

Previously, the platform to be constructed was treated as 'living-' or otherwise-occupied space. I've clarified that the platform will be unfinished and used only for storage.

As such -

- The existing garage stairs will not be boxed in and will remain unmodified.
- The constructed platform will be below the existing ceiling and will not modify it
- Fire separation between garage and living space will be maintained per code.
- The constructed platform will be accessed by non-permanent ladder only.
- No new doors or windows will be added.
- Rather than resting atop a drop-beam, joists will be attached to central beam using LUS hangers.
- For safety, the platform will have a deck-style railing around the open 'atrium' to the garage floor below, with openings to facilitate ladder entry and cargo loading.
- No electrical work is necessary, neither modification of existing circuits nor addition of new. (Permit ERES2412-0031 can be voided)



See revised engineering for structural. Where attaching ledger to existing wall studs, verify there is no electrical or plumbing in the studs that may be damaged by the SDS screws

