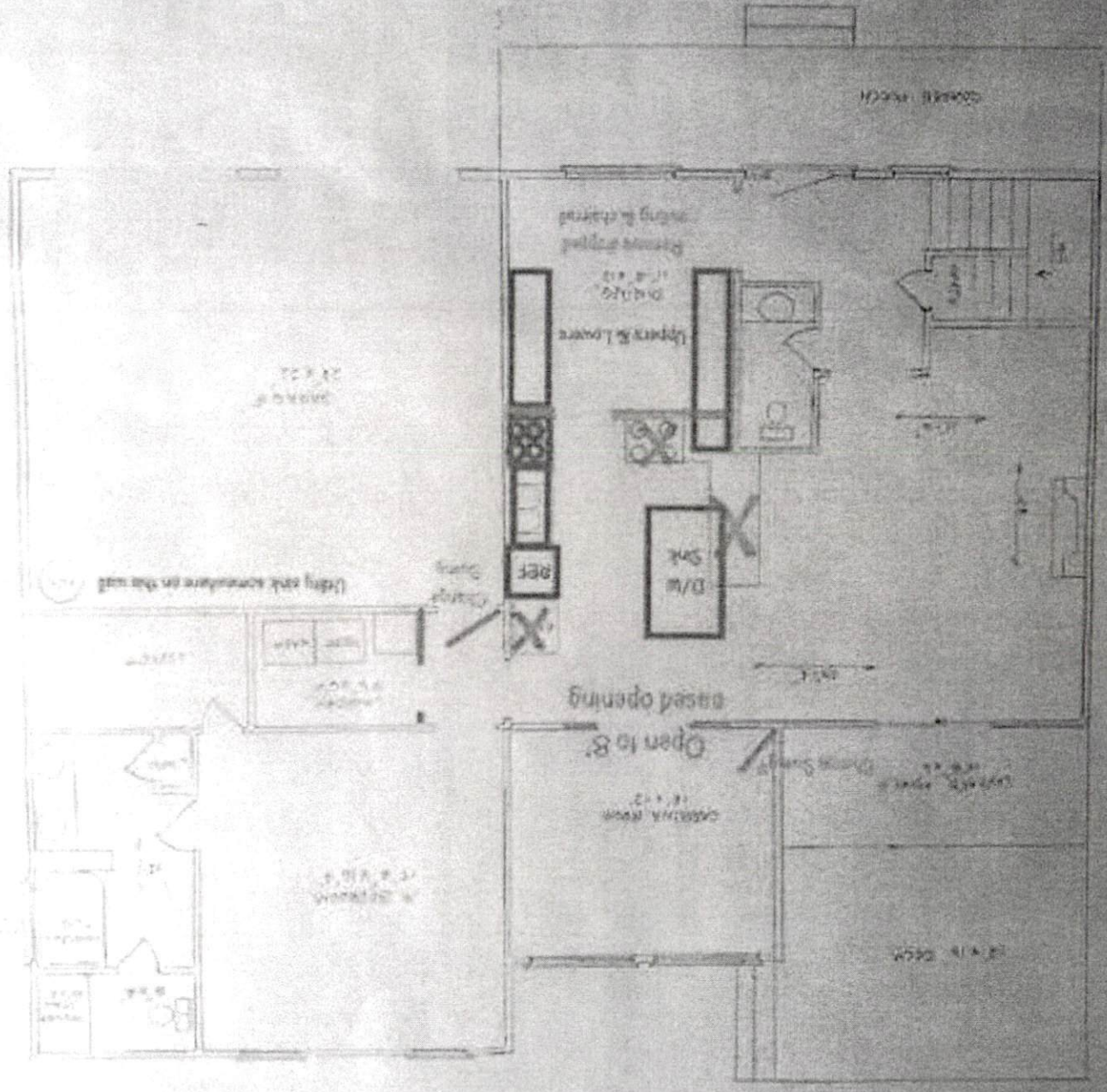




02/14/22

66 GRAYSON PLACE SANFORD
FIRST FLOOR COMMON AREA RENOVATION SCOPE

- Remove existing kitchen cabinets and countertops
- Remove load bearing wall between kitchen and dining room
- Remove coffered ceiling in dining room
- Widen clear opening between kitchen and sun room
- Remove wall between laundry and hall
- Remove/relocate electrical and plumbing for new kitchen plan
- MEP rough ins include under slab work
- Add gas line and duct work for range and hood
- Relocate drain and supplies for washing machine
- Install new cabinets/countertops/appliances
- Engineered letter provided

