DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: William C. Crippen

Mailing Address: 5885 Musket Lane

City/State/Zip Code: Stone Mountain, GA 30087

Email: charlie@crippenwoodworks.com

Telephone Home: 770.231.4997 Business: Crippen Woodworks, Inc.

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Nidhip Patel and Jessica Chee

Address (Mailing): 1726 Mason Mill Rd. NE, Atlanta GA 30329

Email: nidhipp@gmail.com / jeannaobryant@gmail.com Telephone Home: 305.849.8556 Business: NA

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1726 Mason Mill Rd. NE City: Atlanta State: GA Zip: 30329

District(s): 04 - Unincorp. Land Lot(s): 101 - Res Fam Block: _____ Parcel: 18 104 01 069

Zoning Classification: R85- SF Res Dist Commission District & Super District: 2 Michelle Long Spears / 6 Ted Terry

CHECK TYPE OF HEARING REQUESTED:

X VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

William C. Crippen
Crippen Woodworks, Inc.
5885 Musket Lane
Stone Mountain, GA 30087
770.231.4997

County of Dekalb

Administrative Zoning Variance Request

COVER SHEET

1. **Cover Sheet ……pg 1**
2. **Zoning Board of Appeals: Application for Public Hearing……..pg 2**
3. **Zoning Board of Appeals: Authorization of the Property Owner……..pg 3**
4. **Zoning Board of Appeals: Auth. to Represent the Property Owner…….pg 4**
5. **Zoning Board of Appeals: Letter of Intent (LOI) ……pg 5-6**
6. **Site Plan……pg 7-8**
7. **Letters of Support ……..pg 9-10**
8. **Photo and renderings ……..……..……..……pg 11-13**
9. **Zoning Board of Appeals: Pre Application Form (Lucas Carter).....pg 14-16**
10. **Architectural Renderings & Steel Frame Installation Guide ……..…pg 17-40**

William Charles Crippen
of Crippen Woodworks on behalf of Nidhip Patel and Jessica Chee

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 11/24/25 Applicant Signature: Nidhi Patel

DATE: 11/24/25 Applicant Signature: Jessica Chee

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: 11/24/2025 Applicant/Agent Signature: William C. Crippen

TO WHOM IT MAY CONCERN:

(I)/ (WE): Nidhip Patel and Jessica Chee
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

BETH BOORD
Notary Public, Georgia
Forsyth County
My Commission Expires
April 20, 2027

Notary Public

Owner Signature

BETH BOORD
Notary Public, Georgia
Forsyth County
My Commission Expires
April 20, 2027

Notary Public

Owner Signature

Notary Public

Owner Signature

-

William C. Crippen
Crippen Woodworks, Inc.
5885 Musket Lane
Stone Mountain, GA 30087
770.231.4997

County of Dekalb

Administrative Zoning Variance Request

Letter of Intent: Rear Setback Variance for New Construction
Property Address: 1726 Mason Mill Road, 30329
Property Owner: Nidhip Patel and Jessica Chee

Dear County of Dekalb and Members of the Board of Zoning Appeals,

My name is Charlie Crippen, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the reduction of the rear yard setback requirement from 40 feet to 33 feet for the property located at 1726 Mason Mill Road, Atlanta 30329. The purpose of this variance is to facilitate the construction of a 17x30 screen porch sized for the outdoor dining and entertainment of a large multi-generational family.

1.Physical Conditions of the Site:
The unique physical conditions of my property constitute a special case necessitating this variance. The home was constructed in 1990 before the 2015 zoning code update. The house is positioned to the rear of the lot putting the rear of the house almost on top of the 40ft set back.

2.Minimum Variance Necessary:
We are requesting the minimum variance necessary to render the screen porch usable for dining and entertaining for a family of 8 which is still expanding. The porch is sized to accommodate a table for 10 and a reading/hang out area. The existing chimney protruding into the space necessitates the projection of the porch out 17ft from the house. We have designed the room with the absolute minimum footprint to accommodate the families desired use. The new 33 foot setback is essential for the practical and reasonable placement of the porch, and does not seek advantages beyond those available to other property owners in the same district.

3.Public Welfare:
The proposed addition will provide a positive impact on the neighborhood and community. We have received a letter of support from our neighbors, who border 1726 Mason Mill Road, and they state the addition would not intrude on their privacy nor be unsightly in any way. There is significant natural screening provided by the terrain and vegetation which will provide minimal visual impact for all surrounding properties. The reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-85 zoning district.

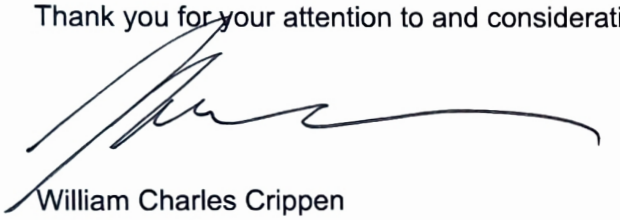
The screen porch will be a modest and tasteful addition, enhancing the property without imposing adverse effects on the surrounding area.

4.Ordinance Hardship:
A strict interpretation of the zoning laws, in this case, would cause undue hardship. No meaningful improvements can be made without variance as the home is legally nonconforming. There is also a creek and retention pond in the front of the parcel, which contributes to a significant mosquito population on the property. The family, particularly the elderly members, currently cannot use the outdoor space for fear of vector borne diseases such as West Nile Virus, Dengue Fever and Zika.

5.Alignment with the Spirit of the Law:
We believe this variance request aligns with the intent of the Suburban Land Use as outlined by the DeKalb County Comprehensive Plan. The proposed construction accommodates multigenerational dwelling and supports the goal of furthering infill development and adding aesthetic value and character to the area.

In conclusion, we appreciate your time and consideration of our variance request. We are committed to working collaboratively to ensure that our proposed changes align with the broader goals and policies of DeKalb County.

Thank you for your attention to and consideration of this matter.



William Charles Crippen
of Crippen Woodworks on behalf of Nidhip Patel and Jessica Chee

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
☼	LIGHT POLE
MH	MANHOLE
℄	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
▥	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
✱	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15–11/19	9/15–12/1 3/1–4/1	10/1–11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15–11/15	9/1–12/15	9/15–1/1
RED & ANNUAL LESPEDEZA	0.6 lbs 0.6 lbs.	0.5 bu. 24 lbs.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 lbs.	4 lbs.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1 lb.	60 lbs.	5/1–8/1	5/1–8/1	4/1–8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 lbs.	3 bu.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETAION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 --- 30
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 --- ---
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	50 -- --

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"–10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6–9 TON/ACRE	2"–3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	–
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	–
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	–
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	–

NOTES

ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

CALL FOR FINAL INSPECTION AT 404-370-4104

DISTURBED AREA: 0.016 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY – FRIDAY 7:00AM – 7:00 PM SATURDAY 9:00AM – 5:00PM

THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I JOHN A. STEERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

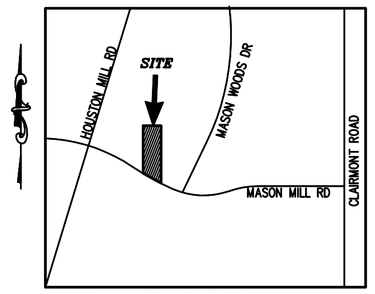
CUT AND FILL SLOPES SHALL NOT EXCEED 3H: 1V ON RESIDENTIAL PROJECTS AND LOTS, AND LOTS SHALL NOT EXCEED 2H: 1V ON ALL OTHER PROJECTS.

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR.10000-(1,2 OR 3)

EXISTING LOT COVERAGE:
HOUSE-2,868 SF
STOOP/FRONT WALK-186 SF
PATIO-428 SF
REAR WALKS-348 SF
WALLS-158 SF
DECK-405 SF
DRIVEWAY-2,722 SF
TOTAL-7115 SF

7115/18959=37.5%



VICINITY MAP nts

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 57,359 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0062K DATED 8/15/19.

ZONING: R-85

MIN. LOT AREA: 12,000 SF
MIN LOT FRONTAGE: 85'

SETBACKS:
FRONT–35 FEET
SIDE–8.5 FEET
REAR–40 FEET

MAXIMUM LOT COVERAGE: 35%

DISTURBED AREA:

2250 SF = 0.05 ACRES

CONTRACTOR
24 HR CONTACT

CRIPPEN WOODWORKS, INC
CHARLIE CRIPPEN
770-231-4997

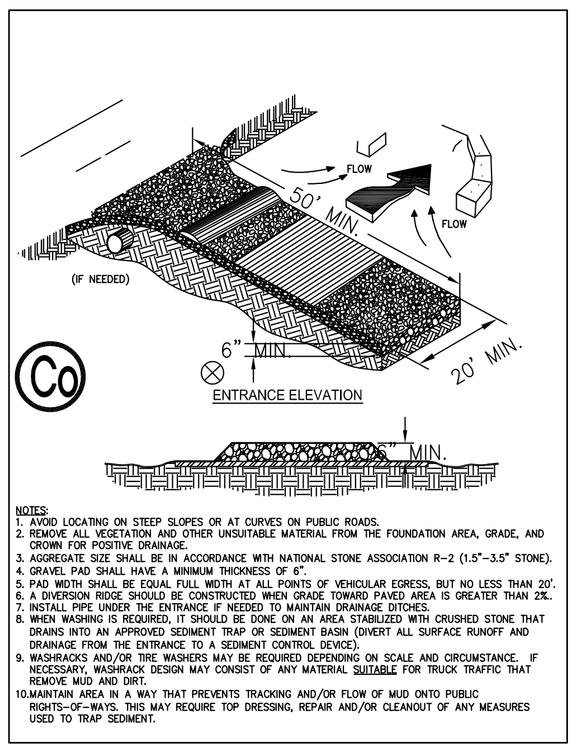
OWNER

NIDHIP PATEL
1726 MASON MILL ROAD
ATLANTA GA,
305-849-8556

COMMISSIONERS

COMMISSIONER DISTRICT: 2
MICHELLE LONG SPEAR

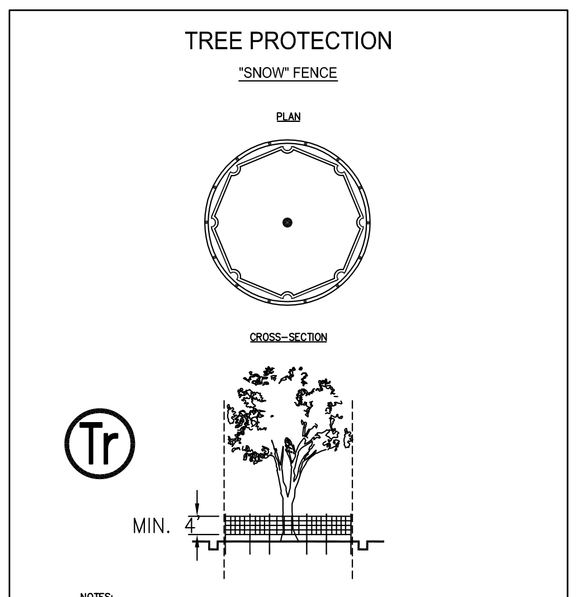
SUPER COMMISSIONER DISTRICT: 6
TED TERRY



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

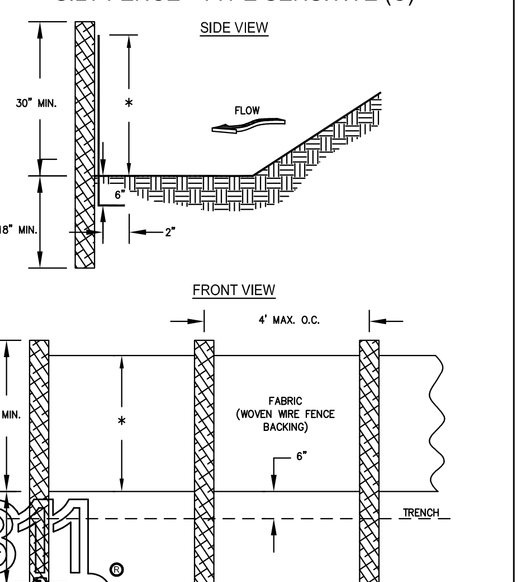
TREE PROTECTION

"SNOW" FENCE



NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"–5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER–REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

SILT FENCE - TYPE SENSITIVE (C)



NOTES:
1. USE METAL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Know what's below Call before you dig 1-800-282-7411

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

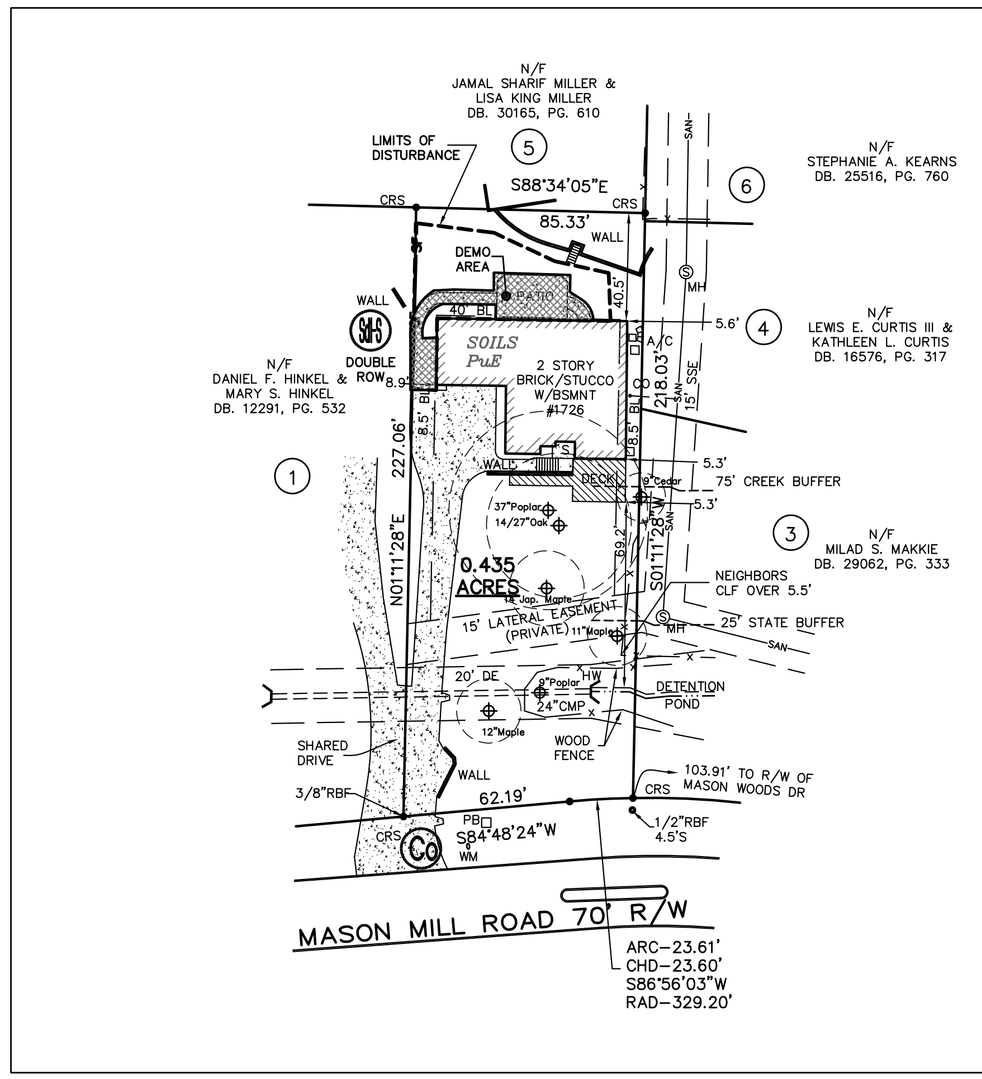
SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARFIED)	0.2 – 0.4 LB 1–2 LB	3/1–6/15	6–12–12	25–35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8–10 LB 8–10 LB	9/1–11/1 10/15–3/15	6–12–12 6–12–12	25–35 LB 25–35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1–2 LB 2–3 LB	4/1–6/15 10/1–3/1	6–12–12	25–35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon–Fri 7:00 am – 7:00pm
Saturday 9:00am – 5:00pm

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DEMO PLAN

Know what's below Call before you dig 1-800-282-7411

GEORGIA REGISTERED LAND SURVEYOR NO. 2578 1/24/25 JOHN A. STEERMAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736–7666 FAX (770) 736–4623
MAIL@SURVEYCONCEPTS.NET

DEMOLITION PLAN FOR:
PATEL RESIDENCE
1726 MASON MILL ROAD

LOT 2 SUBDIVISION: VICTORIA COMMONS
LAND LOT 104 18th DISTRICT
DEKALB COUNTY, GEORGIA REC. IN PB. 91, PG. 32

DATE	DRAWN	CHECKED
11/24/25	DCP	JAS

SCALE 1"=40'

SHEET TITLE
DEMO PLAN

PROJECT NUMBER
54444

D-1

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
●	JUNCTION BOX
LLL	LAND LOT LINE
☼	LIGHT POLE
MH	MANHOLE
PL	PROPERTY LINE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
C/O	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT
▥	DROP INLET
RBF	REBAR FOUND
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
CRZ	CRITICAL ROOT ZONE
UE	UTILITY EASEMENT
	FIRE HYDRANT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	WATER VALVE
	GAS VALVE
	HEADWALL
	P=PINE TREE HW=HARDWOOD

SOLID LINE=PROPOSED CONTOUR
DASHED LINE=EXISTING CONTOUR

86+4 PROPOSED SPOT ELEV.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 sq. ft.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15–11/19	9/15–12/1 3/1–4/1	10/1–11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15–11/15	9/1–12/15	9/15–1/1
RYE & ANNUAL LESPEDEZA	0.6 lbs 0.6 lbs.	0.5 bu. 24 lbs.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 lbs.	4 lbs.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1 lb.	60 lbs.	5/1–8/1	5/1–8/1	4/1–8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 lbs.	3 bu.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETAION (Ds3)

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 — 50
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	0–50 — —
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 1000 400	50 — —

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"–10"
WOOD WASTE, CHIPS, SAWDUST, BARK	6–9 TON/ACRE	2"–3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ.YD.	–
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	–
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	–
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	–

MAGNETIC

NOTES

ALL LAND DISTURBANCE TO BE STABALIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.

ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

CALL FOR FINAL INSPECTION AT 404-370-4104

DISTURBED AREA: 0.016 ACRES

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY – FRIDAY 7:00AM – 7:00 PM SATURDAY 9:00AM – 5:00PM

THE ESCAPE OF SEDIMENT FROM SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I JOHN A. STEERMAN CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

CUT AND FILL SLOPES SHALL NOT EXCEED 3H: 1V ON RESIDENTIAL PROJECTS AND LOTS, AND LOTS SHALL NOT EXCEED 2H: 1V ON ALL OTHER PROJECTS.

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.

