

**Sims Quality Engr-Const
Consultant PLLC**

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7/12/25



Reference: Design and Verification of Deck Structure to Support Porch Enclosures at 835 Coachman Way

We met at 835 Coachman Way in Carolina Lakes Subdivision on June 26th per your request to review existing conditions and come up with a Design and Verification of existing Deck Structures to Support added Porch Enclosures. See the scope of work that my company has provided below:

SOECC SCOPE OF WORK: Provide basic design sketches and picture annotations so the contractor can apply for a building permit. SOECC will focus on verifying the existing porch structures with additional posts, new concrete footings, additional X-bracing and new metal strapping will adequately support new enclosures on the porches.

- a. Left Porch:
 - i. Design post footings, 2 existing, 2 new
 - ii. Add bracing so we have 2 x's each bay
 - iii. Strap all 4 posts to floor edge boards with 2" x 24" x 1/8" metal strapping
 - iv. Add Note: New Enclosure per attached sketches similar to right porch construction and existing building details with straps at top of posts. 6x6 posts/brackets, 2x4, 16" oc, with plywood, windows etc
- b. Right Porch:
 - i. Design post footings, 4 existing
 - ii. Add bracing so we have 2 x's each bay
 - iii. Strap all 4 posts to floor edge boards at bottom and at top with 2" x 24" x 1/8" metal strapping
 - iv. Add Note: New Enclosure per attached sketches and existing building details with 2x4, 16" oc walls, with plywood, windows etc.

