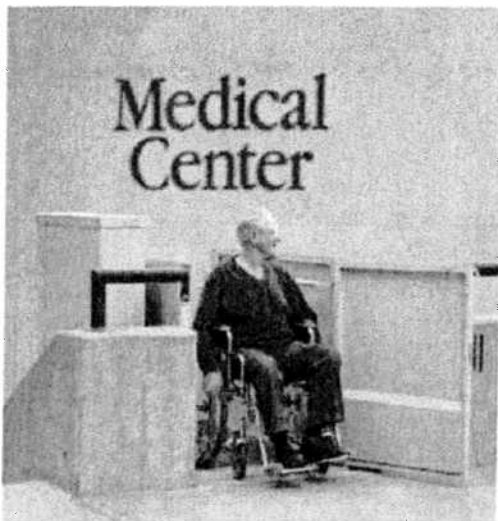
Porch-Lift® Toe Guard Model (TG)

The lift with Toe Guard protection meets codes without a hoistway.

This freestanding model provides access to your building with minimal construction, as no hoistway is needed for ADA compliance. Stationary lower landing walls and gate shield the underside of the platform as the platform rises in a telescoping movement.



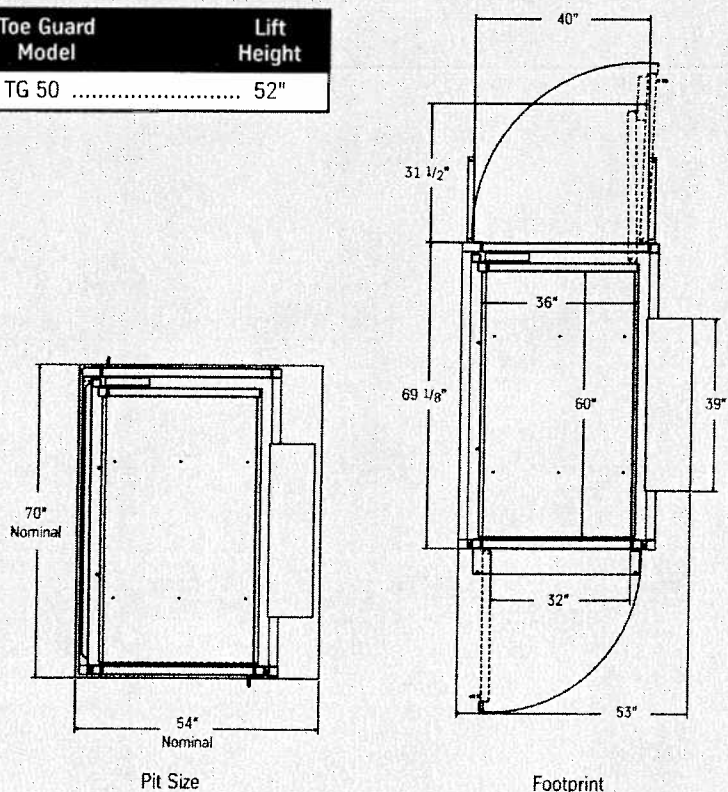
The "toe guard" feature works as a hoistway. Interlocks prevent the gate from opening until the lift has arrived at that level.



Medical Center: The rear parking lot was on a different level from the main floor of this medical center. The Porch-Lift provided a convenient way for patients to get from one level to the other.

Typical Dimensions (Top view with 36"x60" platform)

| Toe Guard Model | Lift Height |
|-----------------|-------------|
| TG 50 | 52" |



Porch-Lift® Enclosure Models

The ENC 2.0 model with a stylish enclosure

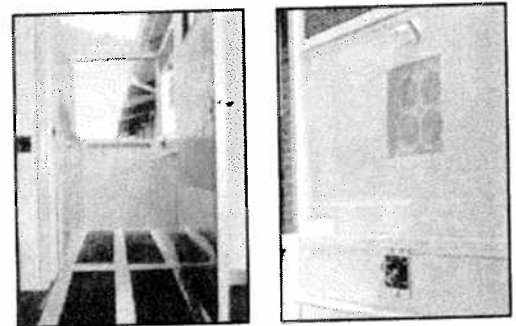
The ENC model includes a modular aluminum enclosure, ideal for indoor or outdoor use, and gives you an elegant, turnkey installation without the cost and space needs of a contractor-built hoistway.