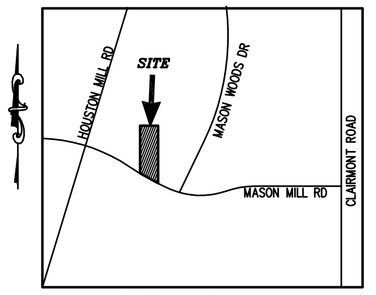
INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR.10000-(1,2 OR 3)

EXISTING LOT COVERAGE:
HOUSE-2,868 SF
STOOP/FRONT WALK-186 SF
PATIO-428 SF
REAR WALKS-348 SF
WALLS-158 SF
ELEVATED DECK-0 SF
DRIVEWAY-2,722 SF
TOTAL-6710 SF

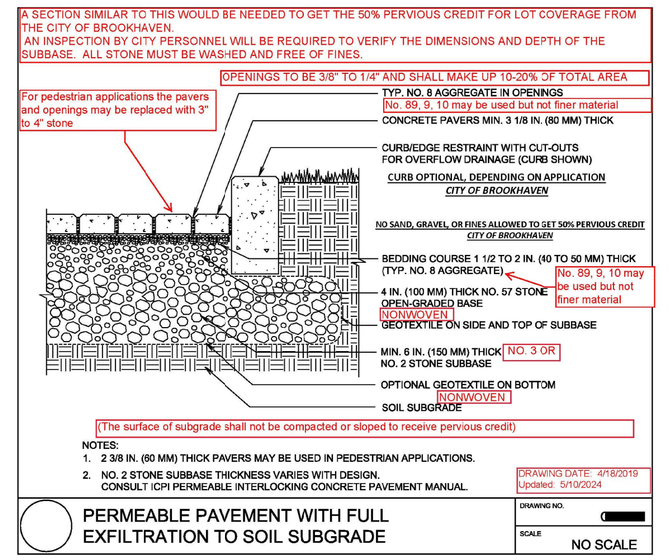
6710/18959=35.4%

PROPOSED LOT COVERAGE:
HOUSE-2,868 SF
STOOP/FRONT WALK-186 SF
WALLS-158 SF
ELEVATED DECK-0 SF
DRIVEWAY-2,722 SF
PROPOSED REAR WALK-0 SF (320)
PROPOSED PORCH-518
TOTAL-6452 SF

6452/18959=34.0%



VICINITY MAP nts



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 57,359 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0062K DATED 8/15/19.

ZONING: R-85

MIN. LOT AREA: 12,000 SF
MIN LOT FRONTAGE: 85'

SETBACKS:
FRONT–35 FEET
SIDE–8.5 FEET
REAR–40 FEET

MAXIMUM LOT COVERAGE: 35%

DISTURBED AREA:

2250 SF = 0.05 ACRES

CONTRACTOR 24 HR CONTACT

CRIPPEN WOODWORKS, INC
CHARLIE CRIPPEN
770–231–4997

OWNER

NIDHIP PATEL
1726 MASON MILL ROAD
ATLANTA GA,
305–849–8556

STATE WATERS NOTE:

THE SUBJECT PROPERTY IS WITHIN 200 FEET OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.

RECEIVING WATERS

TRIBUTARY TO SOUTH FORK PEACHTREE CREEK

PROJECT SCOPE:

THIS PROJECT IS TO REMOVE THE EXISTING PATIO AND WALK, AND ADD A REAR PORCH AND PAVER WALK. THERE WILL BE NO EARTHWORK OR GRADING ASSOCIATED WITH THIS PROJECT, OTHER THAN HAND DUG FOOTINGS.
ALL SPOILS RESULTING FROM THE HAND DIGGING OF FOOTINGS WILL BE PROTECTED FROM EROSION BY EITHER MULCHING, COVERED WITH PLASTIC OR THE INSTALLATION OF SILT FENCE, AND WILL BE PROPERLY DISPOSED OF BY THE COMPLETION OF THE PROJECT.

COMMISSIONERS

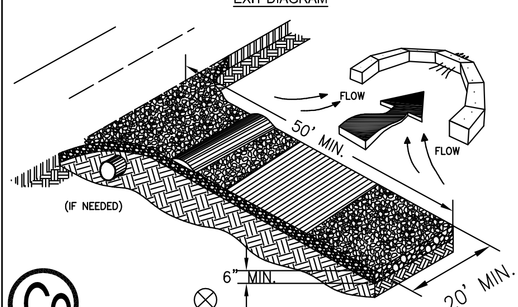
COMMISSIONER DISTRICT: 2
MICHELLE LONG SPEAR

SUPER COMMISSIONER DISTRICT: 6
TED TERRY

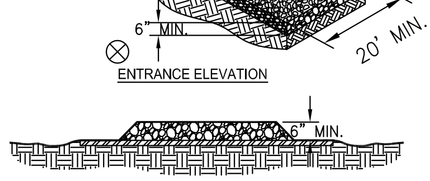
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



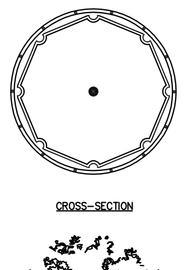
ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

TREE PROTECTION

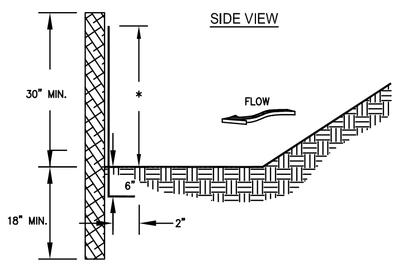
"SNOW" FENCE



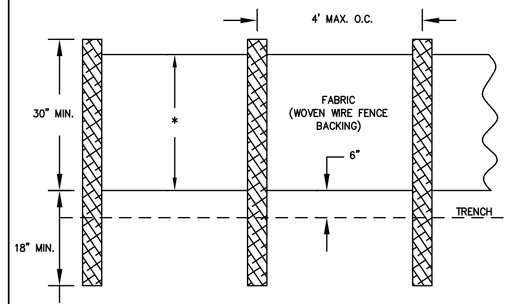
NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"–5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER–REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

SILT FENCE - TYPE SENSITIVE (C)

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
Mon–Fri 7:00 am – 7:00pm
Saturday 9:00am – 5:00pm

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

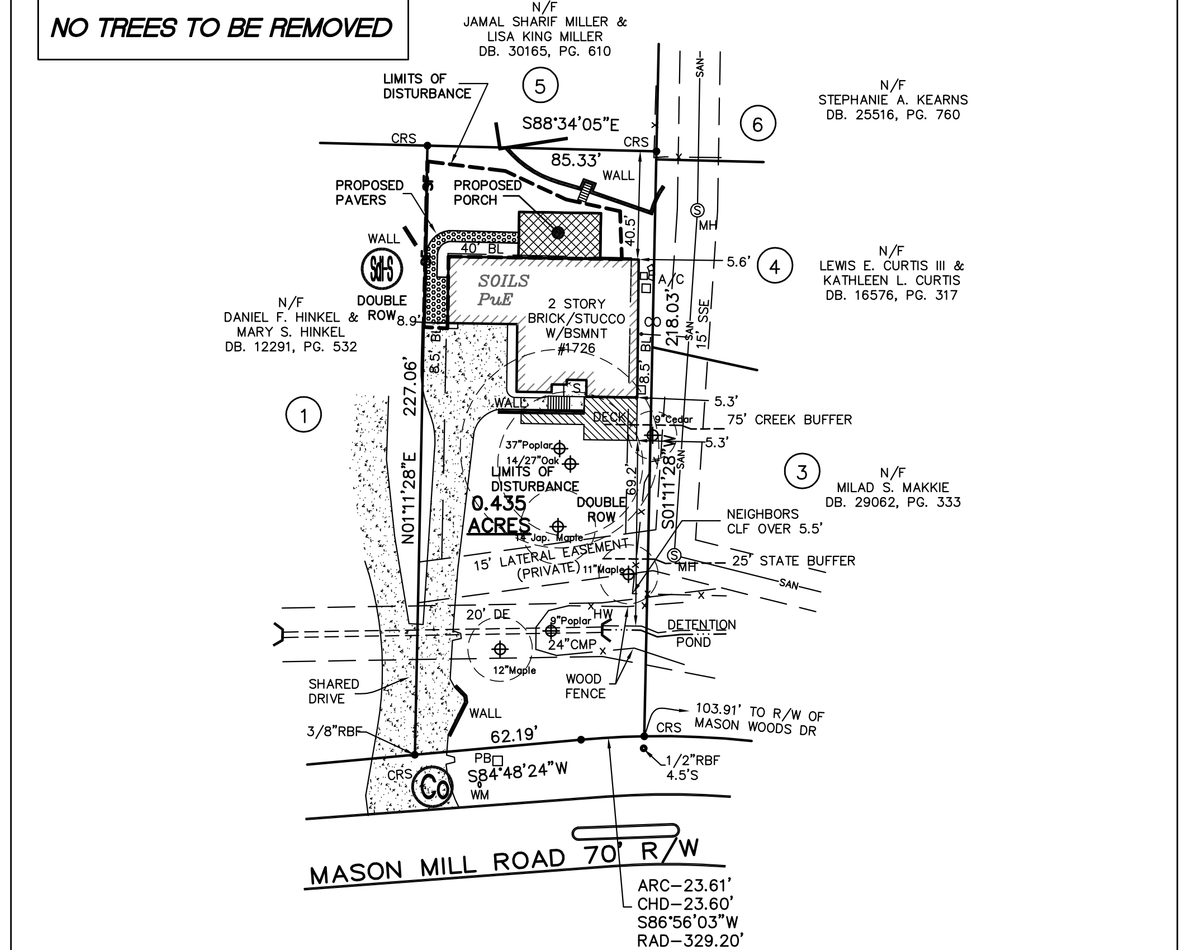
SCI DEVELOPMENT SERVICES WILL NOT TAKE RESPONSIBILITY FOR THE DISCOVERY OF ANY UNDERGROUND UTILITIES WHICH CANNOT BE SEEN DURING A REASONABLE FIELD SURVEY OF THIS SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH DOCUMENTATION (AS–BUILTS, DEEDS ETC.) REFERRING TO THE EXISTENCE OF ANY SUCH UTILITIES PRIOR TO THE COMMISSION OF THE FIELD SURVEY.

SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARFIED)	0.2 – 0.4 LB 1–2 LB	3/1–6/15	6–12–12	25–35 LB
TALL FESCUEGRASS ANNUAL RYEGRASS	8–10 LB 8–10 LB	9/1–11/1 10/15–3/15	6–12–12 6–12–12	25–35 LB 25–35 LB
COMMON BERMUDAGRASS (HULLED) COMMON BERMUDAGRASS (UNHULLED)	1–2 LB 2–3 LB	4/1–6/15 10/1–3/1	6–12–12 6–12–12	25–35 LB 25–35 LB
STRAW MULCH	90 LB	ANY TIME FOR TEMPORARY COVER		

811 Know what's below Call before you dig 1-800-282-7411

NO TREES TO BE REMOVED



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736–7666 FAX (770) 736–4623
MAIL@SURVEYCONCEPTS.NET

SITE PLAN FOR:
PATEL RESIDENCE
1726 MASON MILL ROAD
LOT 2 SUBDIVISION: VICTORIA COMMONS
LAND LOT 104 18th DISTRICT
DEKALB COUNTY, GEORGIA REC. INS PB. 91, PG. 32

DATE	DRAWN	CHECKED
11/24/25	DCP	JAS

SCALE 1"=40'

SHEET TITLE
SITE PLAN

PROJECT NUMBER
56386

S-1

November 23, 2025

To whom it may concern:

We, Daniel and Mary Hinkel, are the homeowners at 1718 Mason Mill Road N.E.

We are writing with regards to our neighbor's proposed **screened porch construction** at **1726 Mason Mill Rd NE, Atlanta, Georgia 30329**.

Our property is directly adjacent to 1726 Mason Mill Rd NE, Nidhip and Jessica have explained they are adding a screened porch in their back yard.

We support this addition, as it will have no adverse effect on our property, privacy, or views.

Sincerely,

Daniel Hinkel
1718 Mason Mill Road, NE

Mary Hinkel
1718 Mason Mill Road, NE

To whom it may concern:

I, Brandi Smith and Milad Makkie, are the homeowners at 988 Mason Woods Drive.

I am writing with regards to our neighbor's proposed **screened porch construction** at **1726 Mason Mill Rd NE, Atlanta, Georgia 30329**.

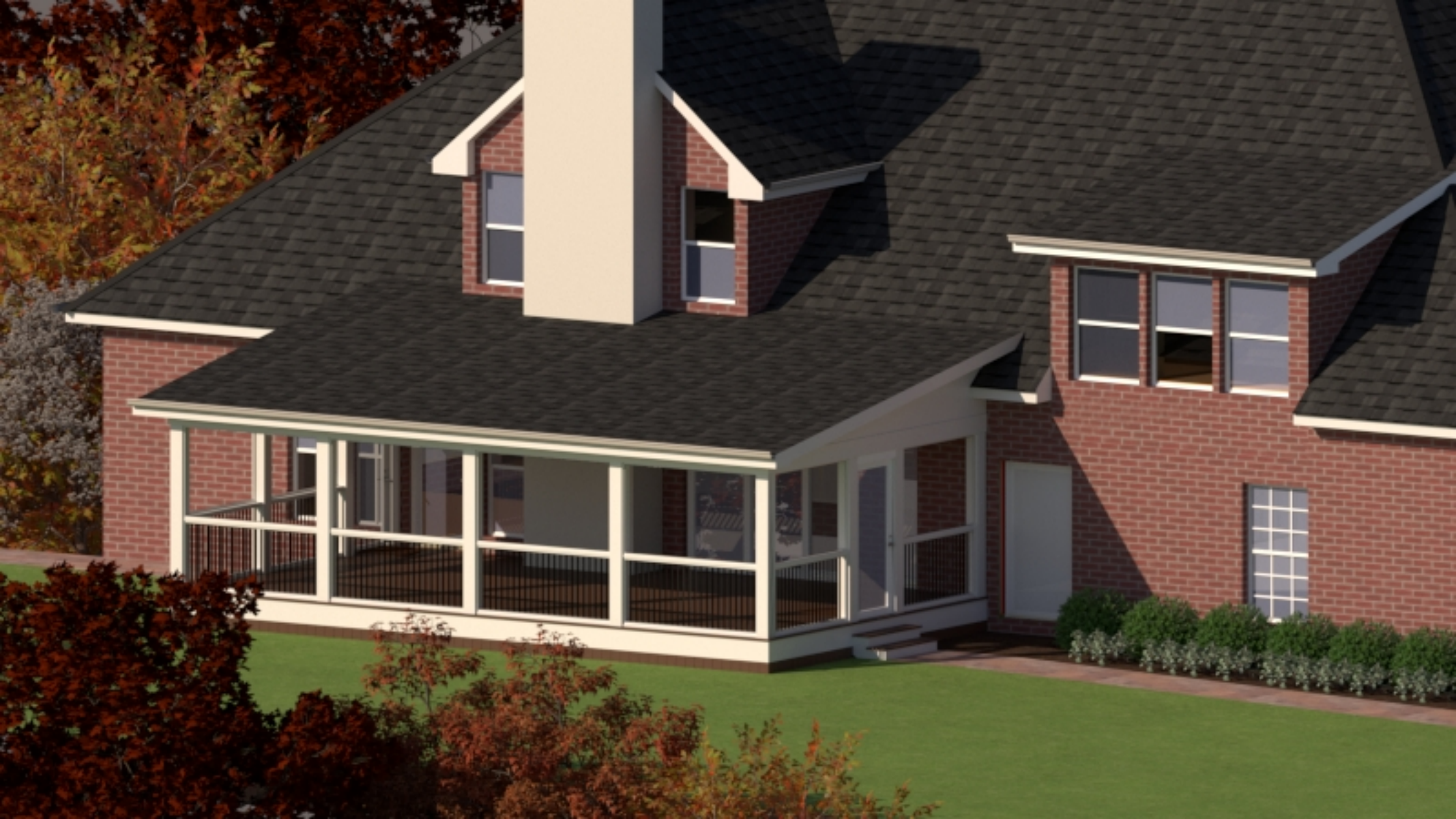
Our property is directly adjacent to 1726 Mason Mill Rd NE, Nidhip and Jessica have explained they are adding a screened porch in their back yard.

We support this addition, as it will have no adverse effect on our property, privacy, or views.

Sincerely,

Brandi Smith and Milad Makkie
988 Mason Woods Drive
478-319-6028

Brandi D. Smith, Psy.D.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana Njoku

PRE-APPLICATION FORM
ZONING BOARD OF APPEALS

Applicant

Applicant Name: William C. Crippen/Crippen Woodworks, Inc. Phone: 770.231.4996 Email: charlie@crippenwoodworks.com

Meeting Information

Date/Time: 11/10/25@10am Planner Name: Lucas Carter

Planner Email: LJCarter@DeKalbCountyGA.gov

Subject Property

Property Address: 1726 Mason Mill Road Atlanta, GA 30329

Comm. District(s): 2/6 Tax Parcel ID: 18 104 01 069

Zoning: R-85 Land Use: SUB (Suburban) Overlay: _____

Existing Use: _____ Supplemental Regs: _____

Proposed Project

Code sections and Amounts seeking a variance from:

Section 27-2.2.1

Reduce rear yard setback from 40' to 33'

Case context and intended project:

Screened porch addition

- Prior admin variance received for front porch

- Multi-generational housing

Ordinance Criteria for Variance Hardships

Derived from the ordinance and translated into Layman's Terms
(Chapter 27 Section 7.5.2)

1. **Physical Conditions of the site – *What did mother nature do?***

Address the specific issues of the ***physical condition*** of the property that make it a special case. This could be its narrowness, shallowness, unique shape, or other physical features such as floodplains, trees, or a steep slope. These conditions should be the result of natural order, not created by you or a prior owner.

- Home constructed 1990, before 2015 zoning code update
- Corner lot
- Mosquito problem on rear patio, like front porch

2. **Minimum Variance Necessary – *Are you asking for just the right amount?***

Demonstrate that your request is only for the ***minimum necessary*** to make your property usable and does not provide any special advantages that aren't available to other property owners in your zoning district.

- Only utilizing existing footprint of patio; albeit shifting to right
- Reducing overall footprint by introducing permeable pavers which brings down lot coverage
- ZBA may question on why this exact footprint

3. **Public Welfare – *Does this harm or benefit your neighbors?***

Discuss the ***potential impact*** of your proposed changes on your neighborhood and community. Show that the variance you're seeking won't harm public welfare, neighboring properties, or any improvements in the same zoning district.

- Letters of support from surrounding neighbors encouraged
- Boosts aesthetics of property

4. **Ordinance Hardship – *Does the ordinance prevent your project?***

Detail how a ***strict interpretation of the zoning laws*** would cause undue hardship for you. This could be in terms of impracticality or inability to use your property effectively. Think of this as, ***"if denied, what would happen?"***

- Yes, No meaningful improvements can be made without variance as home is legally non-conforming

5. **Alignment with the Spirit of the Law**

Demonstrate how your variance request aligns with the overall purpose of the zoning laws and the DeKalb County Comprehensive Plan. Show that your proposal does not undermine these broader goals and policies, but rather seeks a reasonable adaptation to them. Ask your assigned planner for text regarding the parcel's assigned land use.

SUB (suburban land use)

Supports goal of furthering infill development and adding aesthetic value to character area
- Multi-generational family of 8

YOUR VARIANCE TIMELINE

Application Deadline: 11/27/25

Sign Posting Deadline: 12/14/25

ZBA Meeting: 01/14/26

APPLICATION SUBMITTAL INSTRUCTIONS

1. **Compile all completed materials into a single PDF file, preferably in the following order.**
   a. ZBA Public Hearing Application
   b. Owner Authorization
   c. Property Access Form
   d. Application Authorization (If Applicable)
   e. Letter of Intent
   f. Site Plan
   g. Other relevant materials (Photographs, Letters of Support, Citation, etc.)

2. **Head over to https://epermits.dekalbcountyga.gov/ to create/update your account.**
   a. Head to the above link and create/update your account
   b. Start a "ZBA-Variance" application and follow instructions to fill in the prompted fields and submit your PDF file.
   c. If done correctly, you should see your application number (**1247XXX**). This number is your case! You will need this for the next step.
   d. You will be notified to pay the $300 ZBA application fee.

3. Email LJCarter@DeKalbCountyGA.gov your application number (**1247XXX**) and application package/contents
   a. This alerts staff that you've submitted your application and acts as a failsafe should there be technical errors. Failure to do so may result in a deferral.