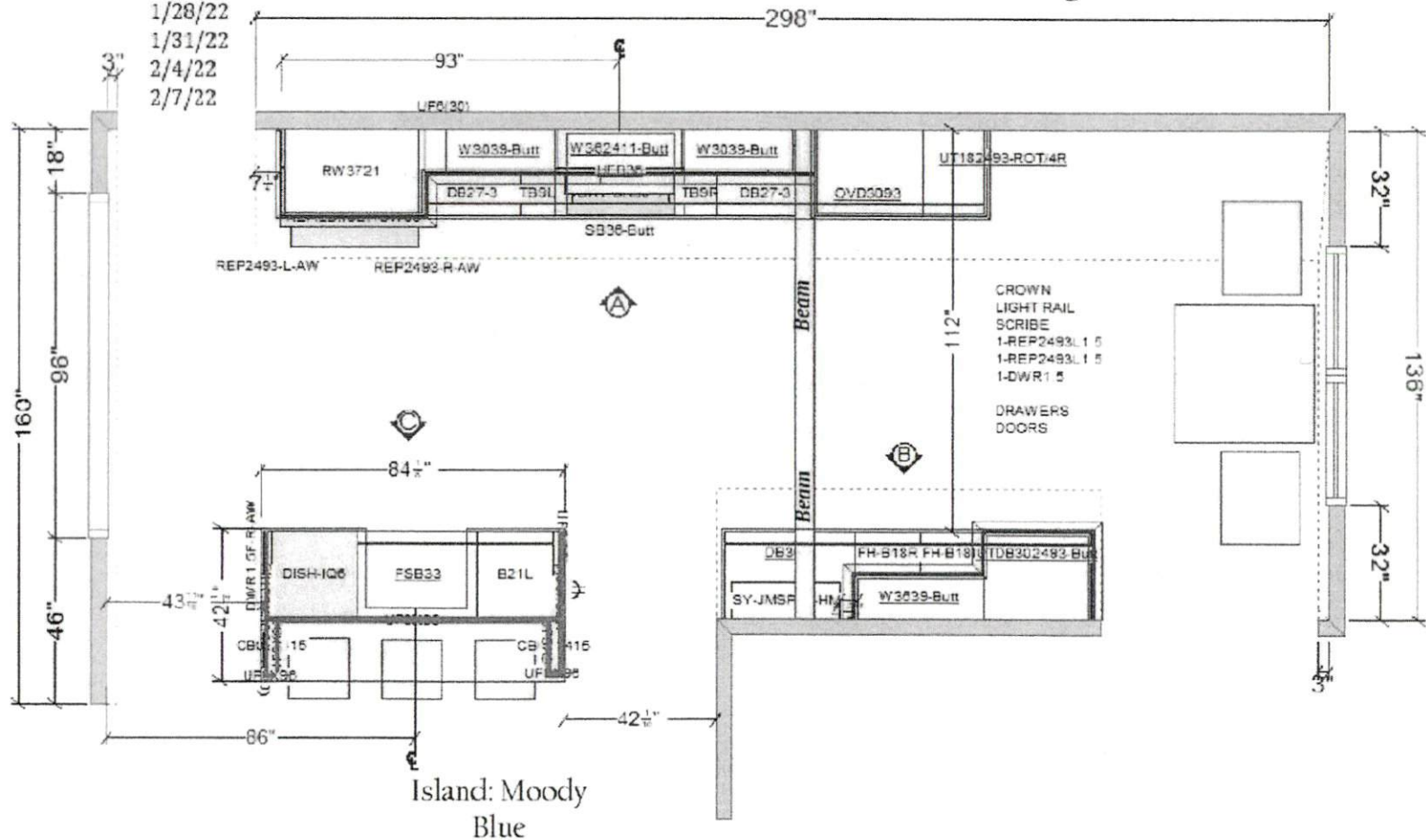


GIGUERE - KITCHEN - FLOOR PLAN

BEESON DECORATIVE HARDWARE
 PROJECT: EMILY & JOE GIGUERE
 ADDRESS: 66 GRAYSON PLACE SANFORD NC
 KITH: COTTAGE - BRIGHTWHITE (PERI)
 KITH: COTTAGE - MOODY BLUE (ISLAND)

12/7/21
 12/28/21
 1/28/22
 1/31/22
 2/4/22
 2/7/22

Perimeter:
 Bright White





January 13, 2022

Charles B Karpa III
66 Grayson Pl.
Sanford, NC 27336
Email: ckarpa3@gmail.com

Reference: Engineering Services
66 Grayson Pl.
Sanford, NC 27336
TE&D Project No.: 2201-020030

To Whom It May Concern:

As requested by the client, a representative of Tyndall Engineering & Design (TE&D) was on-site to observe the following items:

- 1) Proposed removal of the Kitchen/Dining Room wall.
- 2) Proposed widening of the Sunroom doorway.
- 3) Proposed removal of the Laundry Room door wall.

