

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



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.

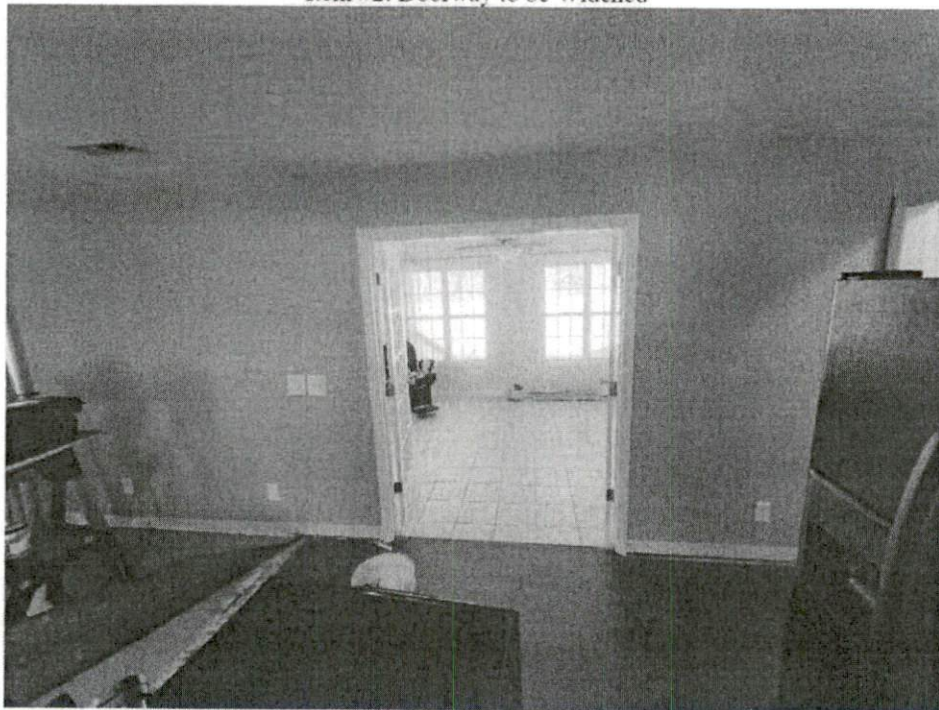




Item #1: Wall to be Removed



Item #2: Doorway to be Widened





Item #3: Wall to be Removed