Patel Residence
1726 Mason Mill Road NE
Atlanta, GA 30329

CRIPPEN WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

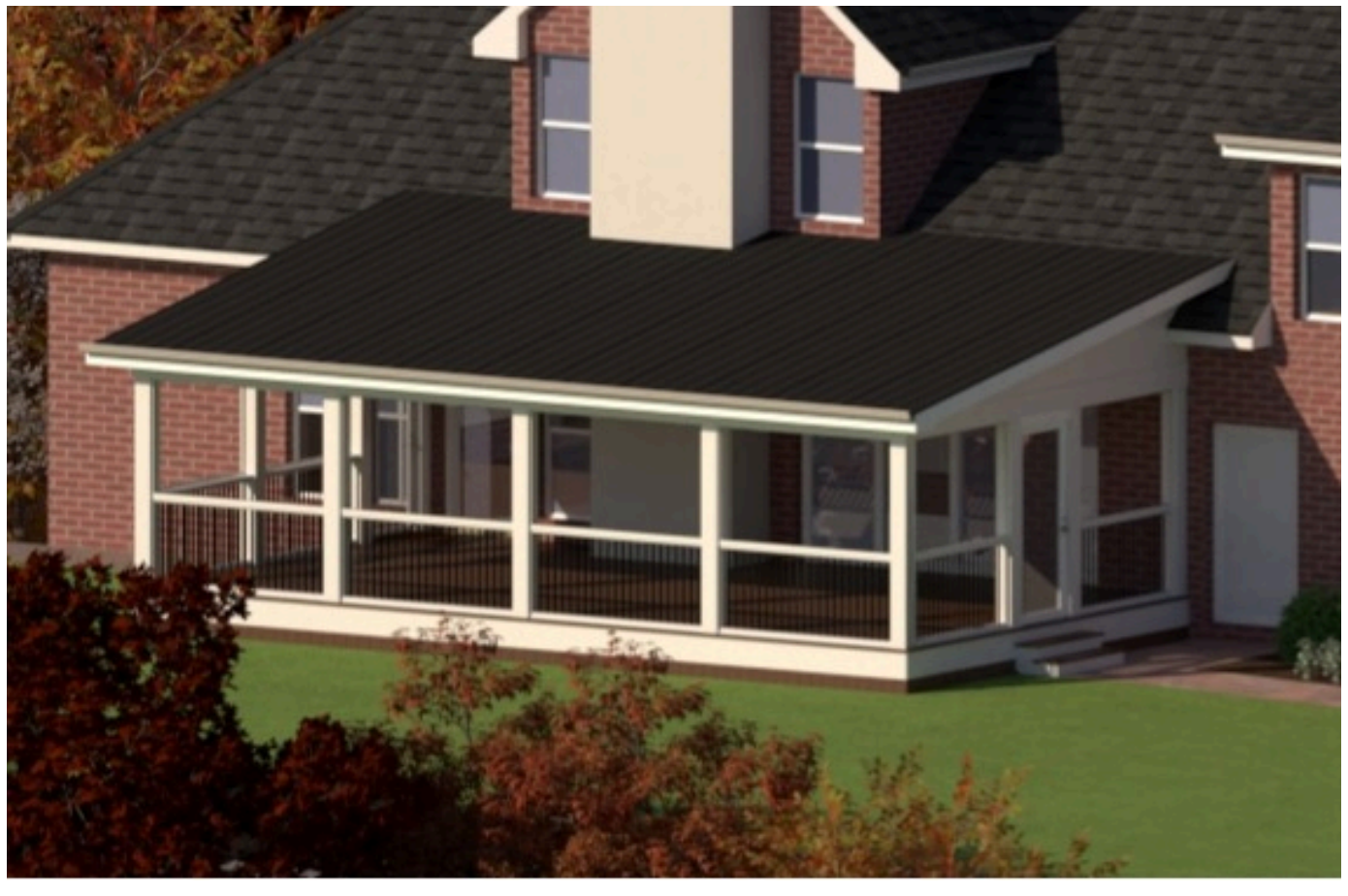
Drawing Index

C1 - Cover Page
EL1 - Elevations
PV1 - Site Plan
FP1 - Foundation Plan
FR1 - Framing Plan
FLR1 - Floor and Railing Plan
RF1 - Roofing Plan
Newcastle Steel framing instructions

Scope

Add new 30x17 covered screen porch using Newcastle Steel deck framing, Timbertech advanced PVC flooring, and SYP roof framing w/ standing seam metal roofing

519 sq ft



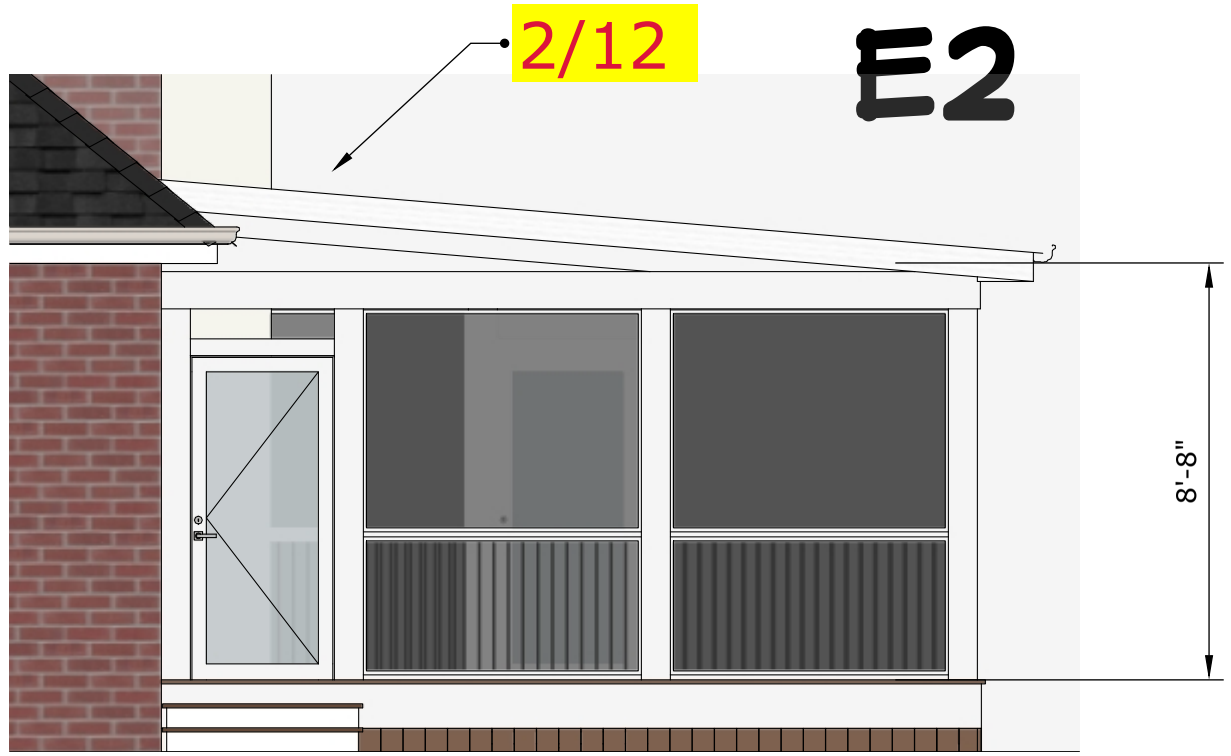
Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Cover Page

C1

E1

E2



E3

Scale 1/4"=1'

CRIPPEN WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

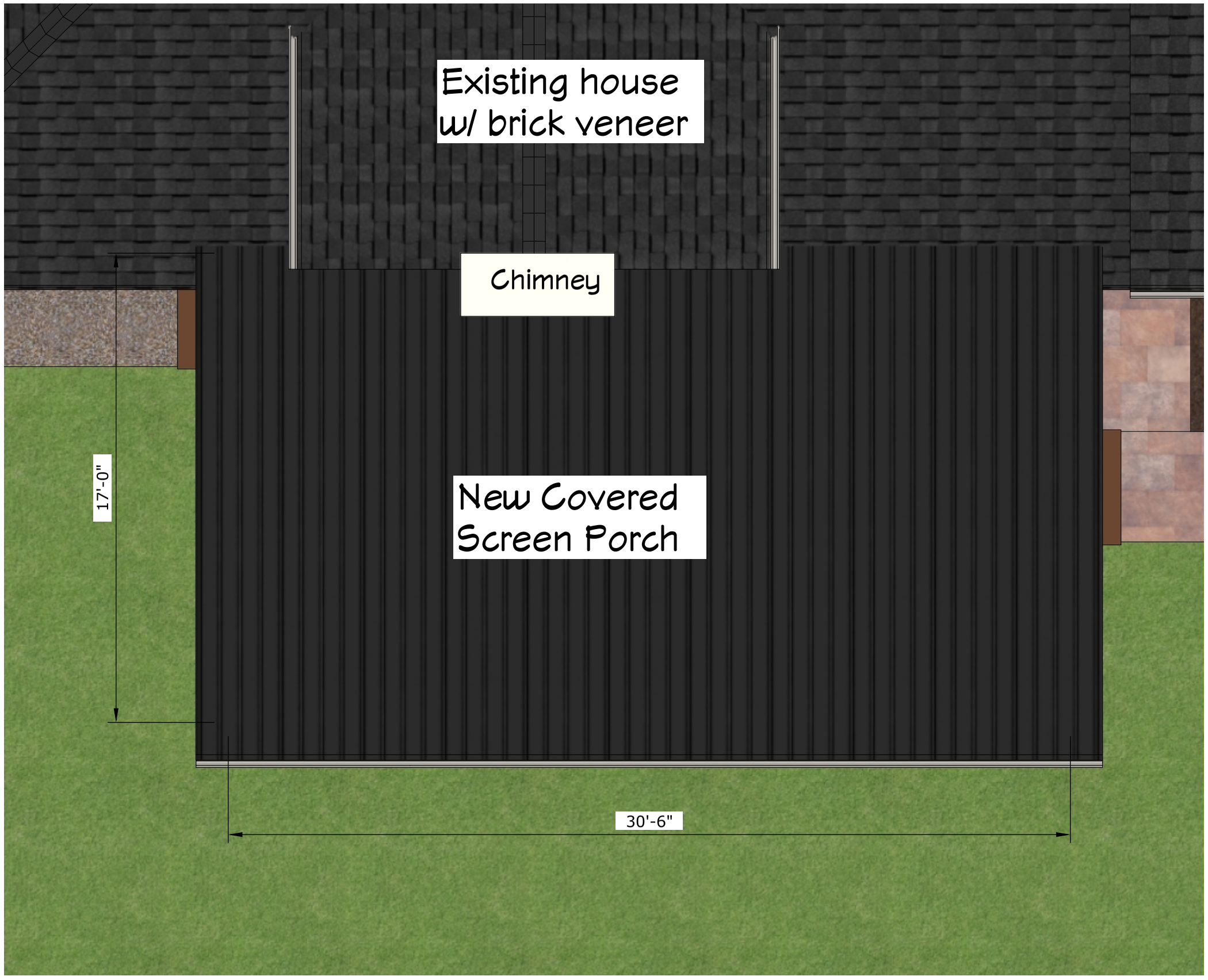
5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Elevations

EL1



Scale 1/4"=1'

CRIPPEN
WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

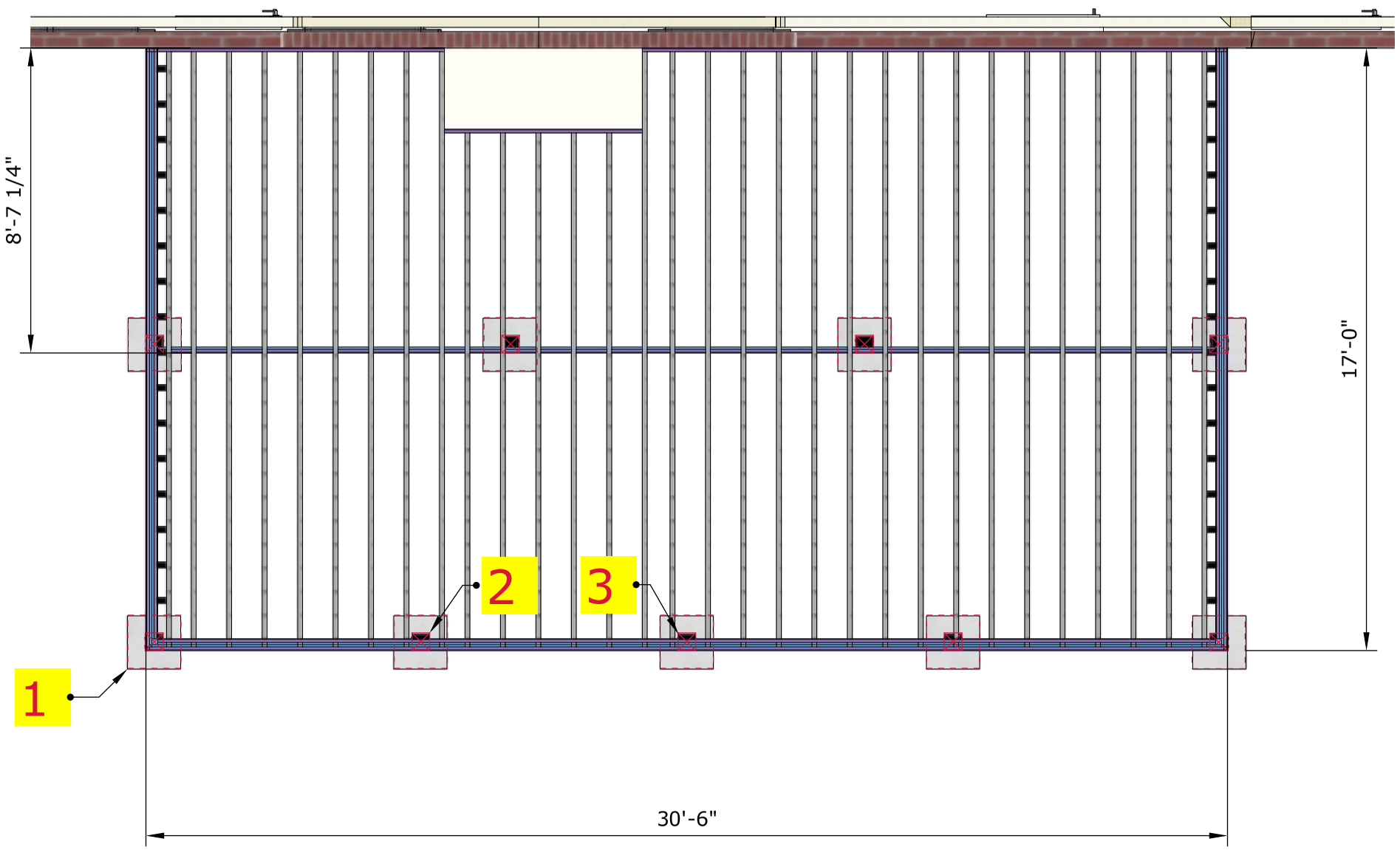
Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Plan View

PV1

Foundation Notes

1. 18"x18"x12"(minimum) footing U.O.N.
2. 6x6 steel support post, w/ Newcastle post bracket beam attachment per manufacturer's instructions
3. 6x6 Newcastle steel post base w/ 1/2" concrete anchor bolts per manufacturer's instructions



Scale 1/4"=1'

CRIPPEN
WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

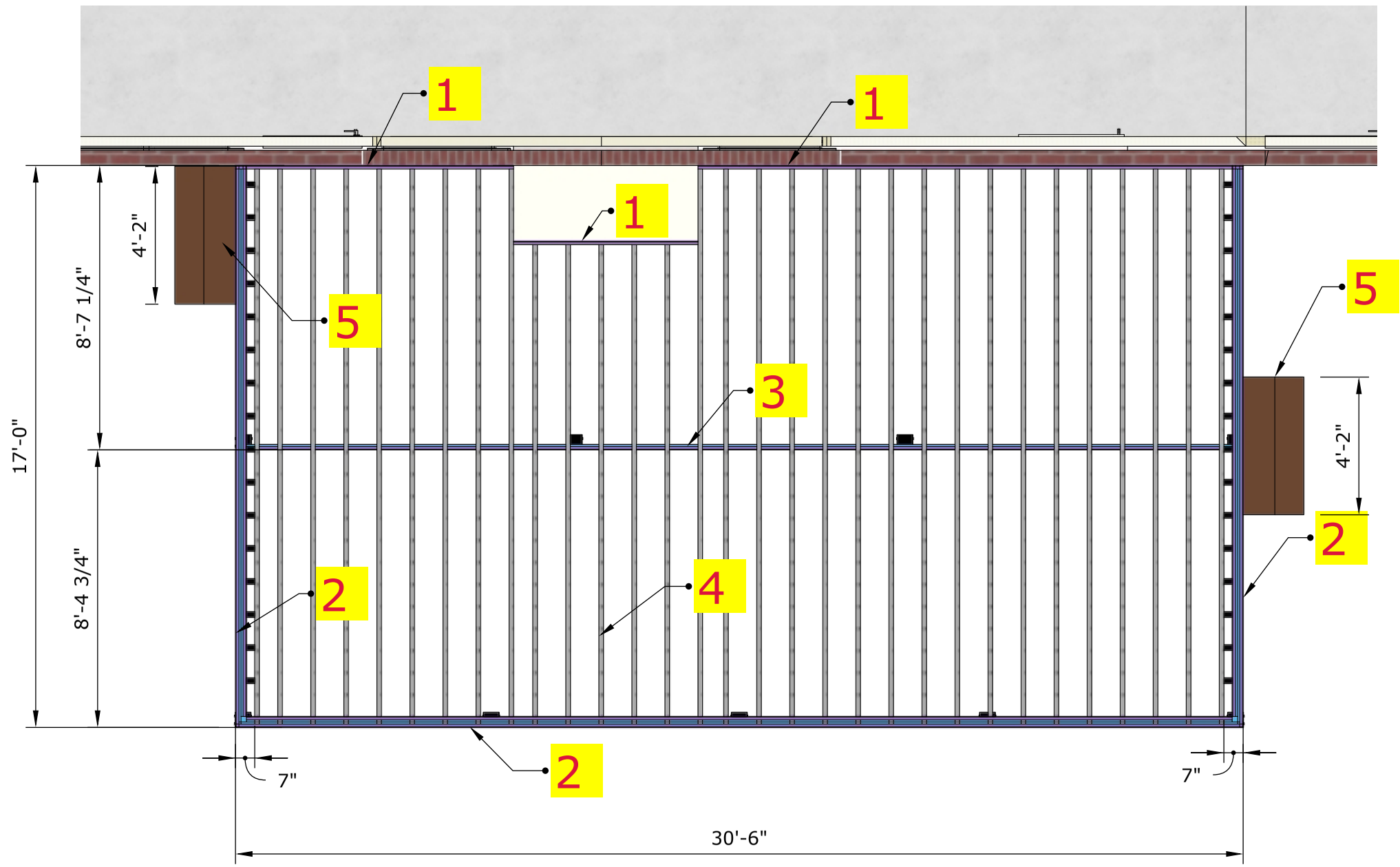
Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Foundation Plan

FP1

Floor Framing Notes

1. Newcastle steel ledger board attached w/ Simpson BVLZ @ 24" o.c. per manufacturer's instructions
2. Newcastle steel double 2"x8" 14 guage flush beam installed per manufacturer's instructions
3. Newcastle steel single 2"x8" 14 guage drop beam installed per manufacturer's instructions
4. All joists to be Newcastle steel 1 5/8""x8" 18 guage @ 12" o.c. w/ joist hangers per Newcastle manufacturer's instructions
5. Newcastle steel stair assembly per manufacturer's instructions



Scale 1/4"=1'