- Corrosion-resistant aluminum hoistway frame is maintenance-free. Fasteners are hidden for a clean, contemporary look.
- Shatterproof translucent acrylic panels in sides and doors give optimum visibility, or select high-pressure laminate panels.
- A full height door is provided at the lower landing and, for three-stop lifts, at the intermediate landing. A door or gate can be selected for the top landing.
- Select tinted windows, ventilation package, and acrylic dome for exterior installations for weather protection.

The simple EZE enclosure

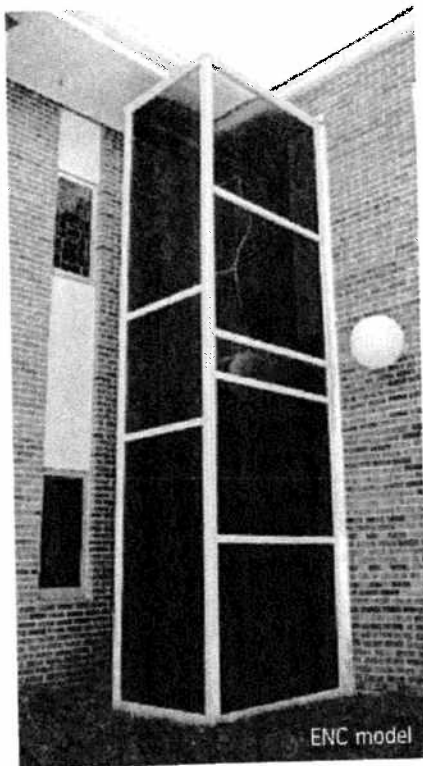
This flexible enclosure model is uniquely engineered to quickly provide maximum access to your facility with minimal site preparation. Select the steel frame for indoor applications, or for outdoor use choose the corrosion-resistant aluminum frame with acrylic panels and ventilation package.

- Select tinted windows, ventilation package, and acrylic dome for exterior installations for weather protection.

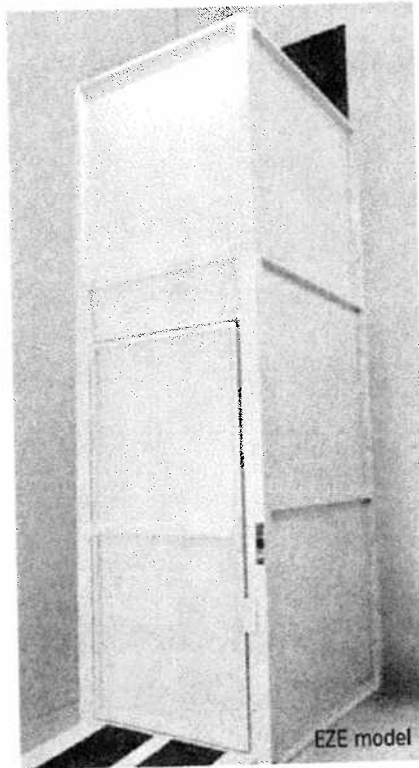


(left) Choose a door or gate for the upper landing, and add an optional Auto-Opener™ for maximum convenience. The lift interior shown here is with acrylic panels and fixed access ramp.

(right) Select the forced air ventilation package, which includes automatic fan, battery backup, and emergency light, for passenger comfort and safety. An acrylic dome is also available.



