



June 21, 2016

Summit Custom Homes, LLC
120 SE 30th St
Lee's Summit, MO 64082

Re: 266 SE Coyle Dr
Lot 109 Mill Creek
Lee's Summit, MO

Apex Engineers, Inc. designed the house under construction at the above referenced address. The house will be referred to as facing north. Our firm has been asked to address the following items:

1. Hinge in front wall of bedroom #2.
 - a. The front wall of bedroom #2 shall have a minimum Simpson CS22 placed on every other stud (32" on-center), at each side of the window opening, and shall extend a minimum of 9" onto each stud above and below the break in the wall. See attached for calculations.

Contingent upon the aforementioned repairs, our firm recommends approval of these structural items.

LIMITATIONS

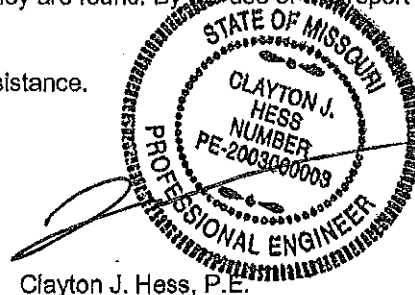
The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this report; including any environmental assessment (such as, but not limited to mold, mildew, or presence of any other toxic substance or environmental risks).

In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC and OSHA standards at all times. Our firm has not been retained to examine the site or building for any of these conditions. In addition, the contractor shall retain sole responsibility for the quality of work, for adhering to plans, specifications, appropriate codes, and, for repairing defects, deficiencies or omission, regardless of when they are found. By the use of this report it is understood the above conditions are agreed to.

Please call if Apex Engineers, Inc. can be of further assistance.

Best Regards,
Apex Engineers, Inc.

Blake O. Hollingshead
Project Engineer



Clayton J. Hess, P.E.
Principal



Project Information

Project 266 SE Coyle Dr
 Client Summit Custom Homes
 Engineer Blake Hollingshead

1 of 1

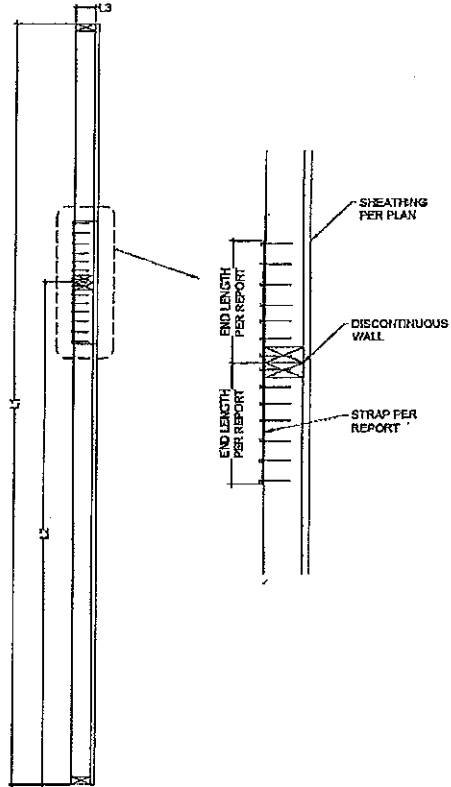
Broken Wall Calculation Front Wall of Bedroom #2

L1	10 ft
L2	7.83 ft
L3	3.5 in
Stud Spacing	21 in

Wind Load	25.20 pif
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Moment (A)	0.2141 kft
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Tension and Compression	734 lbs
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Model No.	Total L	Ga	DF/SP		SPF/HF		Allowable Tension Loads (160)	Code Ref.
			Fasteners	End Length	Fasteners	End Length		
CMST12	40'	12	74 - 16d	33'	84 - 16d	38'	9215	14, L3, F2
			86 - 10d	39'	98 - 10d	44'	9215	
CMST14	52 1/2'	14	66 - 16d	26'	66 - 16d	30'	6490	
			66 - 10d	30'	76 - 10d	34'	6490	
CMSTC16	54'	16	50 - 16d sinker	20'	58 - 16d sinker	25'	4585	
CS14	100'	14	28 - 10d	15'	30 - 10d	16'	2490	
			30 - 8d	16'	36 - 8d	19'	2490	
CS16	150'	16	20 - 10d	11'	22 - 10d	12'	1705	
			22 - 8d	13'	26 - 8d	14'	1705	
CS18	200'	18	16 - 10d	9'	18 - 10d	10'	1370	
			18 - 8d	11'	22 - 8d	12'	1370	
CS20	250'	20	12 - 10d	6'	14 - 10d	8'	1030	
			14 - 8d	9'	16 - 8d	9'	1030	
CS22	300'	22	10 - 10d	7'	12 - 10d	7'	845	
			12 - 8d	6'	14 - 8d	8'	845	

Simpson Straps