CRIPPEN WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

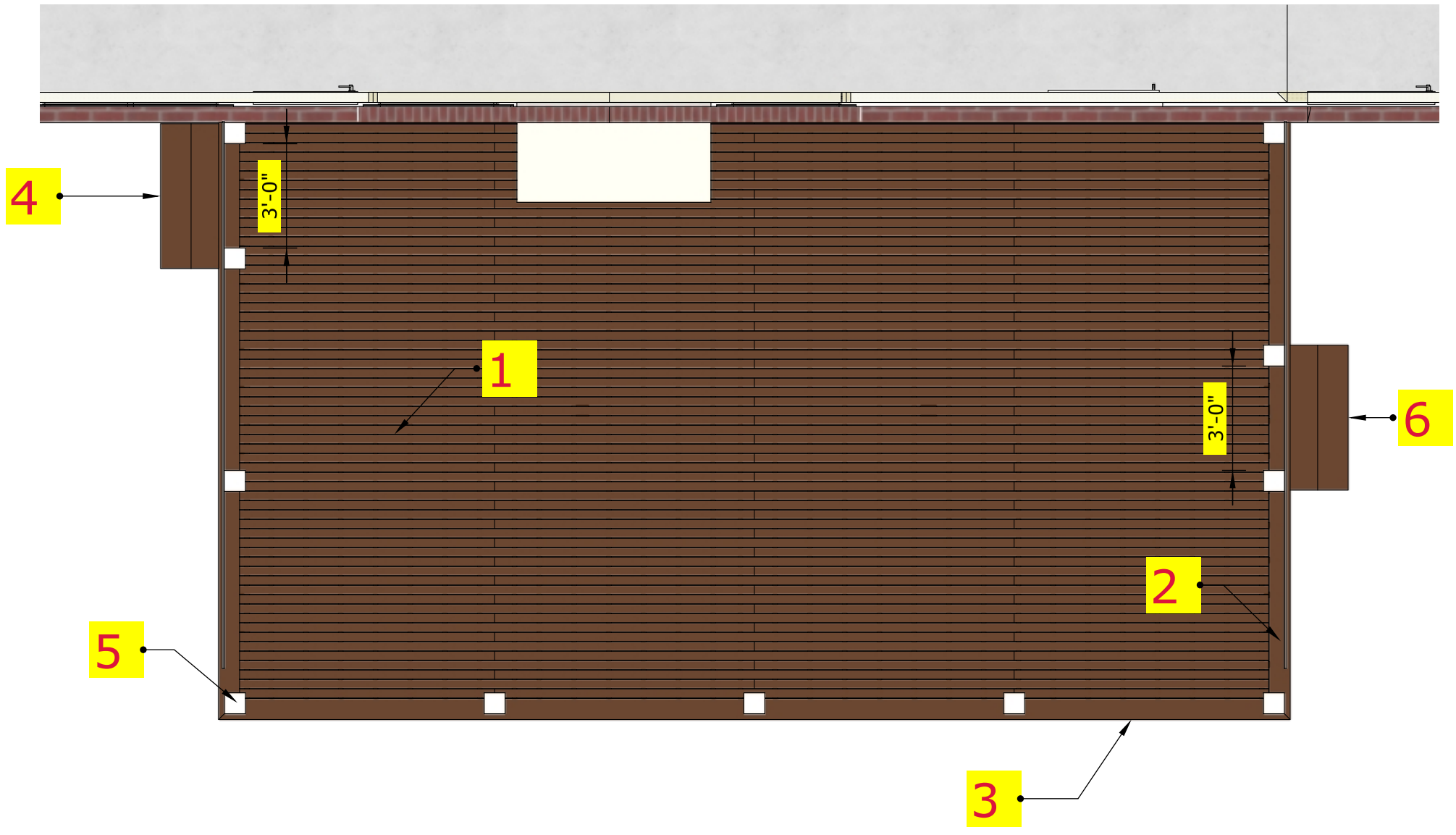
Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Framing Plan

FR1

Floor and Railing Notes

1. Timbertech 3" porch flooring installed per manufacturer's instructions
2. Timbertech 8" picture frame
3. Acre pvc skirting
4. Timbertech 8" riser boards and treads
5. KDAT 8x8 porch posts
6. Stair lights



Scale 1/4"=1'

CRIPPEN WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

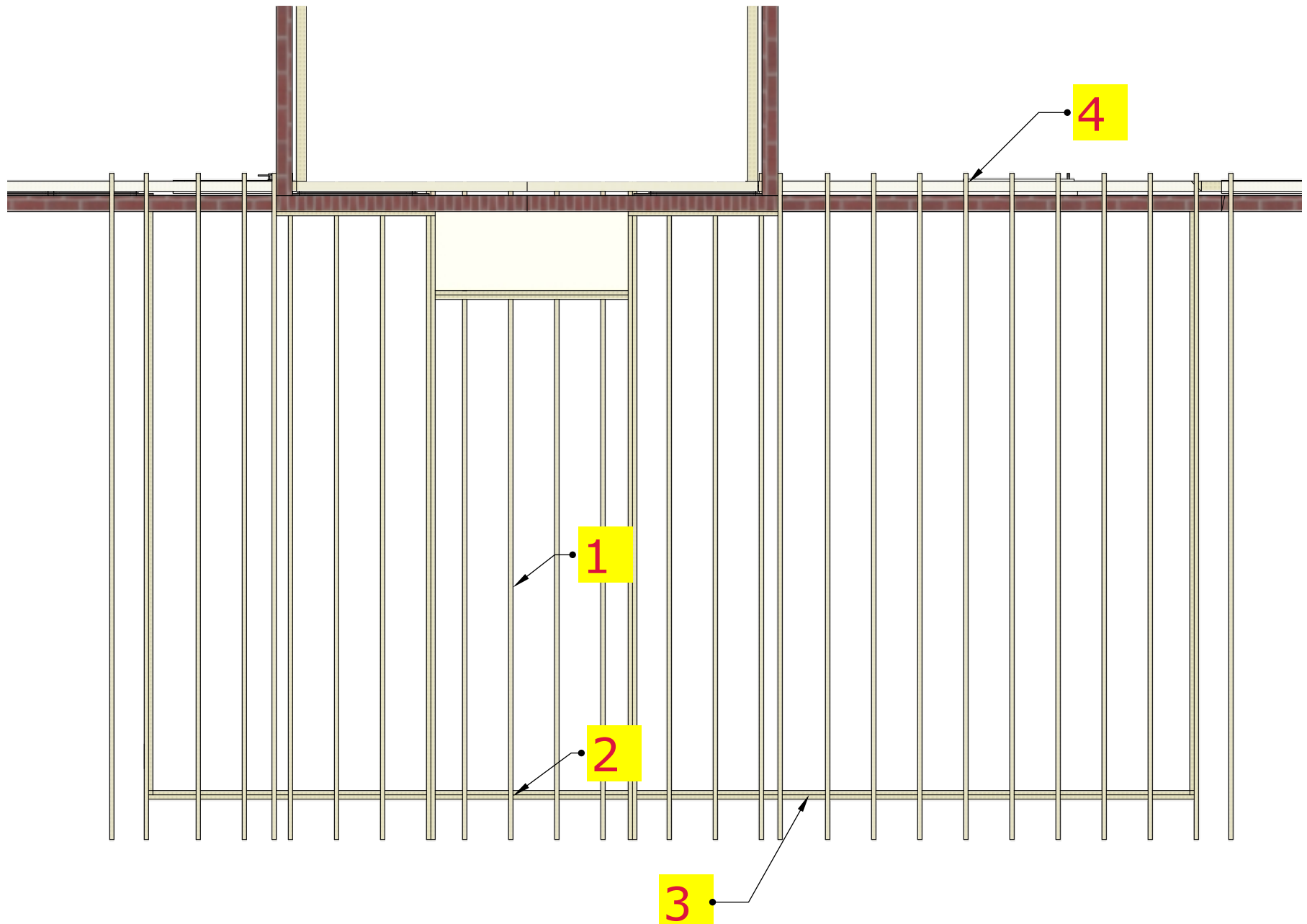
Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Floor and Railing Plan

FLR1

Roof Framing Notes

1. All rafters to be SYP 2x8 @16" o.c.
2. Rafters to bear on front beam and attached w/ Simpson H2.5A
3. Double SYP 2x10 drop beam
4. Rafters to bear on existing house wall
5. Roof to be sheathed w/ 1/2" Zip ply system per manufacturer's instructions



Scale 1/4"=1'

CRIPPEN WOODWORKS
CUSTOM CARPENTRY • OUTDOOR LIVING

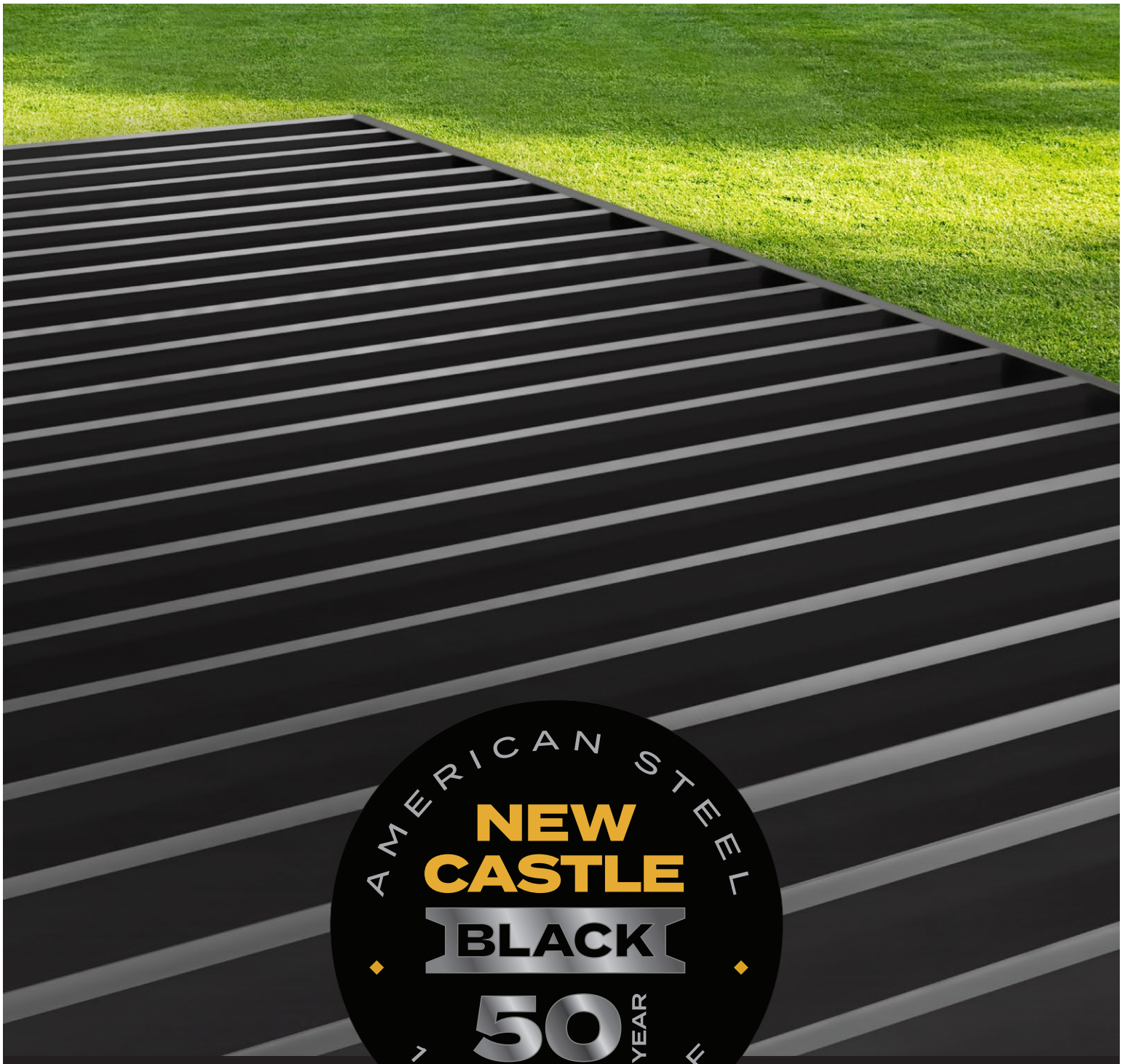
5775 Musket Lane
Stone Mountain, GA
30087

24 Hour Contact
(770) 231-4997

Patel Residence
1726 Mason Mill Rd NE
Atlanta, GA 30329

Roof Framing

RF1



NEW CASTLE STEEL
STEEL DECK FRAMING
Installation Guide

NEW CASTLE STEEL® INSTALLATION GUIDE

CONTENTS

SECTION ONE: General Information

General Questions and Answers 5
Safety 6
Tools, Fasteners, and Brackets 6
Parts 7

SECTION TWO: Preparation and Planning

Planning 9
Code Compliance 9
Table E-50 Span Chart (Total Load 50 PSF) 12
Table E-75 Span Chart (Total Load 75 PSF) 14
Table E-100 Span Chart (Total Load 100 PSF) 16
Table E-125 Span Chart (Total Load 125 PSF) 18
Table E-150 Span Chart (Total Load 150 PSF) 20
Table E-200 Span Chart (Total Load 200 PSF) 22

SECTION THREE: Installation

Installing Piers, Posts, Track/Ledger, and Beams 25
- Installing Piers and Posts 26
- Installing Track/Ledger 26
- Installing Beams 28
  - Option 1: Flush Beam Scenario 28
  - Option 2: Drop Beam Scenario 29

Installing Rim Joists, Joists, Rim Plates, and Joist Blocking 30
- Installing Rim Joists Assembly 30
- Installing Inner Joists 30
  - Option 1: Flush Beam Scenario 31
  - Option 2: Drop Beam Scenario 31
- Installing Rim Plate and Joist Blocking (Drop Beam Scenario Only) 31
- Installing Blocking 31

Beam Blocking 32
Mid-Span Blocking 33
Installing Rail Posts 34
How to Install Deck Boards 34
- Tips on Installing Deck Boards over Screws on Ledger/Front Plate 34

How to Install Stairs 35
How to Install Deck Boards and Fascia on Stairs 37

SECTION FOUR: Detail Drawings

General Framing Detail – Nominal 41
TYP. Ledger Connections 42
Flush Beam Attachment Scenario 44
Dropped Box Beam Attachment Scenario 44
Joist Attachment – Sharing Flush Beam Scenario 45
Inside Rail Post Attachment at Rim Joist 46
Inside Rail Post Attachment at Corner 47
Inside Rail Post Attachment at Rim Plate 48
Post Blocks At Side Rim Joist Scenario 49
Surface Mount Post At Corner With Drop Beam Scenario 50
Surface Mount Post At Corner With Flush Beam Scenario 51
Surface Mount Post At Rim Track With Drop Beam Scenario 52
Assemble Stair Stringers 53
Install Surface Mount Post 54
Stair Overview Diagram 55
Stair Support Posts 56
Stair Stringer Assembly 57
Stair Center Stringer Assembly 58
Stair Railing Post Attachment 59
Adjustable Blocking 60
Border Plank Framing 61
Breaker Board Framing TYP. Single Break 62
Breaker Board Framing TYP. Double Break 63
General Framing Detail – Curved Front Track Rim Plate 65
Joist Splice Over Dropped Beam 65
General Framing Detail – Joist Perforations 66
Deck Framing Detail (Grounding) 67
General Framing Detail – Trex Rain Escapes® Blocking Atop BM 68
Beam Configurations 69

Maintenance 65
Warranty 66

NOTE: Construction methods are always improving. Please ensure you have the most up-to-date installation instructions by visiting ***newcastlesteel.com****.*

This symbol indicates page information continues to next page.

GENERAL QUESTIONS AND ANSWERS

Why New Castle Steel?
- **Strong** – Our steel provides for a larger deck space with fewer posts and beams for less obstructed views.
- **Stable** – NCS won't twist, warp, or sag over time.
- **Long-lasting** – NCS lasts longer than pressure-treated lumber, saving you the cost of fixing or replacing your deck.
- **Non-combustible** – NCS has achieved a Class A fire rating for our products, which is ideal for areas of high-density housing and frequent wildfires.
- **Eco-friendly** – NCS contains 25% recycled American-made steel and is 100% recyclable.

How easy is New Castle Steel to build with?
NCS lays out quickly and easily. There are only three components: *(1)* NCS Track (Ledger), *(2)* NCS Joist, and *(3)* NCS Beam
- Each piece can be cut to fit and assembled just like wood.
- Features premium 12' (3.66 m), 16' (4.88 m), and 20' (6.1 m) lengths for track, ledger, and joist.
- NCS is assembled using hex head self-drilling screws and common angle brackets.
- NCS requires fewer tools (a circular saw, drill, and ferrous metal blades) than to typical wood framing.

What tools are required?
Go to page 6 for a complete description of the tools, hardware, and connectors required for installing a NCS deck frame.

Are there color choices in New Castle Steel?
NCS deck framing is available in **ONE** unique color designed to provide a pleasing and subtle shadow effect under the deck, drawing visual attention to the detailed elements of your deck.

What type of maintenance is required with New Castle Steel?
NCS is low maintenance when installed properly. The dual-coated finish protects the steel, insulating it from outdoor elements.

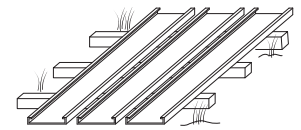
When the steel in New Castle Steel is exposed, in the case of an end cut or scratch, does it need to be painted?
Yes. Each steel component is galvanized and coated with a specially formulated exterior finish that is primed, painted, and baked on—exclusively engineered for the durability of NCS.
- If scratched and not painted, the galvanization process will restrict rust. Rust will be electro-magnetically restricted to only the area exposed. As a preventative, as well as an aesthetic measure, always paint exposed steel with NCS touch-up paint.

Helpful Hint: Do this after you have cut many components to speed up the process.

Can scrap New Castle Steel cut-offs be recycled?
NCS components contain a minimum of 25% recycled steel and cut-offs are 100% recyclable.

Can New Castle Steel be used in high-fire danger areas?
NCS framing has achieved a Class A fire rating for our products. NCS components are non-combustible and qualify for extreme wildfire building codes under the Wild Land Urban Interface (WUI) building material requirements.

What is the proper method to store New Castle Steel?
NCS should be supported at a sufficient height to avoid full ground contact if at all possible. Heat and cold transfer to any steel product can sometimes damage lawn and vegetation.



Can New Castle Steel components come into contact with soil or concrete when installed?
NCS is approved for contact with both soil and concrete.

What fasteners can I use to attach decking to New Castle Steel framing?
Only use NCS-approved fasteners when installing any decking product. Use of non-recommended decking fasteners could void the warranty. *Refer to NCS Required Fasteners on page 6 for details.*

⚠ WARNING

Due to increased risk of corrosion, New Castle Steel may not be installed *(1)* within 3000 ft. (914.4 m) of any body of salt water or *(2)* under the surface or within the splash zone of any body of fresh water. *Any such installations shall void the New Castle Steel Limited Warranty.*

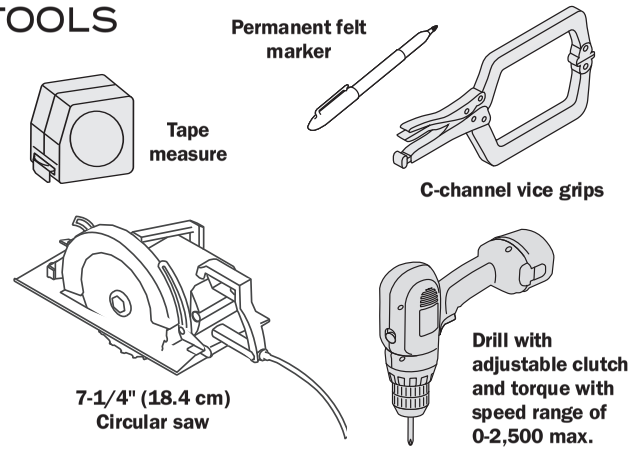
NOTE: Grounding New Castle Steel — When required by local code officials, properly ground New Castle Steel. Refer to page 59 for more details.

SAFETY

⚠ WARNING

When working on any construction project, you should wear protective clothing and safety equipment. Wear face shield, hearing protection, gloves, and long sleeves, particularly when cutting in confined spaces.

TOOLS

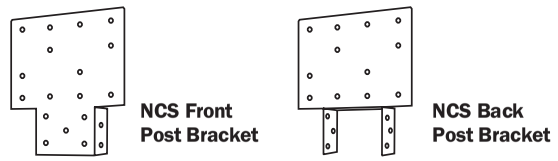


FASTENERS AND BRACKETS

- Dual Hardness Self-Drilling Steel Framing Screw – *refer to New Castle Steel Required Fasteners, column A (shown below).*

- Galvanized 16 Ga. "L" bracket (Simpson Strong-Tie® L70Z, LS70Z or IBC approved equivalent).