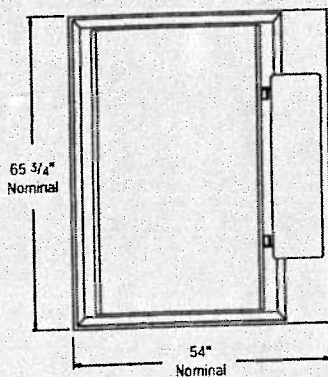
ENC model



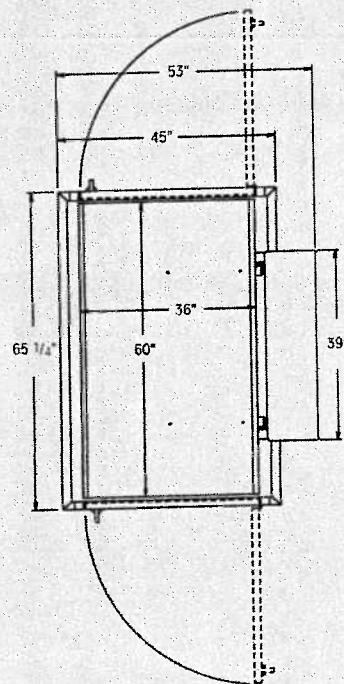
EZE model

Typical Dimensions (Top view with 36"x60" platform)

| Enclosure Models | Lift Height | |
|------------------|-------------|------|
| | ENC | EZE |
| ENC/EZE 50..... | 53"..... | 52" |
| ENC/EZE 72..... | 75"..... | 74" |
| ENC/EZE 96..... | 99"..... | 98" |
| ENC/EZE 120..... | 123"..... | 122" |
| ENC/EZE 144..... | 147"..... | 146" |
| ENC/EZE 168..... | 171"..... | 170" |

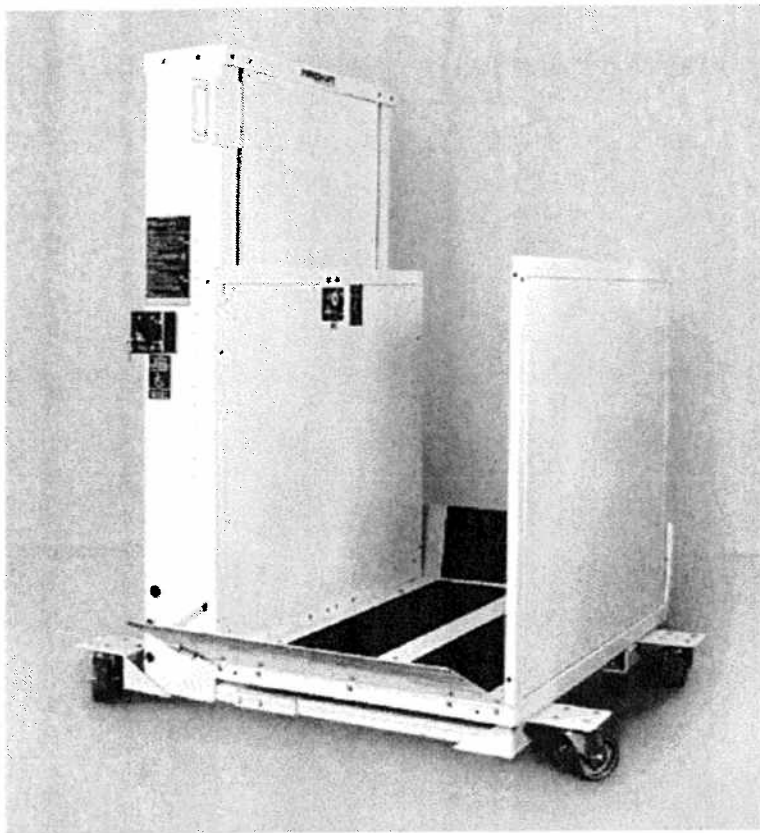


Pit Size



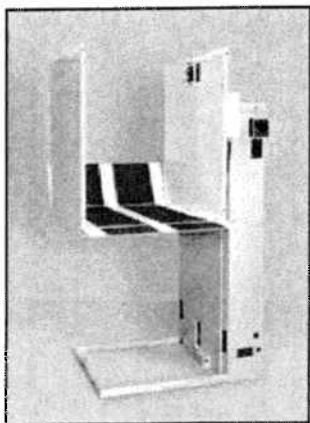
Footprint

Porch-Lift® Portable Model (P)

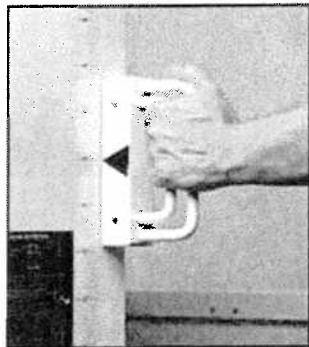


This model provides temporary wheelchair accessibility at special events, stages, courtrooms and other venues where the need for access occurs only occasionally.

