



September 2, 2016

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

Re: **REVISED**
257 SE Coyle Dr
Lot 106 Mill Creek
Lee's Summit, MO
Permit #: PRRES 2016-0868

Apex Engineers, Inc. observed the house under construction at the above referenced address. Our firm has been asked to address the following items:

1. Engineer to address the cantilevered joists/beams that were cut short at the rear of the great room, kitchen, and bath #2.
 - a. The joists/beams shall be repaired per the attached details. See attached for calculations.
 - b. The double joist that is over bath #2 shall be replaced with a cantilevered member per the plans.

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

LIMITATIONS

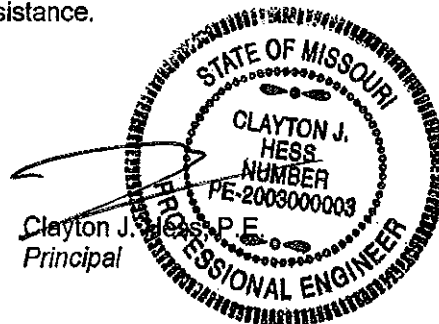
The scope of our services includes only those items specifically addressed herein. All other items are outside the scope of this report; including any environmental assessment (such as, but not limited to mold, mildew, or presence of any other toxic substance or environmental risks).

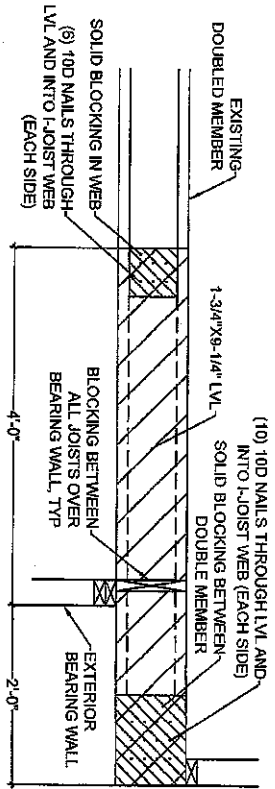
In addition, the scope our services does not include any evaluation of the building or site for job-site safety and/or hazardous conditions. All construction shall be performed in compliance with IRC and OSHA standards at all times. Our firm has not been retained to examine the site or building for any 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.

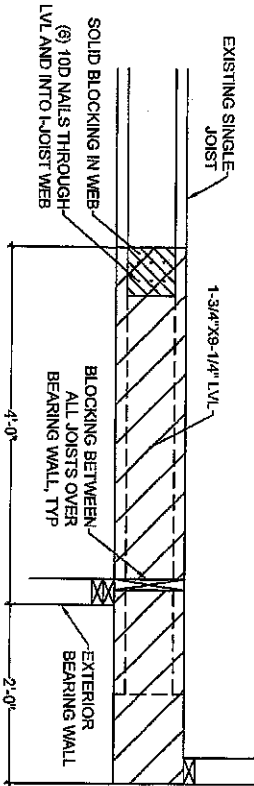
Best Regards,
Apex Engineers, Inc.

Blake O. Hollingshead, EIT
Project Engineer

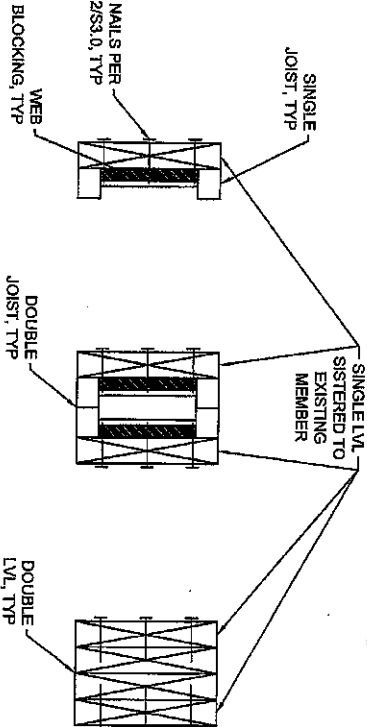




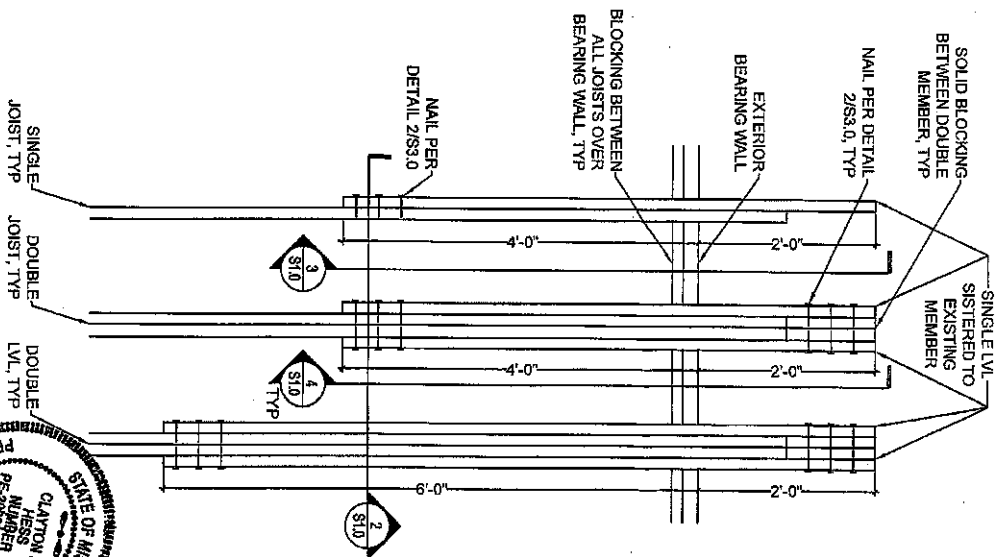
4 DBL JOIST/DBL LVL ATTACHMENT
 S1.0 SCALE 3/4" = 1'-0"



3 SINGLE JOIST ATTACHMENT
 S1.0 SCALE 3/4" = 1'-0"



2 JOIST/BEAM SECTION
 S1.0 SCALE 1-1/2" = 1'-0"



1 FLOOR SYSTEM EXTENSION
 S1.0 SCALE 3/4" = 1'-0"

SHEET #
S1.0

PROJECT #	
DRAWING NAME	
DATE	01/17/16
COMMENTS	
DRAWN BY	APEX
CHECKED BY	

PROJECT:
 LOT 106 MILL CREEK
 LEE'S SUMMIT, MO

CLIENT:
 SUMMIT CUSTOM HOMES, LLC
 120 SE 30TH ST
 LEE'S SUMMIT, MO 64082

STRUCTURAL DESIGN REVIEW
 MISSOURI ENGINEERING LICENSE
 582
 MISSOURI ENGINEERING LICENSE
 2000000073

APEX ENGINEERS

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