

SLONE ARCHITECTS

PLANNERS, AIA

BUILDING "J", SUITE 100
1200 EAST WOODHURST DRIVE
SPRINGFIELD, MISSOURI 65804
PH. (417) 887-4575 FAX (417) 887-5060

Date: November 31, 2008

To: City of St. Robert, Building Department
194 Eastlawn Ave., Suite-A
St. Robert, Missouri 65584
(573) 451-2000 Ext. 1120

Attn: Charlie Misenheimer

Project: **JBB Hospitality, Inc.**
Holiday Inn Express
Vicky Lynn Lane & I-44 Outer Road
St. Robert, Missouri

Project # 07-153

ICC Plan Review # 10944

Mr. Misenheimer:

In response to the accessibility review letter sent by your office dated November 19, 2008, detailing accessibility items needing clarification; please refer to the following:

Accessibility Items (2006 IBC and 2003 ICC A117.1):

Item 1: Vertical Grab Bars

Drawings have been modified to reflect the addition of the vertical grab bar requirement for accessible water closets in accessible toilet rooms and accessible water closet compartments. Please refer to the attached cover letter of Addendum #04, dated 11-31-08, for a detailed listing of drawing sheet revisions.

Item 2: Accessible Toilet Seat Heights

Drawings have been revised to indicate the proper accessible water closet seat height of 17" min. to 19" max. above finish floor. Please refer to the attached cover letter of Addendum #04, dated 11-31-08, for a detailed listing of drawing sheet revisions.

Item 3: Grab Bars at Accessible Tub/Shower Units

Drawings have been revised within all accessible Tub/Shower units to reflect proper grab bar locations and installation for accessible tub/showers without permanent seats. Proper locations of controls and hand showers have also been clarified. Please refer to the attached cover letter of Addendum #04, dated 11-31-08, for a detailed listing of drawing sheet revisions.

Item 4: Accessible Roll-In Shower Units

Accessible Roll-In shower units are standard type with seat provided. These units do provide a min. 60" clear width inside dimension. The clear opening width and clear floor space requirements have been verified. Drawings have been revised to reflect correct grab bar placement, clarify control locations, and to indicate a max. threshold requirement of 1/2" from finish floor. Please refer to attached cover letter of Addendum #04, dated 11-31-08, for a detailed listing of drawing sheet revisions.

#07-153 L.F.

Item 5: Elevator Accessibility

Drawings have been revised to reflect accessibility requirements of the elevator with regards to call button size and location, visual direction signals, and door jamb floor destination tactile signage. The elevator cab interior is manufactured to have a min. 42" clear door opening for center-opening doors, 80" min. cab interior width, and 51" min. cab interior depth at wall panel (54" min. at door). Upon final selection of supplier, Elevator Manufacturer shop submittals will be required, and shall show additional information to verify accessibility adherence to ICC ANSI 117.1, with regards to car controls and audible, visual, and tactile devices. Threshold requirement for elevator floor stops have been clarified to be at 1/2" max. for floor leveling. Please refer to attached cover letter of Addendum #04, dated 12-01-08, for a detailed listing of drawing sheet revisions.

Email comments from Ken Campbell at C. M. Archer Group dated 11/24/2008

Please, refer to the attached Response Letter from Lee Engineering and Associates, L.L.C., dated 11-26-08.

Electrical Utility Service Feeder Sizes (comments from local Utility provider)

Please, refer to the attached Response Letter from Crocker Consulting Engineers, Inc., dated 12-01-08.

End of Responses.

Revised Sheets:

C1, C2, C3, C4, A2.0, A2.0-A, A2.1, A2.2, A2.5, A2.5-A, A2.6, A2.6-A, A2.9, A2.10, A2.11, A6.1, A6.2, A6.4, SU4

Other attachments:

Hydrology Report Addendum from Lee Engineering and Associated, L.L.C.

If you have any questions on the response letter, please contact our office at (417) 887-4575 or via e-mail russ@slonearchitects.com.

Thank you.

Respectfully,



**J. Russ Noble
Slone Architects**

Cc: Bruce Farris (Owner)
Jeff Dawdy (Joseph Kent Construction)
Derek Lee (Lee Engineering and Associates)
Pat Crocker (Crocker Consulting Engineers)
Pamela Kirk (InterContinental Hotels Group)