- Standard with four wheels, which attach to the frame base for easy maneuverability. A lifting lever and support block assist in the installation and removal of wheels.



A 10" ramp automatically unfolds when it has arrived at the upper landing. A 15" automatic folding ramp provides access at the lower level.

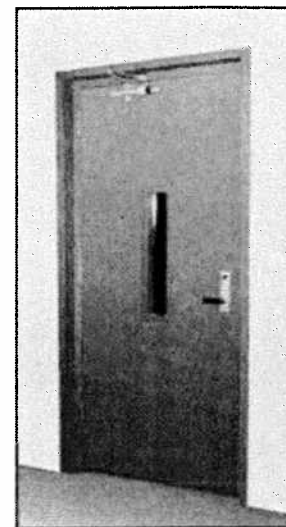


An adjustable switch allows you to choose the right lifting height to suit your needs. The model lifts up to 6 feet.

Customize your Porch-Lift® to meet your unique needs.

Gates and doors

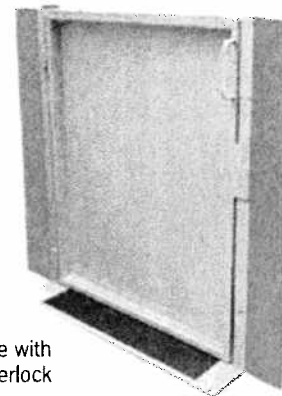
Your dealer can assist you in selecting a factory supplied top gate and UL fire rated doors tailored to your application. Your contractor can also furnish custom gates and doors to coordinate with the building interior or exterior. Optional clear or bronze tinted acrylic panel inserts are available.



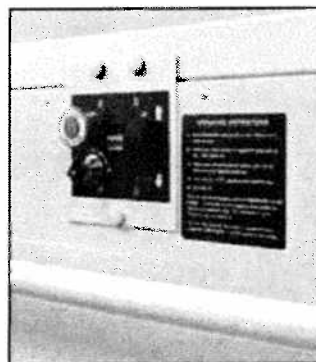
Flush mount 1 1/2 hour fire rated door

AutoOpener™

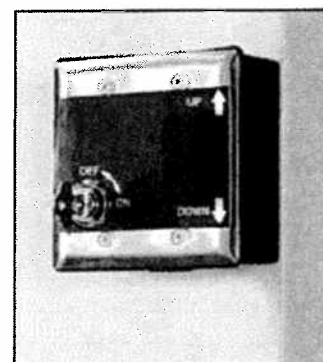
An automatic power door/gate opener option is available for unassisted access at the press of a button.



42" high top landing gate with VDR™ mechanical interlock



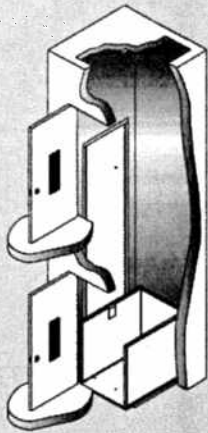
Standard controls on the lifts include a constant-pressure directional paddle, an emergency stop button, illuminated alarm button, and a key lock to secure against unauthorized access.



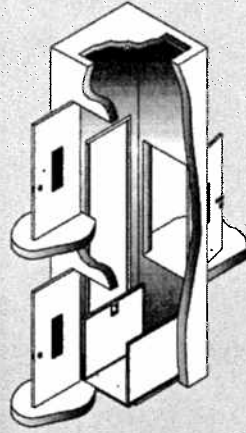
Convenient remote controls can be mounted on or near the lift or in the gate or door frame giving instant accessibility.

