

# CORNERSTONE ARCHITECT, LLC.

ARCHITECT | PLANNER | INTERIOR DESIGNER  
RESIDENTIAL | COMMERCIAL | RESTAURANT

November 13th, 2023

**Attention: Permit Services**

220 South East Green Street  
Lee's Summit, Missouri  
64063

**Permit No: PRCOM20234931**

Project Title: Lavish Nails and Lashes, LLC  
Project Address: 1155 NE Rice Road, Lee Summit, Missouri 64086  
Parcel Number: 52810032200000000  
Type of Work: Change of tenant  
Occupancy Group: Business  
Description: Remodel of existing space for a new salon

Licensed General Contractor: Santi Construction  
Licensed Mechanical Subcontractors: Total Home Service  
Licensed Electrical Subcontractor: Total Home Service  
Licensed Plumbing Subcontractor: Total Home Service

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Building Reviewee: Joe Frogge

1. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.  
Action required: Additional water closet required for each gender. (based on 85 occupants).  
11/1/23 - Only 1 toilet added when 2 are required. i.e. women need 2 and men need 2. Same applies to lavatories.

**Updated proposed floor plan on sheet A102 with 2 women restroom and 2 men restroom.**

2. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.  
Action required: Self-serve drinks station must be fully accessible. Amend design to demonstrate compliance. At a minimum specify counter/sink height, turning space and minimum 36" wide entry.  
11/1/23 - Maximum height is to be 34". The 36" in my earlier note was for the non-compliant peninsula that has since been removed.

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Updated floor plan notes on sheet A102.

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Person responsible for the above changes:

**Jean Kao, RA**

Cornerston Architect, LLC

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KCMO 64152

A-6059