The following conclusions and recommendations were noted:

- 1) We understand the new opening is to be approximately 11'-3" wide. Based on our observations and analysis, the wall to be removed is considered load bearing as it supports the floor and wall above. The new opening is to be framed with a minimum (2) 1-3/4" x 11-7/8" LVL beam with (3) 2 x 4 jacks and (2) 2 x 4 king studs at each end. Stud columns are to be blocked solid to monoslab foundation below.

Note: The proposed beam is to be installed as dropped. The existing floor trusses are not to be altered or damaged for beam installation.

- 2) We understand the new opening is to be approximately 8'-0" wide. Based on our observations and analysis, the wall to be removed is considered load bearing as it supports the floor, wall, and roof above. The new opening is to be framed with a minimum (2) 1-3/4" x 9-1/4" LVL header with (3) 2 x 4 jacks and (2) 2 x 4 king studs at each end. Stud columns are to be blocked solid to exterior foundation wall below.
- 3) We understand the new opening is to be approximately 6'-0" wide. Based on our observations and analysis, the wall to be removed is not considered load bearing as the above roof trusses bear on the exterior walls and span fully across the proposed opening. No structural modification is required.

Upon completion, the newly framed openings will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design

Tripp Amos
BH | 2201-020030

Prentice A. Tyndall Jr., P.E.

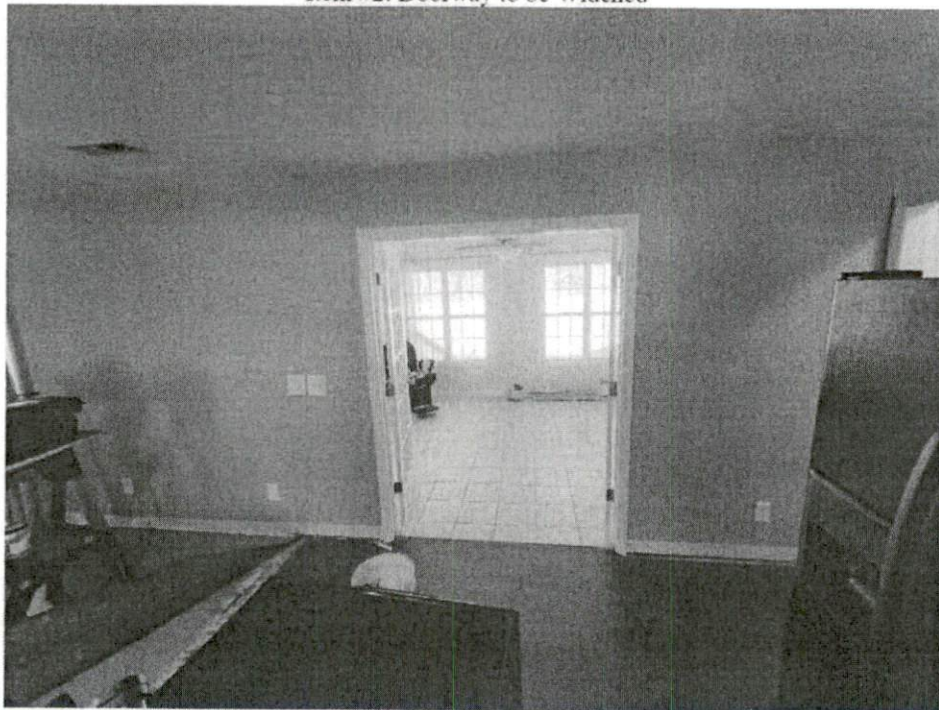




Item #1: Wall to be Removed



Item #2: Doorway to be Widened





Item #3: Wall to be Removed



PRESSLER STEVE M II PRESSLER LACI D
 66 GRAYSON PL SANFORD NC 27332
 1500012328
 COUNTY WIDE ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE (1), SPOUT SPRINGS ADVALOREM TAX (100)
 LT#236 BLK P CAROLINA LKSPC D/58-A
 Appraised by 14 on 01/01/2017 00301 CAROLINA LAKES