Hoistway Configurations:

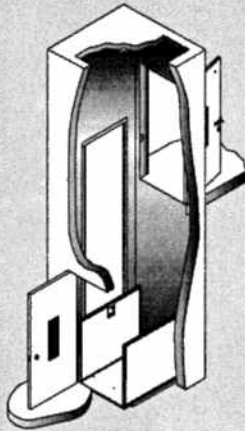
Porch-Lift S model vertical platform lifts are often installed inside of hoistways. Below are popular configurations.



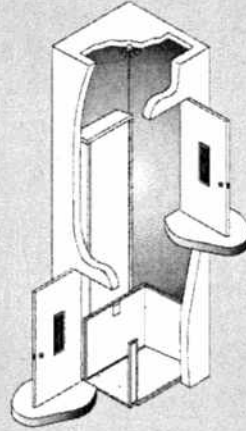
Enter/exit same side



Three stop



Enter/exit straight through



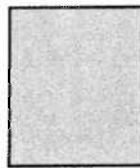
90° side exit

Finish colors

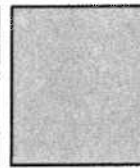
Ivory powder coat is the standard finish color. Powder coating is more durable than typical paint, protecting the lift and adding years of beauty. Or you may select one of 180 special colors.



Ivory (standard)



Taupe

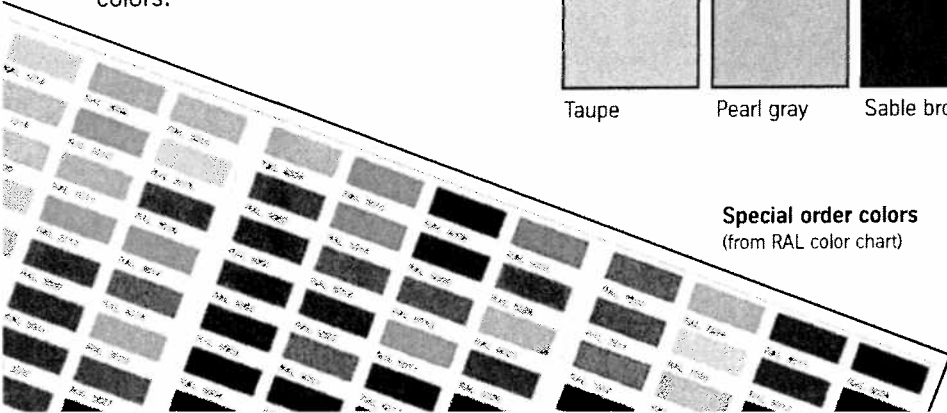


Pearl gray



Sable brown

Special order colors
(from RAL color chart)



Three operating systems

- A/C power recirculating ballscrew drive.
- Battery power recirculating ballscrew drive.
- Battery power 1:2 roped hydraulic drive.

Battery operation ensures dependable, uninterrupted service even in the event of a power failure. Our exclusive SmartCharge™ technology automatically recharges the batteries as needed.

Common features:

- Mechanical interlocks prevent lift operation until gates and doors are closed and locked.
- Two mounting configurations: floor mount with a ramp, or pit mount—which eliminates the need for a ramp.
- Multiple platform sizes with non-skid surfaces to meet varying space and use requirements.
- Three platform enter/exit configurations: same side, straight through, or 90° side exit.
- All models are designed for indoor or outdoor applications.
- Conveniently located platform controls for easy operation.
- Remote controls enable the lift to be operated from all landings.
- Security key locks prevent unwanted use.
- Ivory powder coat is the standard finish color.
- Warranty: Drive train carries a two-year limited warranty and component parts carry a one-year limited warranty.

Site preparation by others

In order to prepare the site for installation, others must complete the following:

- 1) 115V, single phase, 20 amp electrical connection for lift with disconnect switch.
- 2) All lighting.
- 3) Construction of a 4" thick, 3500 PSI, level, reinforced concrete pad which the lift base will be anchored.