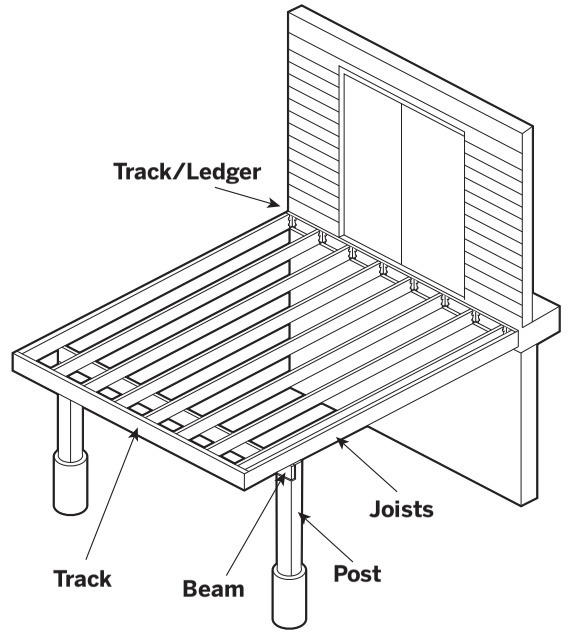
- New Castle Steel Galvanized 16 Ga. post to beam brackets.



NOTE: For post to pier connections, refer to local building code official for proper installation methods.

NEW CASTLE STEEL™ REQUIRED FASTENERS		
Column A	**Column B**	**Column C**
Metal-to-Metal	**Decking to Metal – Face Attachment**	**Decking to Metal – Hidden Fasteners**
Simpson Strong-Tie® XEQ34B1016	FastenMaster® Cortex Driller™*	Trex Elevations® Universal Hidden Fasteners
ITW Buildex Teks Select™ P/N 1076000 (10-16 x ¾" [1.9 cm] HWH Teks 3)	Starborn® DeckFast® Metal 410 SS w/ Epoxy Coating	Camo Wedge Metal
	Simpson Strong-Tie® Quik Drive DCSD238 (xxxx) *xxxx denotes color code of product	

NEW CASTLE STEEL PRODUCT WEIGHTS				
Profile	**lb/ft**	**lbs/piece**		
		12'	**16'**	**20'**
Joist - 15/8"	1.81	21.6	28.8	36.0
Joist - 2"	3.37	40.44	53.92	67.4
Track	2.43	28.8	38.4	48.0
Beam	5.80	69.6	92.8	116.0
Post	9.6	----	----	----



** After installing FastenMaster® Cortex Driller™ screws, gently tap Cortex plugs into place to cover screws.*

FastenMaster® Cortex Driller™ is a registered trademark of OMG, Inc. DeckFast® is a registered trademark of Starborn Industries, Inc. Teks Select™ are trademarks of ITW Buildex and Illinois Tool Works, Inc.

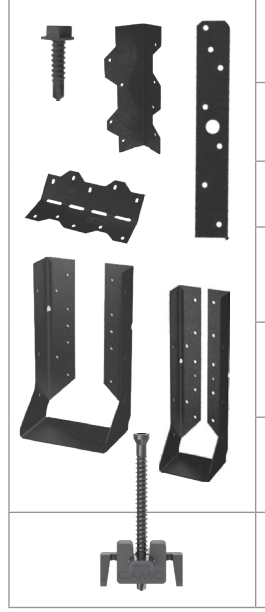
Simpson Strong-Tie® is a registered trademark of Simpson Strong-Tie Company, Inc. *Refer to www.strongtie.com for important installation and corrosion information.*

NEW CASTLE STEEL® BLACK PRODUCT LIST

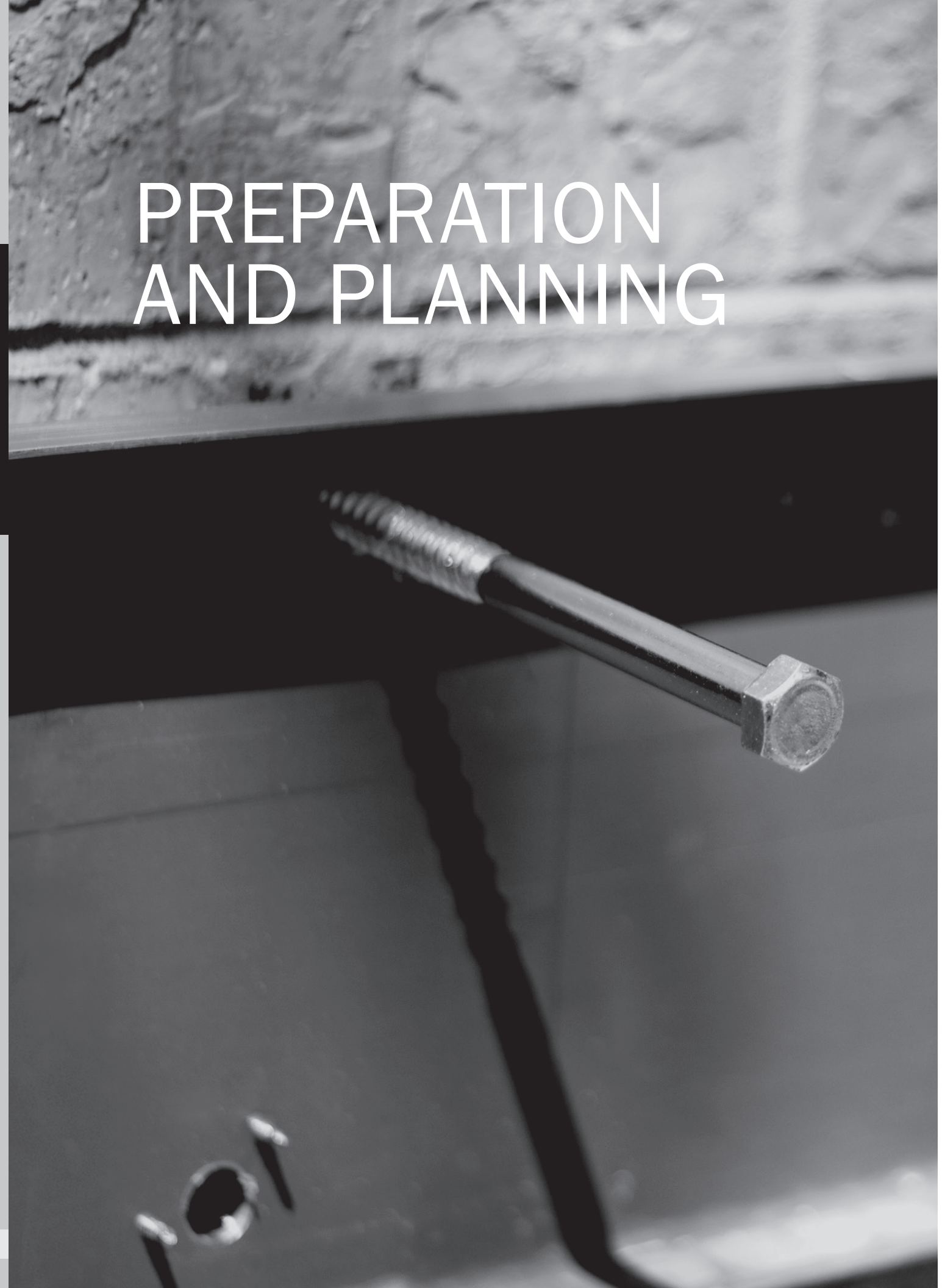
NEW CASTLE STEEL

NCS STEEL DECK FRAMING PARTS	
	NCS 1-5/8" X 8" X 12' Joist 18 gauge (NCS202204BLK)
	NCS 1-5/8" X 8" X 16' Joist 18 gauge (NCS202205BLK)
	NCS 1-5/8" X 8" X 20' Joist 18 gauge (NCS202206BLK)
	NCS 1-5/8" X 8" X 24' Joist 18 gauge (NCS202243BLK)
	NCS 2" X 8" X 12' Joist 14 gauge (NCS202207BLK)
	NCS 2" X 8" X 16' Joist 14 gauge (NCS202208BLK)
	NCS 2" X 8" X 20' Joist 14 gauge (NCS202209BLK)
	NCS 2" X 8" X 24' Joist 14 gauge (NCS202251BLK)
	NCS 1-1/4" X 8" X 12' Track 14 gauge (NCS202201BLK)
	NCS 1-1/4" X 8" X 16' Track 14 gauge (NCS202202BLK)
	NCS 1-1/4" X 8" X 20' Track 14 gauge (NCS202203BLK)
	NCS 1-1/4" X 8" X 24' Track 14 gauge (NCS202247BLK)
	NCS Midspan Blocking (NCS202213BLK)
	NCS Beam Blocking (NCS202214BLK)
	NCS Beam Endcap (NCS202216BLK)
	NCS Double Beam Endcap (NCS202235BLK)
	NCS Touchup Paint (NCS202217BLK)
	Front Post Bracket (NCS202228)
	Back Post Bracket (NCS202229)

	Post Base (NCS202231)
	Post Cap (NCS202232)
	Helical Post Base (NCS202233)
	6" X 6" X 10' Post (NCS202234)
	6" X 6" X 20' Post (NCS202252)
	6-3/4" rise 10-1/2" run - 16 Step Stringer (NCS202254BLK)
	6-7/8" rise 10-1/2" run - 16 Step Stringer (NCS202255BLK)
	7" rise 10-1/2" run - 16 Step Stringer (NCS202256BLK)
	7-1/8" rise 10-1/2" run - 16 Step Stringer (NCS202257BLK)
	7-1/4" rise 10-1/2" run - 16 Step Stringer (NCS202258BLK)
	Stair Installation Bracket (NCS202259BLK)
	Stair Adjustable Handrail Mounting Bracket (NCS202260BLK)
	2" x 8" x 48" Surface Mount Post Block (NCS202261BLK)

THIRD-PARTY PARTS	
	Simpson XEQ #10 16" X 3/4" Framing Screw (NCS202218BLK)
	Simpson L70Z (NCS202219BLK)
	Simpson LS70Z (NCS202220BLK)
	Simpson MSTA22 Stair Strap (NCS202221BLK)
	Simpson HUCQ4.5 DBL Beam Hanger (NCS202222BLK)
	Simpson HUCQ2.25 SGL Beam Hanger (NCS202223BLK)
	CAMO Wedge Metal Clips 250 sqft (NCS202224)

For order inquiries or questions, please email inquiry@ncsteel.com or call 1-888-960-0808.



PREPARATION AND PLANNING

PLANNING

⚠ WARNING

New Castle Steel does not provide direction on making all types of connections. Specific details for critical connections not shown should be designed by a professional engineer and/or building code official.

⚠ WARNING

Build according to local building codes. *Refer to section R505 of the 2012, 2015 IRC, 2018 IRC and 2021 IRC for more information.*

⚠ WARNING

Reference all decking, railing, and deck accessory manufacturers for required attachment and installation procedures regarding their products.

⚠ WARNING

The consumer or contractor should take all necessary steps to ensure the safety of everyone involved in the project, including, but not limited to: wearing the appropriate safety equipment (i.e. eye, ear, and body protection).

⚠ WARNING

Due to increased risk of corrosion, New Castle Steel may not be installed *(1)* within 3000 ft. (914.4 m) of any body of salt water or *(2)* under the surface or within the splash zone of any body of fresh water.
Any such installations shall void the New Castle Steel Limited Warranty.

Max span before drop beam required (ft.)

Deck Load (psf)	1 5/8" Joist 12" Joist Spacing	1 5/8" Joist 16" Joist Spacing	2" Joist 12" Joist Spacing	2" Joist 16" Joist Spacing
50	30.4	22.8	44.0	33.0
75	20.3	15.2	29.3	22.0
100	15.2	11.4	22.0	16.5
150	10.1	7.6	14.7	11.0
200	7.6	5.7	11.0	8.3

To build a deck with New Castle Steel components, it is necessary to determine the adequate joist span and beam span of your deck from the illustrations shown on page 11. It is also necessary to determine if a cantilever (i.e. overhang) is desired (or required) to attain the desired deck depth. Determine whether a drop beam or flush beam scenario will be used and determine the required information for local building plan approval.

Choose the New Castle Steel span chart (*refer to pages 12-23*) that fits within the building code requirements by locating the live, dead, and total load in the Uniform Deck Loads chart. If you do not know the local code requirements, contact your local building code department for assistance.

NEW CASTLE STEEL™ CODE COMPLIANCE

Intertek

Control No. 5023486

CODE COMPLIANCE CCRR-0449
CERTIFIED TO: AISI S100-16-W/S3/22

Refer to the Intertek Directory of Building Products (https://bpdirectory.intertek.com) for detailed information.

ICC ES

CODE COMPLIANCE ICC-ES
Evaluation Report - ESR-5257

DrJ

CODE COMPLIANCE TER #2406-118
Report No: 2406-118

PREPARATION AND PLANNING

PLANNING/CONTINUED

Parts of a Deck

Please refer to illustrations on page 11.

A. **Joist Spacing:** Refer to the decking manufacturers instructions to determine allowable joist spacing (i.e. 12″ [30.5 cm] or 16″ [40.6 cm] O.C.). Even if 16″ (40.6 cm) spacing is acceptable, 12″ (30.5 cm) spacing could be chosen to achieve a greater joist span.

B. **Maximum Joist Span:** The maximum distance the joist can span from track to support beam or support beam to support beam when joists are spaced on either 12″ (30.5 cm) or 16″ (40.6 cm).

C. **Overall Length:** The overall desired depth (feet) of the deck cannot exceed the distance determined in step (B) without a support beam & cantilever (D).

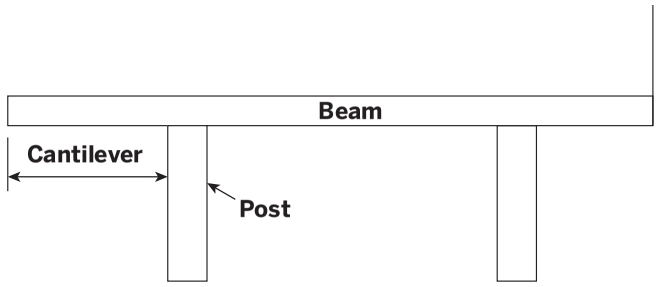
D. **Cantilever:** The overhanging of joists beyond the support beam and/or beams overhanging beyond the support post. If the desired depth of the deck is greater than the maximum joist span (B) a cantilever (D) is needed to obtain the overall size of the deck. The cantilever can be changed according to customer preference as long as it is less than the maximum cantilever noted on the New Castle Steel™ span charts.

Deck depth____ – maximum joist span (B)____ = cantilever (D)____.

E. **Beam Span (distance between support posts):** The distance between support posts. Based on the joist span (B) and the cantilever (D), determine the maximum beam span (E) between support posts (F).

F. **Support Posts:** Based on the maximum beam span (E) determine the number of support posts (F) by dividing the desired width of the deck by the beam span (E), round this number up and add 1.

Desired deck width____ / beam span (E)____= support posts (rounded up) + 1 = total # of posts.



Example: Desired deck is 16' D (4.88 m)x 20' W (6.1 m)

1. Local building code requires a minimum dead load of 10 psf, live load of 40 psf, and total load of 50 psf. *Refer to Table E-50 on page 12.*

2. The decking manufacturer requires a maximum 16″ (40.6 cm) O.C. spacing for joists.

3. Joist span cannot exceed 13′ (3.96 m).

4. Desired deck size is 16′ D (4.88 m) x 20′ W (6.1 m).

5. A minimum cantilever of 3′ (.91 m) is required because the overall depth (16′ [4.88 m]) is greater than 13′ (3.96 m).
   - Based on the above information, the ..... cantilever can be between 3′ (.91 m) and 4′ (1.22 m) depending on customer preference. For this example, a 3′ (.91 m) cantilever will be used.
   - **16′ (4.88 m) depth of deck – 3′ (.91 m) cantilever = 13′ (3.96 m) joist span**

6. Locate the 13′ (3.96 m) joist span and 3′ (.91 m) cantilever and trace over to 11′ 5″ (3.48 m) beam span.

   20′ (6.1 m) deck width/11′ 5″ (346.8 cm) max. ....beam span = 1.73 support posts

   - 1.73 rounds up to 2
   - 2 + 1 = 3 support posts (spaced equally or as desired so as not to exceed 11′ 5″ [3.48 m])

Maximum Beam Cantilever Length (In) For Various Total Loads (TI)1,2,3

Unfactored Total Load (psf)	Single Box Beam		Double Box Beam
	Unstiffened	Stiffened	
50	5	34	54
75	1	28	44
100	-	21	34
125	-	13	22
150	-	9	15
200	-	5	10

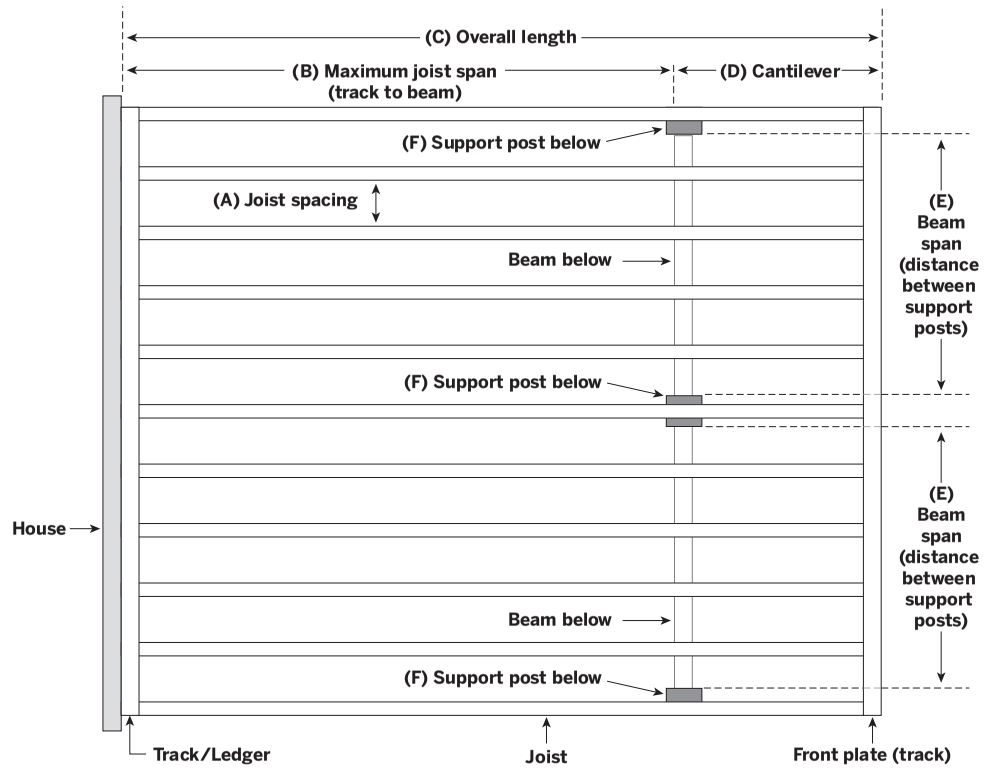
Stiffeners = Full depth web stiffeners, at least 0.067" (0.2 cm)thick, must be through-fastened to the box beam web at each post to develop the full web crippling capacity

SI: 1 in = 25.4 mm.