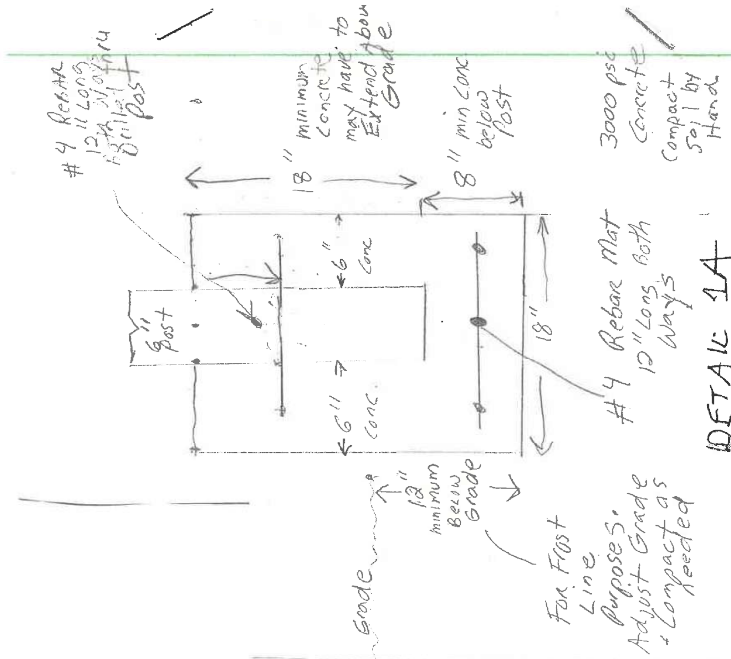
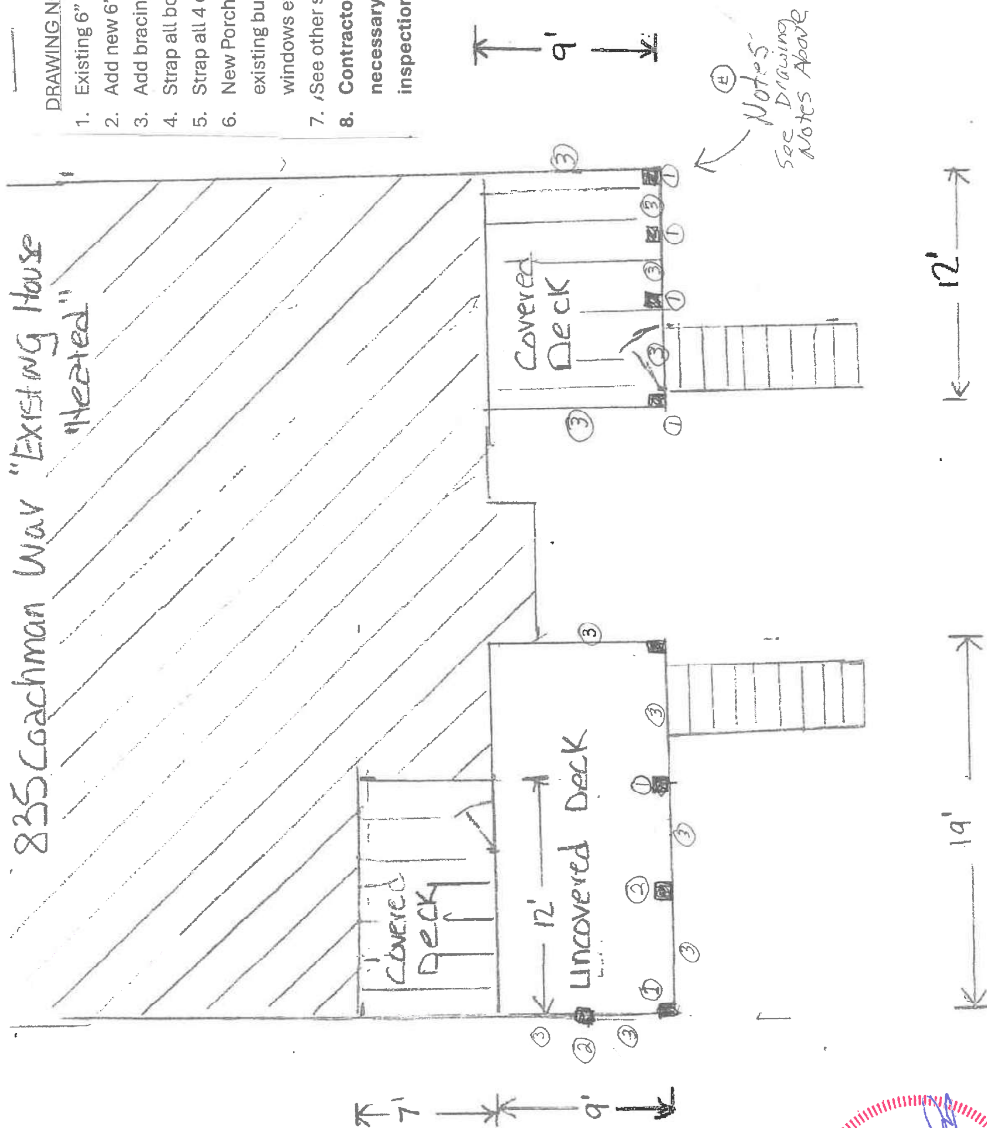
Please see attachments for my design which includes design plan signed and sealed, porch enclosure sketches, marked up picture file and pictures of the existing porches. My design complies with the latest residential building code. With these documents you should be able to obtain the necessary building permits. Be sure to call for a footing inspection prior to placement of concrete and follow up permits/inspections before closing up walls. Means and methods of temporary shoring, jacking and inspection timing of post footing construction by General Contractor.

Carl P Sims

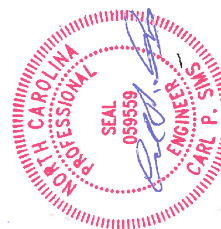
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DRAWING NOTES

1. Existing 6" x 6" Post with new post footings - See detail 1A
2. Add new 6" x 6" Post with footing - See detail 1A
3. Add bracing to have 2 x's each bay
4. Strap all bottom posts to floor edge boards with 2" x 24" x 1/2"
5. Strap all 4 existing top posts to top boards with 2" x 24" x 1/2"
6. New Porch Enclosures per attached sketches similar to rigid existing building details with 6x6 posts/brackets, 2x4, 16" roof windows etc.
7. See other sketches for exact dimensions of posts and items
8. Contractor responsible for means and methods of new necessary temporary shoring and jacking/releasing of inspections with county.