Visit our web site at www.tkaccess.com for more information including complete 3-part specifications, CAD details, and typical drawings.

Specifications and/or colors subject to change without notice.

| Porch-Lift Specifications/Options | Model | | | | |
|--|--|----------------------------------|----------------------------------|----------------------------------|---|
| | S | TG | ENC 2.0 | EZE | P |
| Rated load: | 750 lbs. | | | | |
| Speed with rated load: ballscrew drive optional hydraulic drive | 9-12 fpm 18-21 fpm | | | | 9-12 fpm |
| Power supply: | 115 VAC, 60 Hz, 20 amp | | | | |
| Motor: | A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz reversible D/C ballscrew: 1/2 hp, 24 VDC, reversible D/C hydraulic: 3/4 hp motor, 24 VDC | | | | A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz |
| Drive system: A/C powered ballscrew Battery powered ballscrew Battery powered hydraulic | Standard Optional Optional | Standard Optional Optional | Standard Optional Optional | Standard Optional Optional | Standard n/a n/a |
| Platform sizes: | 36"x48" Std, 36"x56" Opt, 36"x60" Opt, 42"x60" Opt (90° only) | 36"x60" Std, 36"x48" Opt | 36"x60" Std | 36"x60" Std | 36"x48" Std |
| Platform configurations: Straight-thru 90° side exit Enter/exit same side | Standard Optional Optional | Standard Optional n/a | Standard Optional Optional | Standard Optional Optional | Standard n/a n/a |
| Platform controls: | Constant pressure paddle with key lock and emergency stop and alarm | | | | |
| Maximum lifting height: | 14'-3" | 4'-4" | 14'-3" | 14'-2" | 6'-3" |
| Maximum stops: | 3 | 2 | 3 | 3 | 2 |
| Remote controls with key lock: | Optional | Standard | Optional | Standard | Standard |
| Ivory powder coat finish: | Standard | Standard | Standard | Standard | Standard |
| 42" high guard panels: | Standard | Standard | Standard | Standard | Standard |
| Grab rail: | Standard | Standard | Standard | Standard | Optional |
| Select from gates or standard-sized doors, including fire-rated doors and extra wide gates: | Optional | Optional | Optional | Optional | n/a |
| Fixed access ramp, or optional automatic folding ramp for applications where there is no pit: | Standard | Standard | Standard | Standard | Powered auto |
| Over 180 custom colors: | Optional | Optional | Optional | Optional | Optional |
| Acrylic guard panel inserts: | Optional | Optional | Optional | Optional | n/a |
| Auto-Opener™ for doors and gates: | Optional | Optional | Optional | Optional | n/a |
| Attendant operated package: | Optional | n/a | n/a | n/a | n/a |
| Telephone jack on platform: | Optional | Optional | Optional | Optional | n/a |
| Warranty: 2 year drive train, 1 year parts: | Standard | Standard | Standard | Standard | Standard |
| UL/ETL listed up to 168" lifting height: | Standard | Standard | Standard | Standard | n/a |
| ASME A-18.1 code compliant: | Standard | Standard | Standard | Standard | n/a |



ThyssenKrupp Access has teamed with Ron Blank & Associates to become a Continuing Education System (CES) provider.

This is a free face-to-face based, Lunch and Learn program where your designers will learn ADA standards for Wheelchair Lifts and Limited Use Limited Application (LU/LA) Elevators. Course credits are automatically reported and a course report and certificate of completion are automatically provided. For more information, go to www.tkaccess.com/ces or call our Architectural & Engineering Representatives at 800-925-3100 Ext 5472.

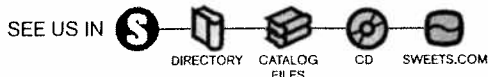
Committed to improving the quality of life. ThyssenKrupp Access, the world's most trusted name in accessibility and home elevator solutions.

Manufactured in USA since 1947.



\$8,000 average per 6/24 phone conversation with Steve Robinson Kansas City mfg. rep.
Jim Jeshonek will be the Florida mfg rep.

GM110B-PM436CF



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