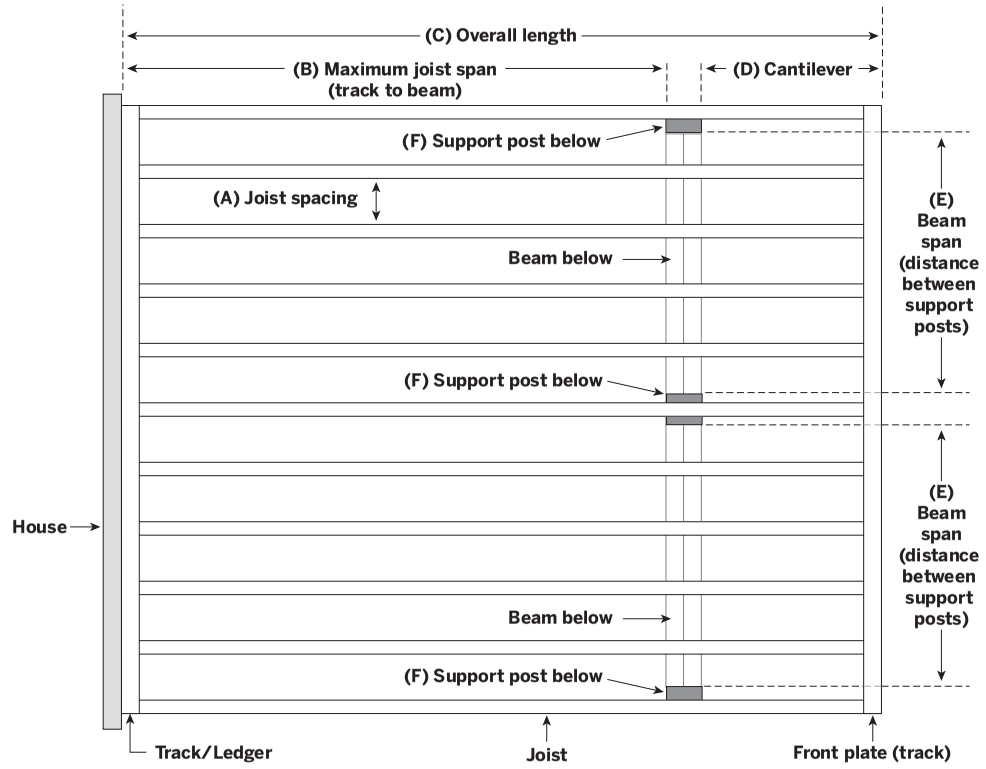
1. Maximum Beam Cantilever Length shall not exceed 50% of the Beam Span.

PLANNING/CONTINUED

Single Beam



Double Beam



NEW CASTLE STEEL®

SPAN CHART

TABLE E-50 RESIDENTIAL

50 PSF TOTAL LOAD

Table Instructions: Enter the table with a joist span and cantilever length within the joist span limits based on the joist option, then read the maximum allowable box beam span.

JOIST SPAN LIMITS												
Joist option	**1 5/8"**		**1 5/8", every other joist doubled**		**1 5/8", all doubled**		**2"**		**2", every other joist doubled**		**2", all doubled**	
Joist Spacing O.C.	12"	16"	12"	16"	12"	16"	12"	16"	12"	16"	12"	16"
Maximum Joist Span (Ledger To Box Beam)	15'	13'	17'	15'	18'	17'	18'	16'	20'	18'	22'	20'
Maximum Cantilever Length	4'	4'	6'	5'	6'	6'	6'	6'	6'	6'	6'	6'

MAXIMUM BOX BEAM SPAN (SINGLE BOX BEAM BETWEEN POSTS) — 50 PSF TL

Cant.	Deck Span (ft)																					
(Ft.)	**1'**	**2'**	**3'**	**4'**	**5'**	**6'**	**7'**	**8'**	**9'**	**10'**	**11'**	**12'**	**13'**	**14'**	**15'**	**16'**	**17'**	**18'**	**19'**	**20'**	**21'**	**22'**	**23'**
0	29' 8"	23' 7"	20' 7"	18' 8"	17' 4"	16' 4"	15' 6"	14' 10"	14' 3"	13' 9"	13' 4"	12' 11"	12' 7"	12' 3"	11' 10"	11' 5"	11' 1"	10' 10"	10' 6"	10' 3"	10' 0"	9' 9"	9' 7"
1/2	22' 8"	20' 3"	18' 7"	17' 3"	16' 3"	15' 6"	14' 10"	14' 3"	13' 9"	13' 4"	12' 11"	12' 7"	12' 3"	11' 10"	11' 5"	11' 1"	10' 9"	10' 6"	10' 3"	10' 0"	9' 9"	9' 7"	9' 4"
1		18' 0"	17' 0"	16' 1"	15' 4"	14' 9"	14' 2"	13' 8"	13' 3"	12' 11"	12' 7"	12' 2"	11' 9"	11' 5"	11' 1"	10' 9"	10' 6"	10' 3"	10' 0"	9' 9"	9' 7"	9' 4"	9' 2"
1 1/2			15' 8"	15' 1"	14' 7"	14' 1"	13' 7"	13' 3"	12' 10"	12' 6"	12' 2"	11' 9"	11' 5"	11' 1"	10' 9"	10' 6"	10' 3"	10' 0"	9' 9"	9' 6"	9' 4"	9' 2"	9' 0"
2				14' 3"	13' 10"	13' 6"	13' 1"	12' 9"	12' 5"	12' 1"	11' 8"	11' 4"	11' 0"	10' 9"	10' 5"	10' 2"	9' 11"	9' 9"	9' 6"	9' 4"	9' 2"	8' 11"	8' 9"
2 1/2					13' 3"	12' 11"	12' 8"	12' 4"	11' 11"	11' 7"	11' 3"	10' 11"	10' 8"	10' 5"	10' 2"	9' 11"	9' 8"	9' 6"	9' 3"	9' 1"	8' 11"	8' 9"	8' 7"
3						12' 5"	12' 1"	11' 9"	11' 5"	11' 2"	10' 10"	10' 7"	10' 4"	10' 1"	9' 10"	9' 8"	9' 5"	9' 3"	9' 1"	8' 11"	8' 9"	8' 7"	8' 5"
3 1/2							11' 6"	11' 3"	11' 0"	10' 9"	10' 6"	10' 3"	10' 0"	9' 10"	9' 7"	9' 5"	9' 3"	9' 1"	8' 11"	8' 9"	8' 7"	8' 5"	8' 4"
4								10' 10"	10' 7"	10' 4"	10' 2"	9' 11"	9' 9"	9' 6"	9' 4"	9' 2"	9' 0"	8' 10"	8' 8"	8' 6"	8' 5"	8' 3"	8' 2"
4 1/2									10' 2"	10' 0"	9' 10"	9' 7"	9' 5"	9' 3"	9' 1"	8' 11"	8' 9"	8' 8"	8' 6"	8' 4"	8' 3"	8' 1"	8' 0"
5										9' 8"	9' 6"	9' 4"	9' 2"	9' 0"	8' 10"	8' 9"	8' 7"	8' 5"	8' 4"	8' 2"	8' 1"	8' 0"	7' 10"
5 1/2											9' 3"	9' 1"	8' 11"	8' 10"	8' 8"	8' 6"	8' 5"	8' 3"	8' 2"	8' 0"	7' 11"	7' 10"	7' 9"
6												8' 10"	8' 8"	8' 7"	8' 5"	8' 4"	8' 3"	8' 1"	8' 0"	7' 11"	7' 9"	7' 8"	7' 7"

MAXIMUM BOX BEAM SPAN (DOUBLE BOX BEAM BETWEEN POSTS) — 50 PSF TL

Cant.	Deck Span (ft)																					
(Ft.)	**1'**	**2'**	**3'**	**4'**	**5'**	**6'**	**7'**	**8'**	**9'**	**10'**	**11'**	**12'**	**13'**	**14'**	**15'**	**16'**	**17'**	**18'**	**19'**	**20'**	**21'**	**22'**	**23'**
0	37' 5"	29' 8"	25' 11"	23' 7"	21' 10"	20' 7"	19' 6"	18' 8"	18' 0"	17' 4"	16' 10"	16' 4"	15' 11"	15' 6"	15' 2"	14' 10"	14' 6"	14' 3"	14' 0"	13' 9"	13' 6"	13' 4"	13' 2"
1/2	28' 6"	25' 7"	23' 5"	21' 9"	20' 6"	19' 6"	18' 8"	17' 11"	17' 4"	16' 9"	16' 4"	15' 11"	15' 6"	15' 2"	14' 10"	14' 6"	14' 3"	14' 0"	13' 9"	13' 6"	13' 4"	13' 1"	12' 11"
1		22' 8"	21' 5"	20' 3"	19' 4"	18' 7"	17' 10"	17' 3"	16' 9"	16' 3"	15' 10"	15' 6"	15' 1"	14' 10"	14' 6"	14' 3"	14' 0"	13' 9"	13' 6"	13' 4"	13' 1"	12' 11"	12' 9"
1 1/2			19' 9"	19' 0"	18' 4"	17' 9"	17' 2"	16' 8"	16' 2"	15' 10"	15' 5"	15' 1"	14' 9"	14' 6"	14' 2"	13' 11"	13' 9"	13' 6"	13' 4"	13' 1"	12' 11"	12' 9"	12' 7"
2				18' 0"	17' 5"	17' 0"	16' 6"	16' 1"	15' 8"	15' 4"	15' 0"	14' 9"	14' 5"	14' 2"	13' 11"	13' 8"	13' 6"	13' 3"	13' 1"	12' 11"	12' 9"	12' 7"	12' 5"
2 1/2					16' 8"	16' 4"	15' 11"	15' 7"	15' 3"	14' 11"	14' 8"	14' 5"	14' 1"	13' 11"	13' 8"	13' 5"	13' 3"	13' 1"	12' 11"	12' 9"	12' 7"	12' 4"	12' 2"
3						15' 8"	15' 5"	15' 1"	14' 10"	14' 7"	14' 4"	14' 1"	13' 10"	13' 7"	13' 5"	13' 3"	13' 0"	12' 10"	12' 8"	12' 6"	12' 4"	12' 2"	11' 11"
3 1/2							14' 11"	14' 8"	14' 5"	14' 2"	14' 0"	13' 9"	13' 7"	13' 4"	13' 2"	13' 0"	12' 10"	12' 8"	12' 6"	12' 4"	12' 1"	11' 11"	11' 8"
4								14' 3"	14' 1"	13' 10"	13' 8"	13' 6"	13' 3"	13' 1"	12' 11"	12' 9"	12' 7"	12' 5"	12' 3"	12' 1"	11' 10"	11' 8"	11' 6"
4 1/2									13' 8"	13' 6"	13' 4"	13' 2"	13' 0"	12' 10"	12' 8"	12' 7"	12' 5"	12' 2"	12' 0"	11' 10"	11' 7"	11' 5"	11' 3"
5										13' 3"	13' 1"	12' 11"	12' 9"	12' 8"	12' 6"	12' 4"	12' 1"	11' 11"	11' 9"	11' 7"	11' 5"	11' 3"	11' 1"
5 1/2											12' 10"	12' 8"	12' 7"	12' 5"	12' 3"	12' 0"	11' 10"	11' 8"	11' 6"	11' 4"	11' 2"	11' 0"	10' 11"
6												12' 5"	12' 3"	12' 1"	11' 11"	11' 9"	11' 7"	11' 5"	11' 3"	11' 2"	11' 0"	10' 10"	10' 8"

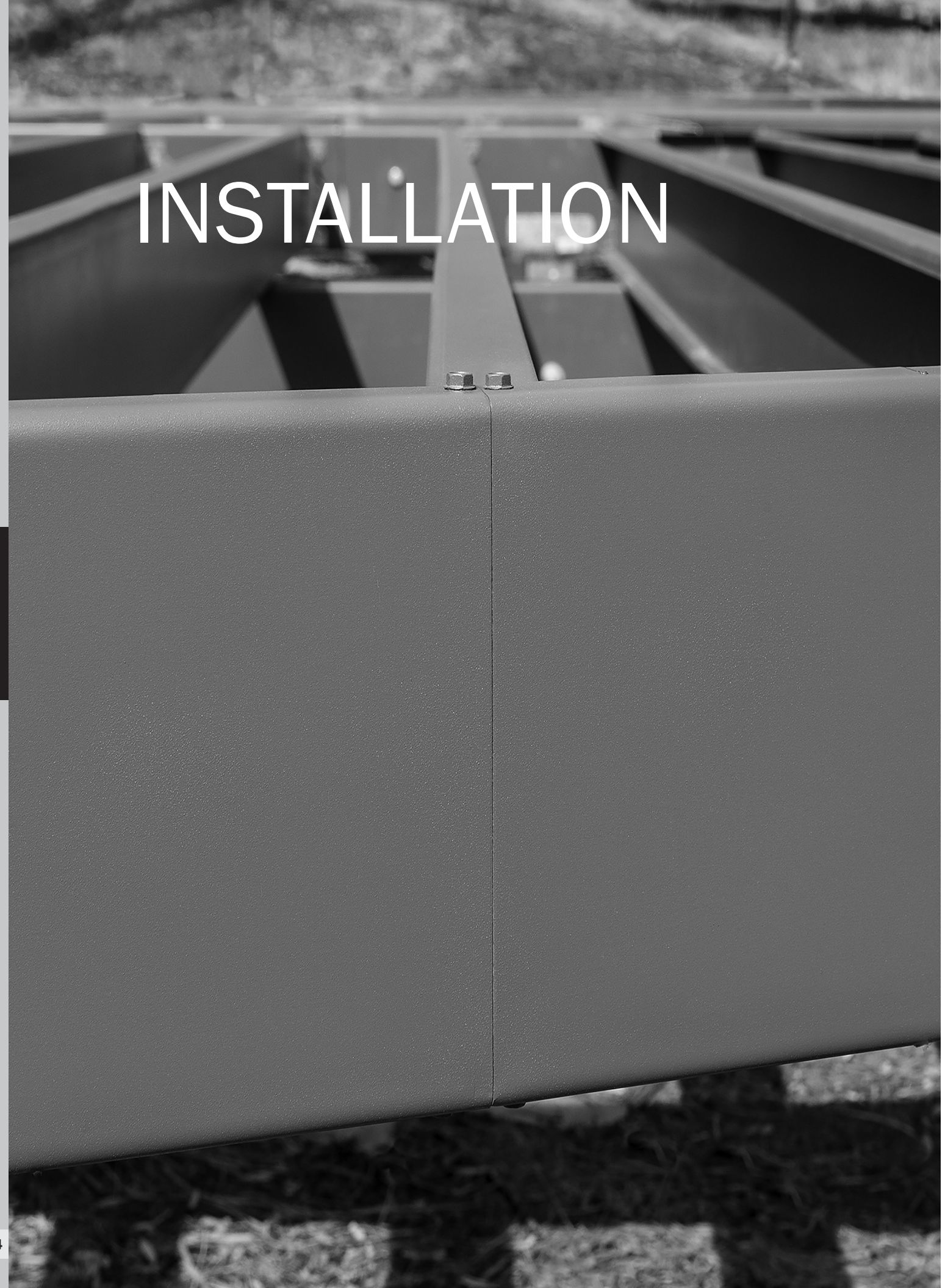
NOTES:

SI 1 psf = 0.0479 kPa, 1 ft = 0.305 m, 1 in = 25.4 mm

1. Loads used to produce the tables above are as follows: DL=10 psf, LL=40 psf, SL=0 psf. Live load deflection is limited to L/360, total deflection is limited to L/240, where L is the span length.
2. Factored load combinations were determined as follows:

   When LL < SL, the factored total load is 1.2DL + 1.6SL + 0.5 LL

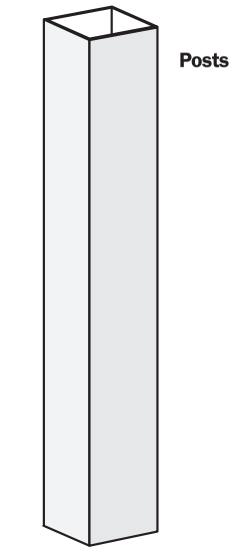
   When LL > SL, the factored total load is 1.2DL + 1.6LL + 0.5 SL
3. Grey areas in tables indicate instances where the joists backspan is less than twice the cantilever distance or where the maximum joist span is exceeded.
4. If a box beam is supported by more than two posts, then its span selected above should be multiplied by 0.85 for a single box beam and 0.90 for a double box beam.
5. If a box beam is provided as an intermediate joist support, then its span selected above or modified by Note 4 should be multiplied by 0.60 for a “dropped” box beam and 0.70 for a “flush” box beam.



INSTALLATION

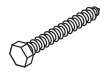
INSTALLING PIERS, POSTS, TRACK/LEDGER, AND BEAMS

PARTS

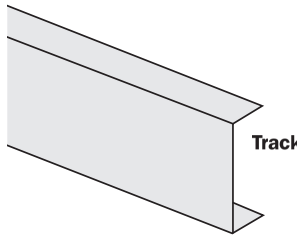


Posts

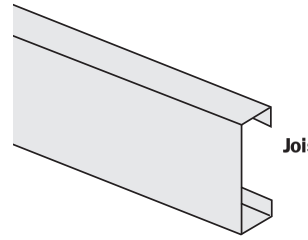
Required metal-to-metal fastener



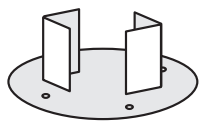
Attachment screw



Track/Ledger

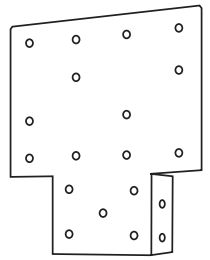


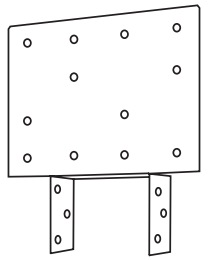
Joists



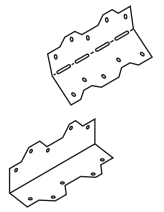
Post Base

NCS Front Post Bracket



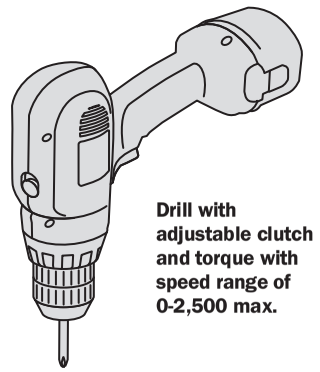


NCS Back Post Bracket

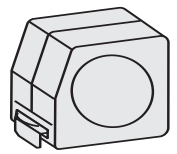


16 Ga. angle brackets

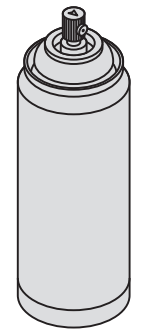
TOOLS NEEDED



Drill with adjustable clutch and torque with speed range of 0-2,500 max.