Original
10/15/10



5/2/25

 **SQ E C C I**

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Veteran Owned

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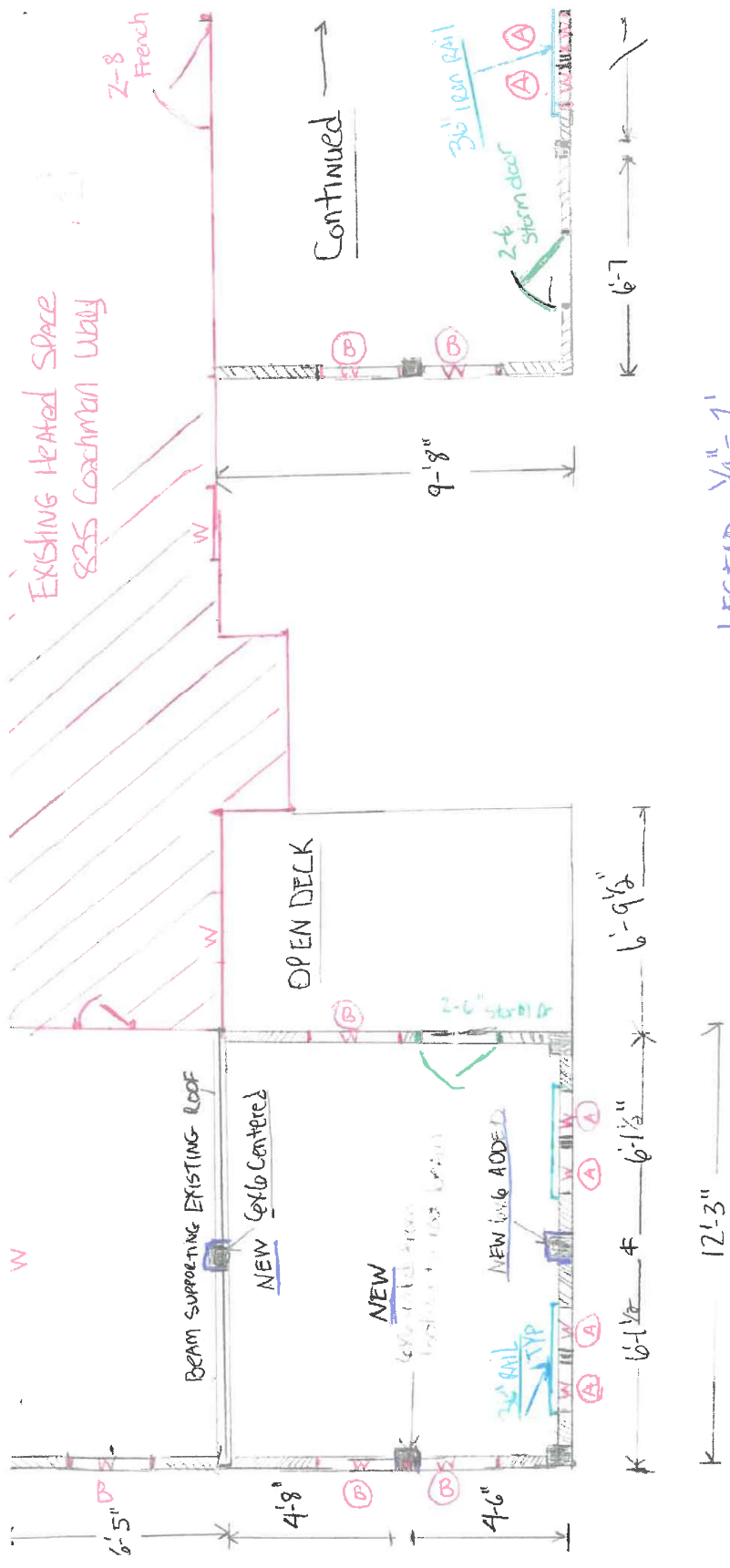


