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February 1, 2012

Additional Plans For Loft and Balcony Construction in Existing Barn

To build a loft on top of existing barn bent beams and extend new floor joists outside to create balcony

1. Shore up floor under new loft area with 8 site-cut posts
 2. attach double 2x12" roughcut to inside of innermost bent and tie-in to columns to create ledgerboard for floor joists. additionally support ledgerboard with 4x4 and 4x6 posts nailed to each of 4 existing posts.
 3. Lay out 2x12"x16' finish doug fir floor joists 16" on center between innermost and outermost bents.
 4. Fireblock innermost end of joists with 2"x12" finished lumber, doug fir.
 5. Block up under outermost end of floor joists between joists and existing beam for additional support
 6. Install 3x6 posts nailed to outermost sides of joists to sit on new wall for additional support.
 7. Install 3/4" plywood floor on top of joists.
 8. Sister 2"x10"x16' pressure treated to new floor joists extending 58" out from exterior wall of building to form joists for new balcony with 2"x10" pressure treated end plate.
 9. cover balcony with 3/4" pressure treated plywood, flashing and 5/4" decking
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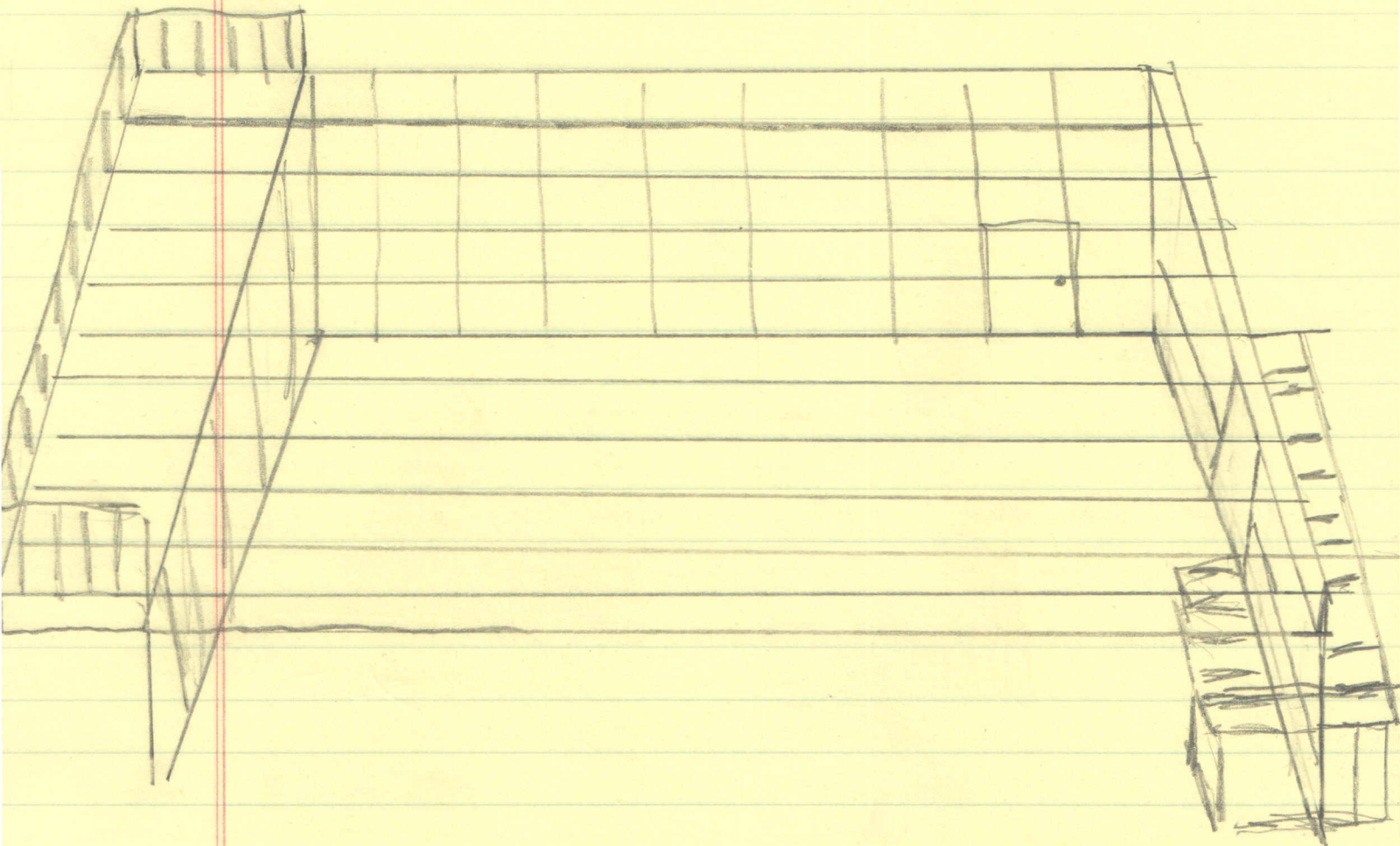
10. Install minimum 42" high railing on new balcony with less than 4" space between railing posts.
11. Construct new access stairs with doug fir finished lumber to new loft as follows:
 - 6 risers of 7 1/2" with 2" x 10" x 36" treads on 3 2" x 12" stringers to dogleg platform 48 1/2" high
 - 15 ~~risers~~ risers of 7 1/2" with 2" x 10" x 36" treads on 3 2" x 12" stringers from dogleg platform to new loft 159 1/4" high.
 - 36" railing to top and at end of new loft space
12. Site-built, repurposed old or new door to balcony between studs.

Respectfully Submitted,

Claude Simon 2-12-2012

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① not to scale

② numbers of beams posts approximate

for illustration only