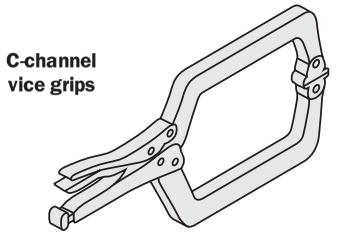


Tape measure

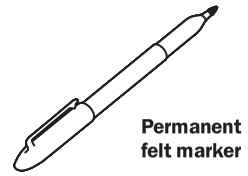


NCS touch-up paint

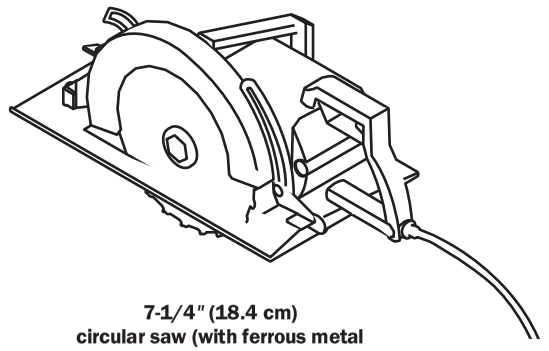
Step drill bit



C-channel vice grips



Permanent felt marker



7-1/4" (18.4 cm) circular saw (with ferrous metal cutting blade)

INSTALLING PIERS, POSTS, TRACK/LEDGER, AND BEAMS/CONTINUED

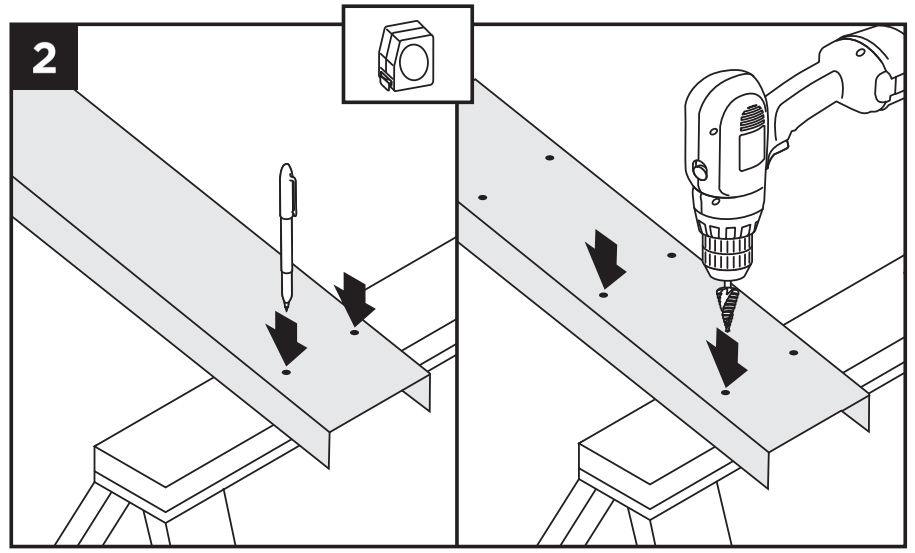
Installing Piers and Posts

1. Install the post as required by local code.
   Check with your local building code inspector for requirements.

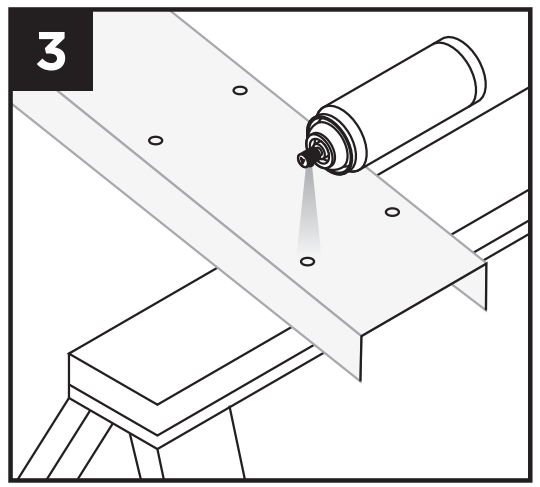
Installing Track/Ledger

2. Before installing the track, mark the track where each joist will be positioned. Joist spacing requirements are determined by local building codes and decking manufacturer and are not to exceed 16" (40.6 cm) on center. Pre-drill the holes for lag bolts using a step bit repetitively while the track is on sawhorses.

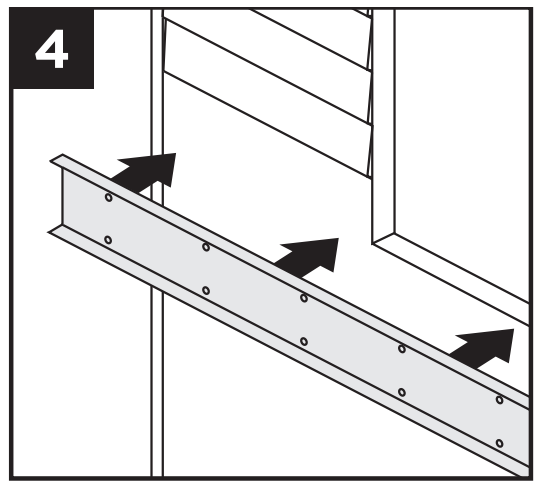
   NOTE: *See pages 41 for fastener type and placement details.*



3. Spray each drilled hole and ends of track with NCS touch-up paint.

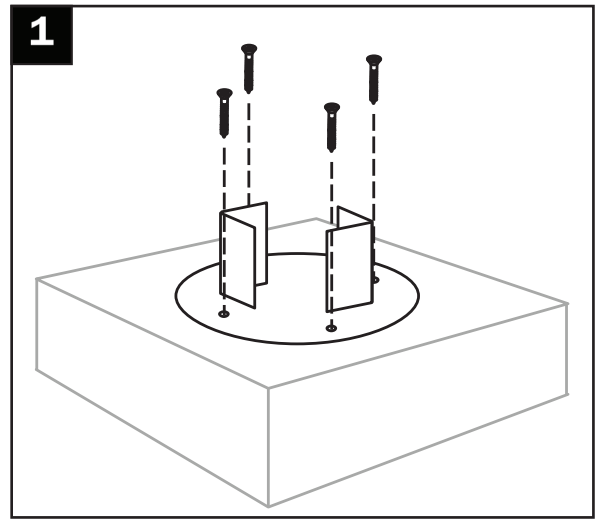


4. Secure track to the structure using approved methods of attachment. Consult a structural engineer or local building code official for proper water management details.

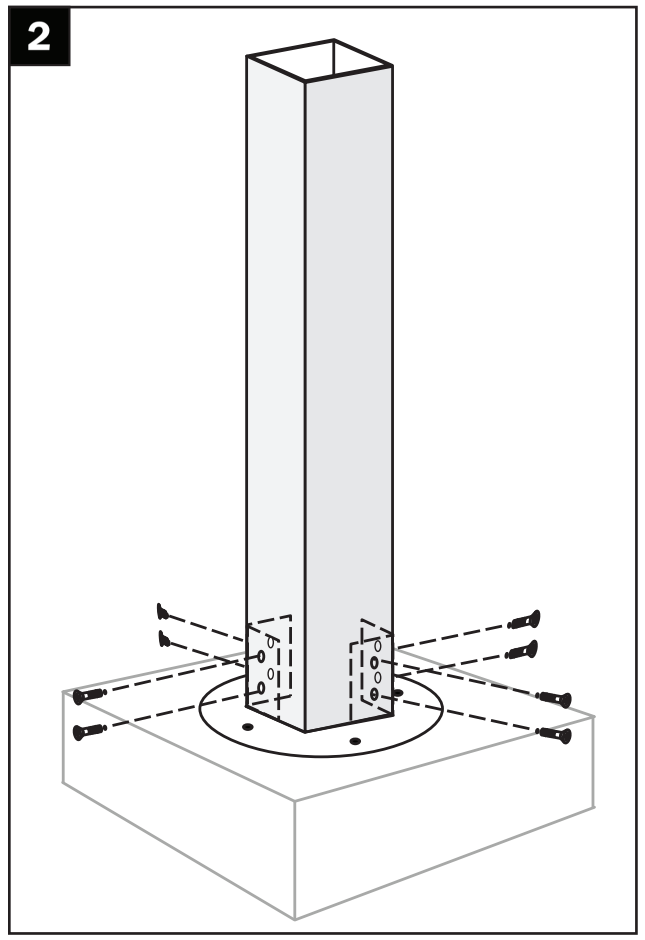


INSTALLING PIERS, POSTS, TRACK/LEDGER, AND BEAMS/CONTINUED

1. Install post base to footing using 4) 1/2" x 6" anchors

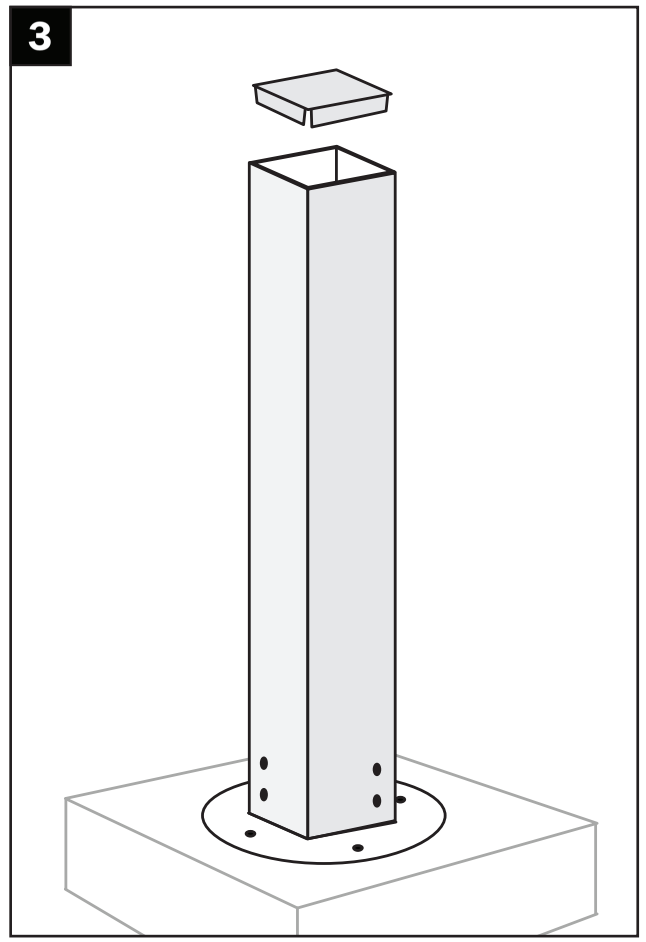


2. Install post cut to desired length, over post base.



2A. Pre-drill 2 holes each side through post and post base with a 3/16" drill bit. Holes should be placed center line of post. 1 1/2" and 5" from base.

Install provided 1/4 x 1 1/8" screws into holes making sure not to over tighten.

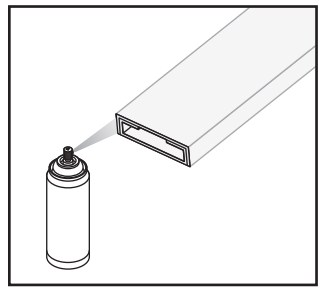


3. Secure post cap with exterior grade sealant.

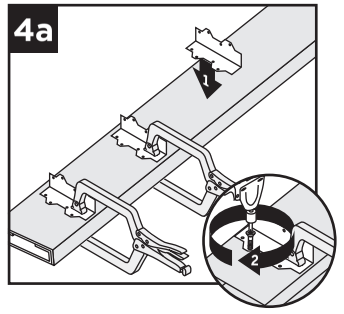
INSTALLING PIERS, POSTS, TRACK/LEDGER, AND BEAMS/CONTINUED

Installing Beams

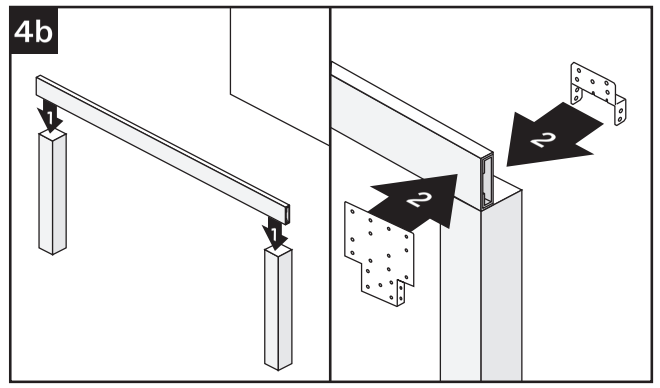
NOTE: *Paint all ends of beams and track/ledger plates with NCS touch-up paint.*



Option 1:
Flush Beam Scenario –

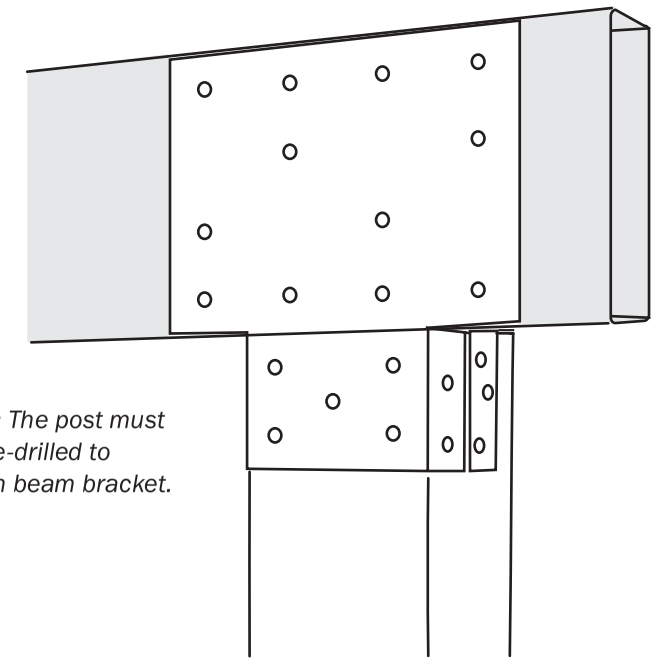


4a. Attach 16 Ga. angle brackets (L70Z or LS70Z) using required fasteners to beam where joists will be joined. Use C-channel vice grips to clamp brackets in place. *See Required Fasteners chart on page 6, column A, for approved metal-to-metal fasteners for attaching brackets to beam.*



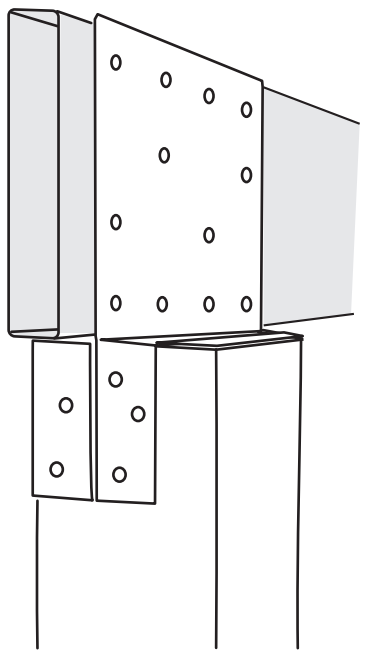
4b. Attach beam to post using NCS front beam bracket with required fasteners. *See Required Fasteners chart on page 6, column A, for approved metal-to-metal fasteners for attaching brackets to beam.*

NCS Front Beam Bracket



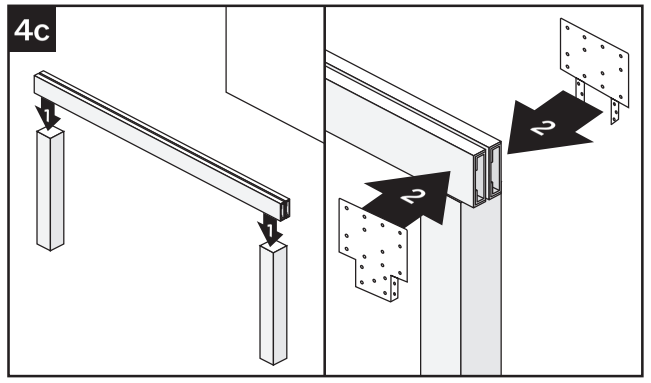
NOTE: *The post must be pre-drilled to attach beam bracket.*

NCS Back Beam Bracket



INSTALLING PIERS, POSTS, TRACK/LEDGER, AND BEAMS/CONTINUED

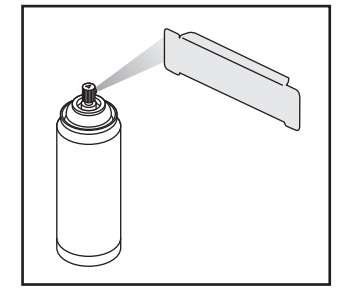
Option 2:
Drop Beam Scenario –

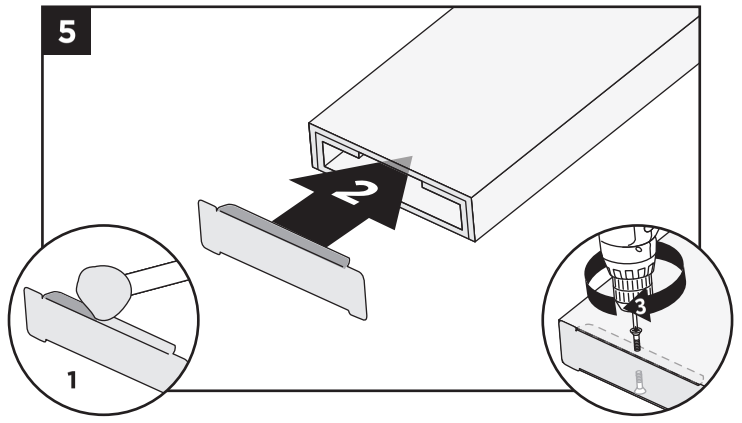


4d. Attach beam to post using NCS front and back beam brackets and required fasteners. *See Required Fasteners chart on page 6, column A, for approved metal-to-metal fasteners for attaching brackets to beam.*

(Optional)
End Cap Attachment

NOTE: *Paint end cap with NCS touch-up paint*





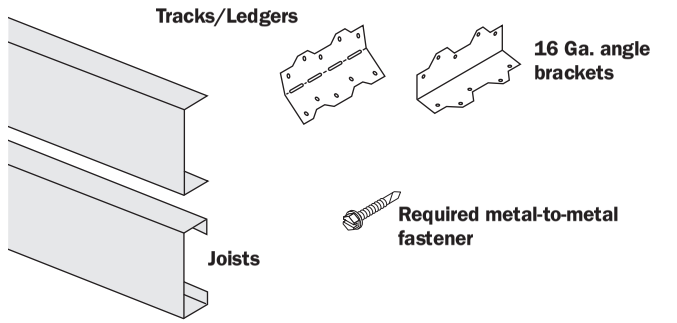
5. Secure cap with exterior grade metal adhesive and/or #10 x 3/4″ (1.9 cm) self-tapping screws.

Note: Refer to page 61-62 for beam assembly options.

INSTALLATION

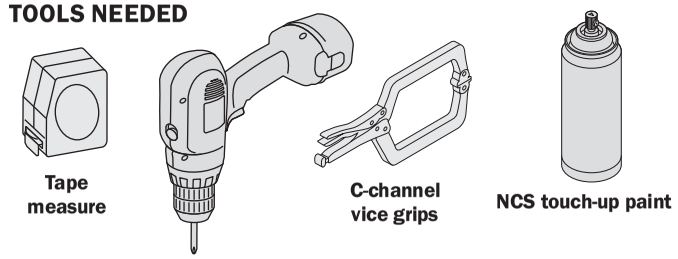
INSTALLING RIM JOISTS, JOISTS, RIM PLATES, AND JOIST BLOCKING

PARTS



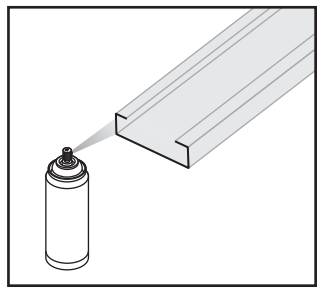
NOTE: See page 6 for detailed description of required fasteners and brackets.

TOOLS NEEDED

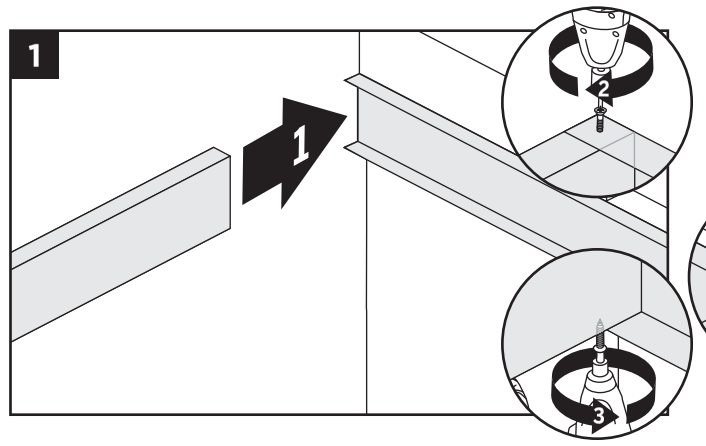


Drill with adjustable clutch and torque with speed range of 0-2,500 max.

NOTE: Paint all ends of rim joists, joists, front plates, and blocking with NCS touch-up paint.



Installing Rim Joists Assembly

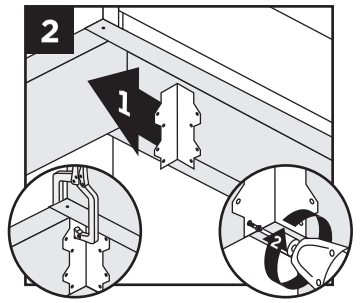


1a. Slide the joist within the flanges of the track and rest the outer end on the support post or beam. Fasten joist to track using required fasteners. See Required Fasteners chart on page 6, column A. Fasten through the track flange into the joist on top and bottom.