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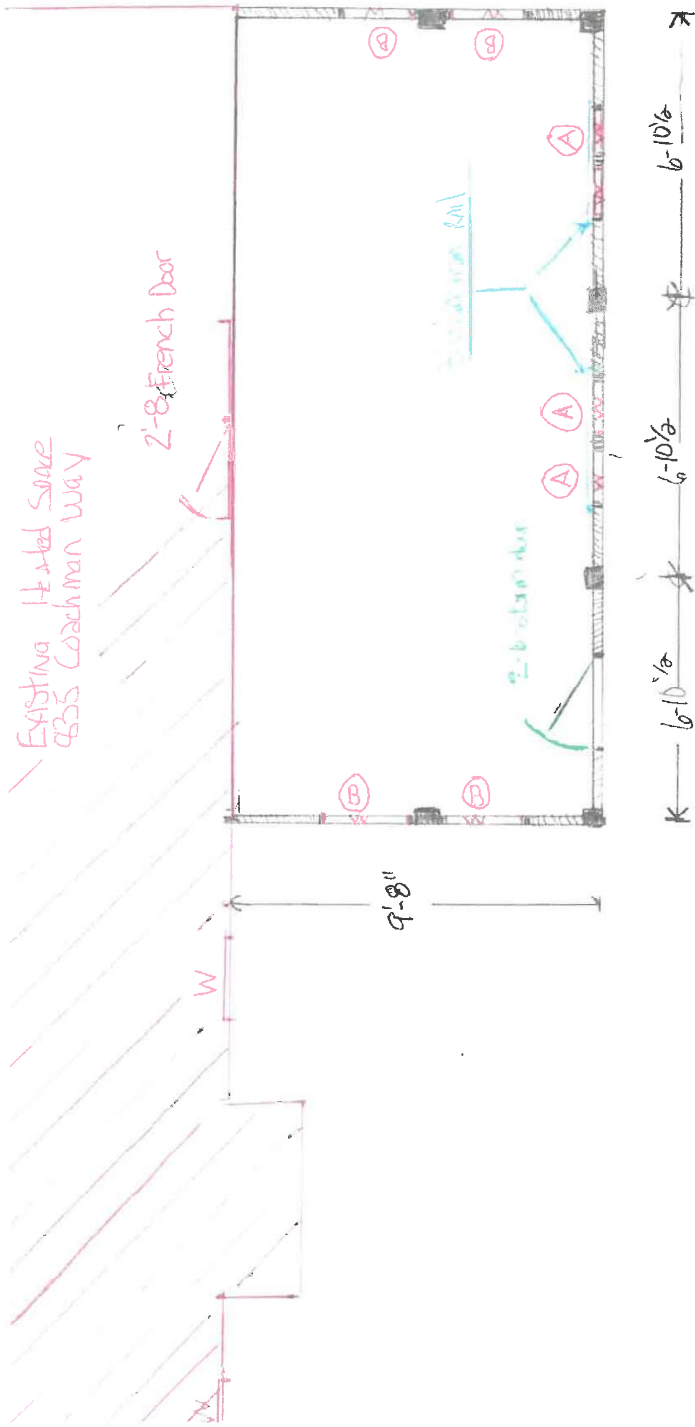




LEGEND 1/4" = 1'

- 1/6" Post New Loxe post
- A = 18" x 72" storm window
- B = 30" x 48" storm window over privacy wall
- 3" mullion (Black)
- 2x4(3) mullion between windows
- 3' high privacy wall with vinyl siding on int. & ext. of wall (NO INSULATION)