Return/Appeal Notes: **Parcel: 03-9585-16-0236**
 PLAT: UNIQ ID / 234683
 ID NO: 9595-49-4309.000
 CARD NO. 1 of 1
 1.0000 LT SRC= Owner
 TW-03 CI-FR-EX AT- LAST ACTION 20170302

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE	
Foundation - 3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.10000		CREDENCE TO	MARKET
Continuous Footing 5.00	01	01	3,046	124	83.08	254382	2007	2007	% GOOD		90.0	DEPR. BUILDING VALUE - CARD	228,940
Sub Floor System - 3	TYPE: SINGLE FAMILY RESIDENTIAL												
Slab Above Grade 8.00	STYLE: 3 - 2.0 Stories												
Exterior Walls - 10	SINGLE FAMILY RESIDENTIAL												
Aluminum/Vinyl Siding 30.00	DEPR. OB/XF VALUE - CARD 0												
Roofing Structure - 03	MARKET LAND VALUE - CARD 30,000												
Gable 8.00	TOTAL MARKET VALUE - CARD 258,940												
Roofing Cover - 03	TOTAL APPRAISED VALUE - CARD 258,940												
Asphalt or Composition Shingle 3.00	TOTAL APPRAISED VALUE - PARCEL 258,940												
Interior Wall Construction - 5	TOTAL PRESENT USE VALUE - PARCEL 0												
Drywall/Sheetrock 20.00	TOTAL VALUE DEFERRED - PARCEL 0												
Interior Floor Cover - 14	TOTAL TAXABLE VALUE - PARCEL \$ 258,940												
Carpet 8.00	PRIOR												
Interior Floor Cover - 12	BUILDING VALUE 247,440												
Hardwood 0.00	OBXF VALUE 0												
Heating Fuel - 04	LAND VALUE 30,000												
Electric 1.00	PRESENT USE VALUE 0												
Heating Type - 10	DEFERRED VALUE 0												
Heat Pump 4.00	TOTAL VALUE 277,440												
Air Conditioning Type - 03	PERMIT												
Central 4.00	CODE DATE NOTE NUMBER AMOUNT												
Bedrooms/Bathrooms/Half-Bathrooms 4/2/1 15.000	ROUT: WTRSHD:												
Bedrooms	SALES DATA												
BAS - 1 FUS - 3 LL - 0	OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE												
Bathrooms	3 BOOK PAGE MOYR												
BAS - 1 FUS - 1 LL - 0	I 03219 0471 6 2014 SW I I 0												
Half-Bathrooms	I 03168 0523 10 2013 TR I I 0												
BAS - 1 FUS - 0 LL - 0	I 02442 0053 10 2007 WD Q I 247000												
Office	I 02272 0110 8 2006 WD Y V 16000												
BAS - 0 FUS - 0 LL - 0	I 00879 0944 3 1989 WD Q V 13000												
TOTAL POINT VALUE 106.000	I 00864 0834 8 1988 WD Q V 0												
BUILDING ADJUSTMENTS	HEATED AREA 2,806												
Market 5 Factor 5 1.1200	NOTES												
Quality 4 Above Average 1.1000	correct bathroom count upstairs from 2 to 1 . owne												
Size Size Size 0.9500	r notified office 7/7/16.tw/ khBOUGHT LD IN 88												
TOTAL ADJUSTMENT FACTOR 1.170													
TOTAL QUALITY INDEX 124													

SUBAREA			TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE			BAS	1,590	100	132097																	0
			FGD	528	045	19773																	0
			FOP	246	035	7145																	0
			FUS	1,216	090	90890																	0
			WDD	192	020	3157																	0
FIREPLACE			2 - Pre Fabricated			1,320																	0
SUBAREA TOTALS				3,772		254,382																	0

BUILDING DIMENSIONS BAS=W24S4W14S6WDD=W16N12E16S12S6W16FOP=N6E16S6W16S29E30FOP=S5W30N5E30S22E24FGD=S22W24N22E24S23S FUS=1216\$.

HIGHEST AND BEST USE		USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR		0100	RA-20R	0	0	1.0000	0	1.0000	RF	AC	LC	TO	OT	30,000.00	1.000	LT	1.000	30,000.00	30000	0	
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

GARAGE 484
House 3046