Proposed work (Left side)
Floor plan

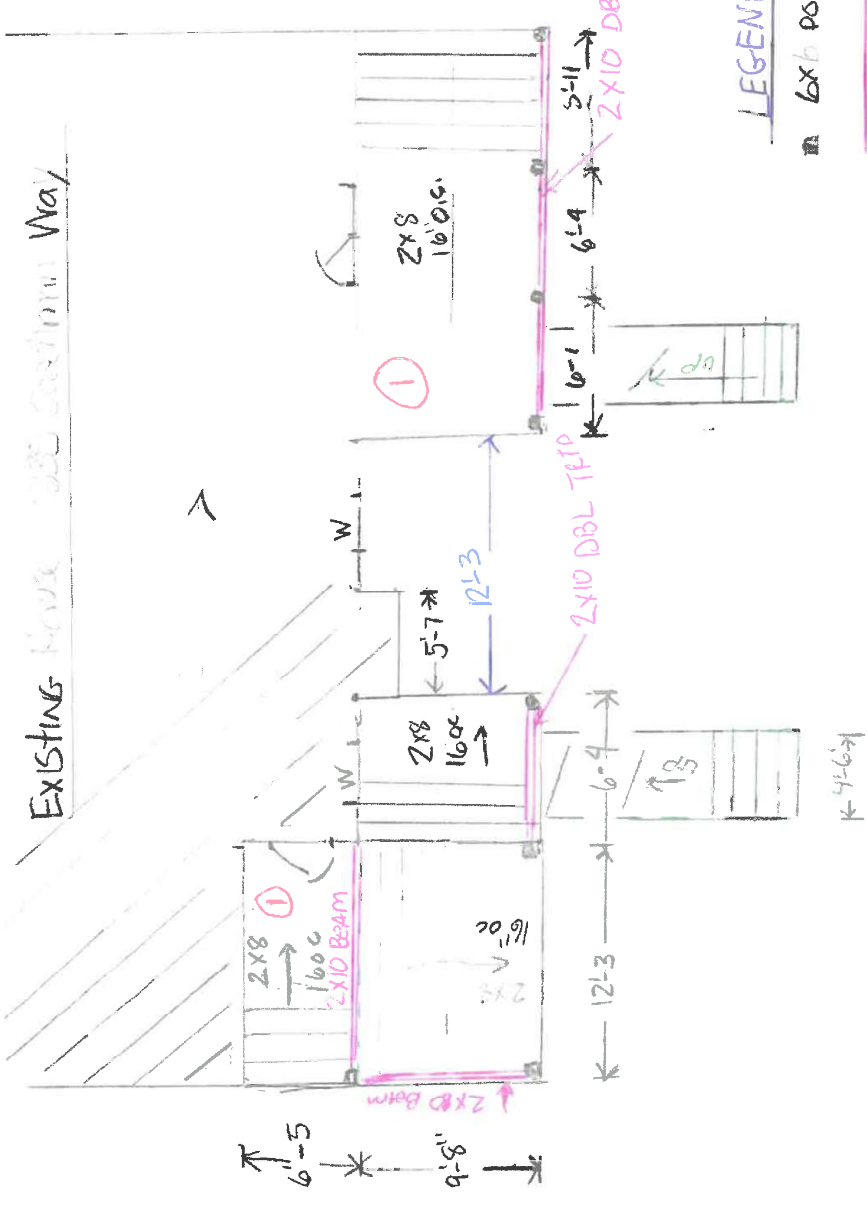


PROPOSED WORK (RIGHT SIDE)
Floor Plan

LEGEND 1/4" = 1'

- 6x6 Post
- W A = 7'8" x 72" storm window
- W B = 2'0" x 4'3" storm windows over 3' privacy wall
- 2'-6" high wall (Black)
- 141 2x4(x3) mull on between windows
- 3' high privacy wall with siding on int. side of wall (no insulation)

Existing House 330 Sardinia Way



$$\frac{1}{8} = ft$$

LEGEND

- 6x6 post
- DBL 2x10 TRIP BEAM
- Existing steps
- Existing covered deck
- Existing covered deck
- proposed closed in Deck
- (# 3 of 4 in residential Building Application)

Existing decks & House