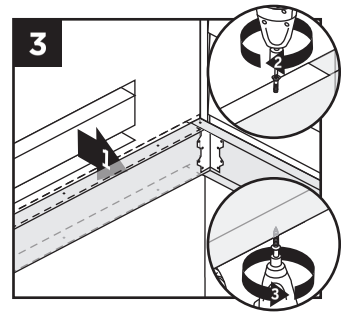
1b. 14G 2" joist should be used for rim joist.

Note* For surface mount post attachment, a NCS post block should be inserted into the channel of the joist before installing joist. Refer to surface mount post installation instructions on page 54.

2. Fasten joist to track with recommended 16 Ga. angle bracket (L70Z or LS70Z) using required fasteners. *See Required Fasteners chart on page 6, column A.* Use C-channel vice grips to help secure the angled bracket.

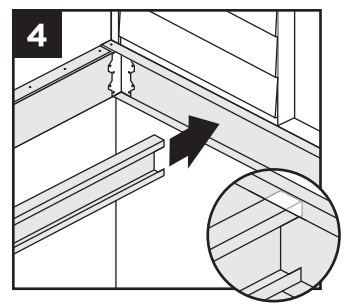


3. Notch outer rim track to allow for fit over end of ledger. Attach outer rim track with metal-to-metal screws (*see Required Fasteners chart on page 6, column A*) every 12" (30.5 cm) top and bottom.

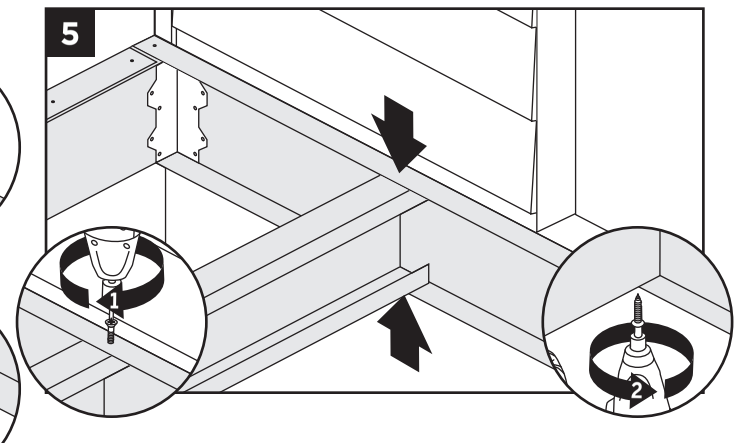


Installing Inner Joists

4. Position joist within track flange, spaced according to approved joist spacing.

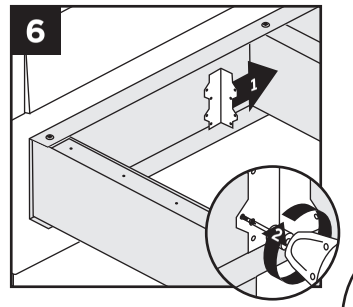


5. Fasten top and bottom of joist and track. Screw joist to track from above and below with required fasteners. *See Required Fasteners chart on page 6, column A.*



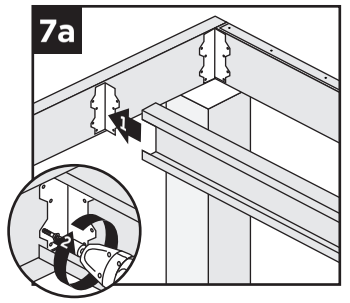
INSTALLING RIM JOISTS, JOISTS, RIM PLATES, AND JOIST BLOCKING/
CONTINUED

6. Attach joist to track with recommended 16 Ga. angle bracket (L70Z or LS70Z) using required fasteners. *See Required Fasteners chart on page 6, column A.* Repeat Steps 3-5 for remaining joists.



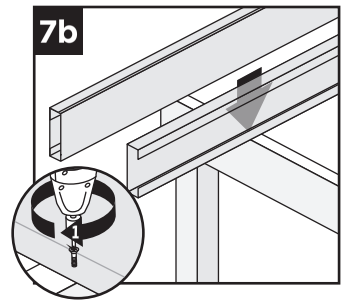
Option 1:
Flush Beam Scenario

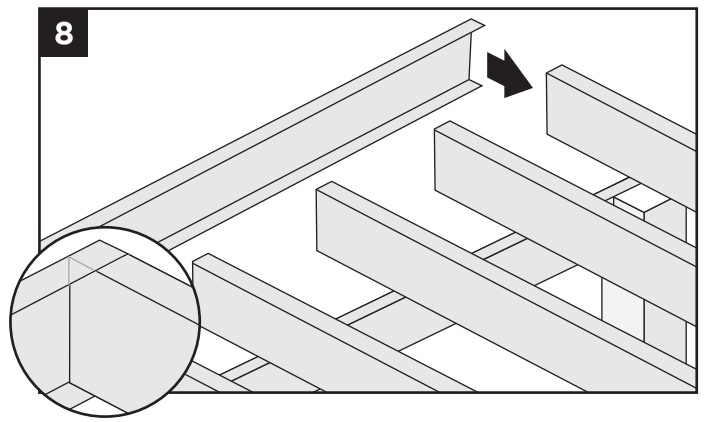
7a. Fasten joist to beam using recommended 16 Ga. angle brackets already attached.



Option 2:
Drop Beam Scenario

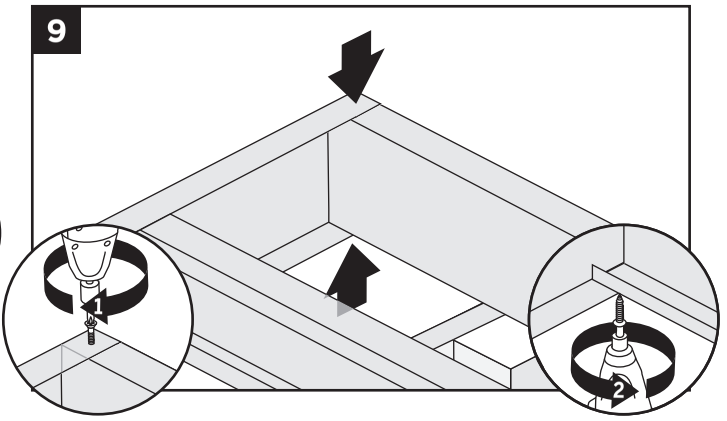
7b. Rest joist on dropped beam. Attach using required fasteners through bottom of joist and into top of beam. See Required Fasteners chart on *page 6, column A.*



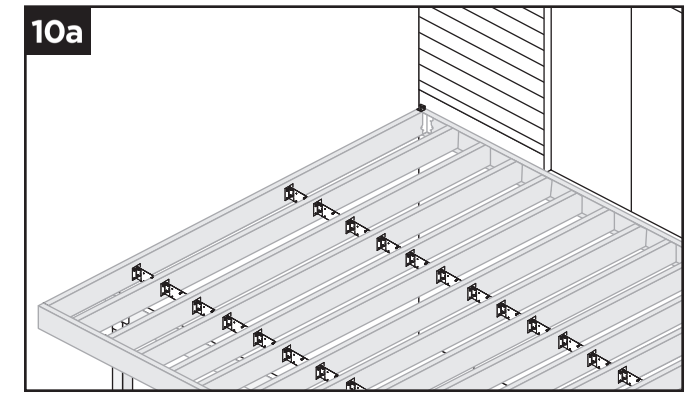


Installing Rim Plate and Joist Blocking
(Drop Beam Scenario Only)

8. Position track as a rim plate. Fit existing joists within the flanges of the track.



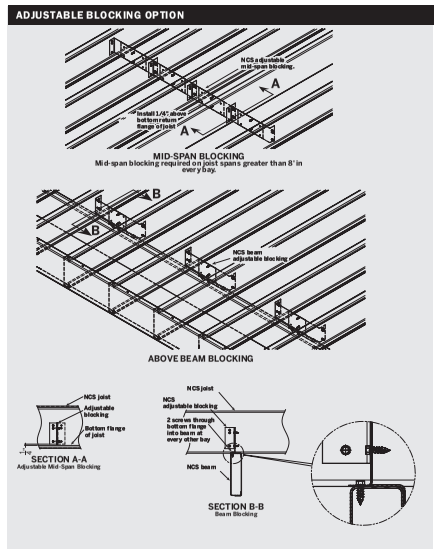
9. Attach track to joists by screwing track to joists in the corners on the top and bottom using required fasteners. *See Required Fasteners chart on page 6, column A.*



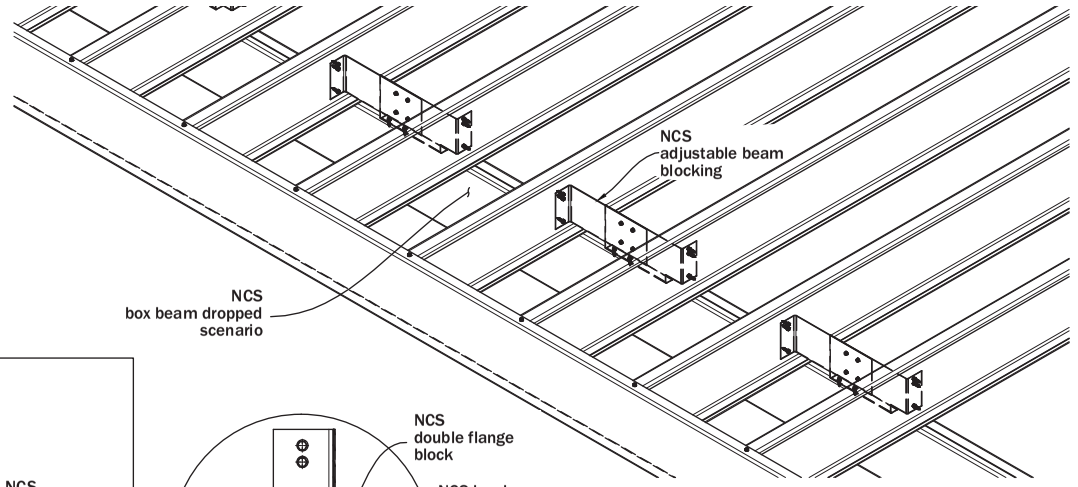
Installing Blocking

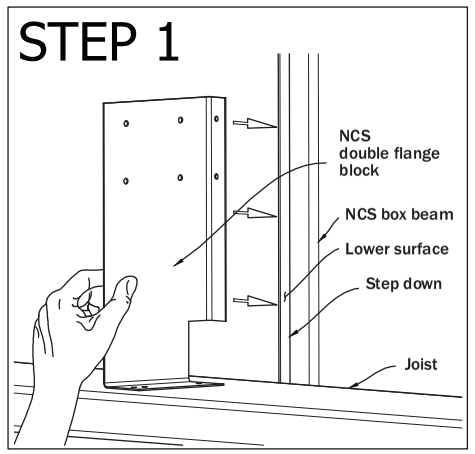
10a. For joist spans greater than 8' (2.49 m), blocking is required midspan in every bay.

10b. Adjustable midspan and beam blocking instructions on page 60.

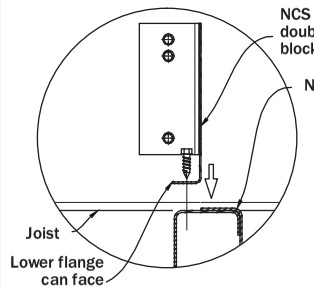


BEAM BLOCKING

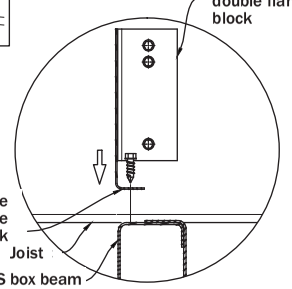


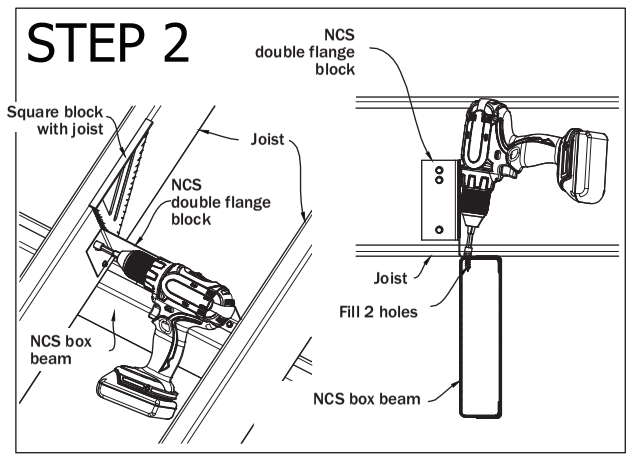


Place DOUBLE FLANGE BLOCK on top of beam at step down lower surface

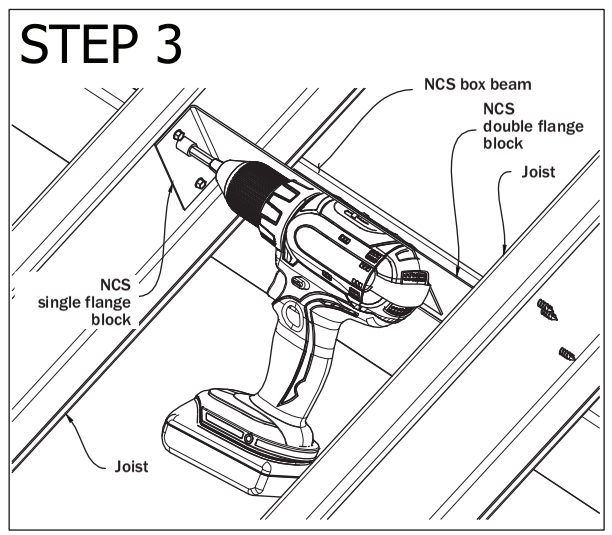


-OR-

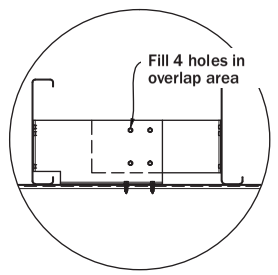


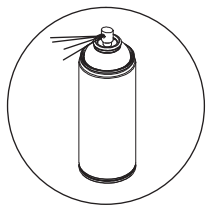


Use speed square to plumb the DOUBLE FLANGE BLOCK and fasten through all holes (5 total).

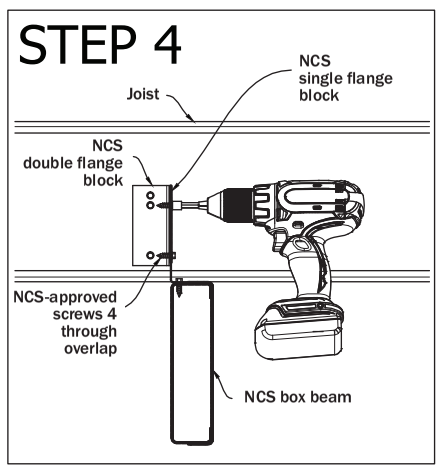


Place SINGLE FLANGE BLOCK on back side of DOUBLE FLANGE BLOCK and against joist. Plumb, then fasten to joist through 3 holes in flange.



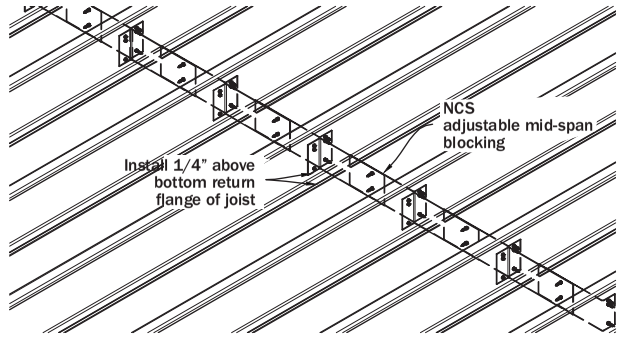


Paint all edges and scratches.



From double flange side, fill all 4 holes in overlap area.

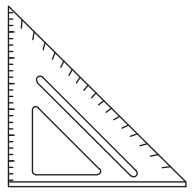
MID-SPAN BLOCKING



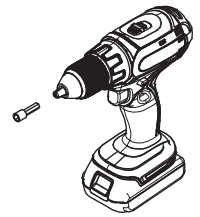
NOTE:

Mid-span blocking required in every bay where joist spans are greater than 8'.

TOOLS AND FASTENERS NEEDED

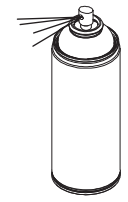


Speed Square

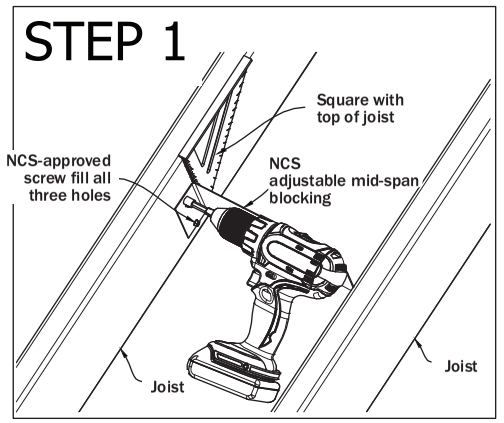


5/16" Nut Driver Bit & Drill

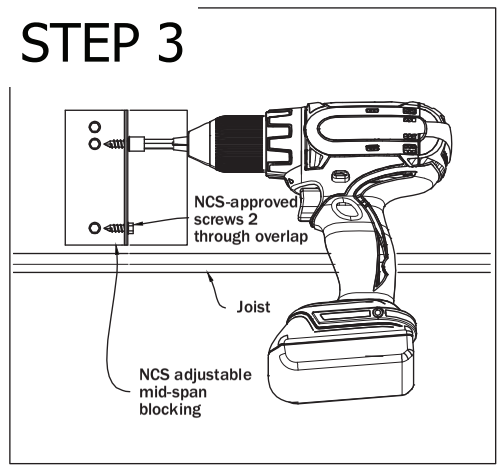
#10 x 3/4"
NCS approved Self-tapping Fasteners



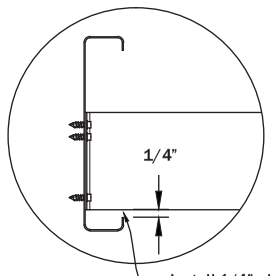
NCS approved Touch-up Paint

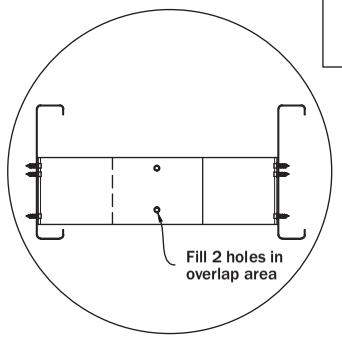


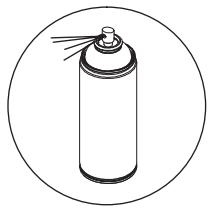
Place single flange block against joist a minimum of 1/4" above joist flange return. Plumb, fill all three holes with NCS-approved screws.



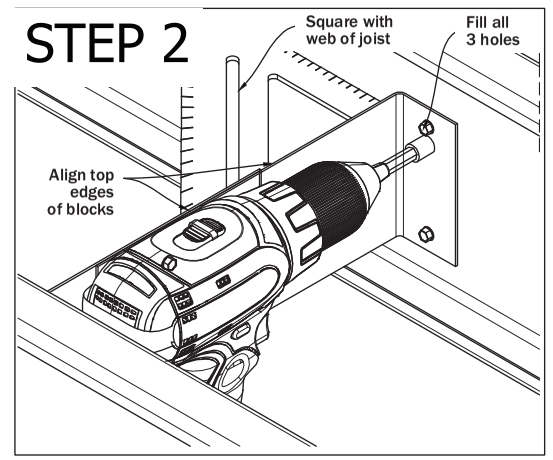
Fasten blocks together at overlap with 2 NCS-approved screws.



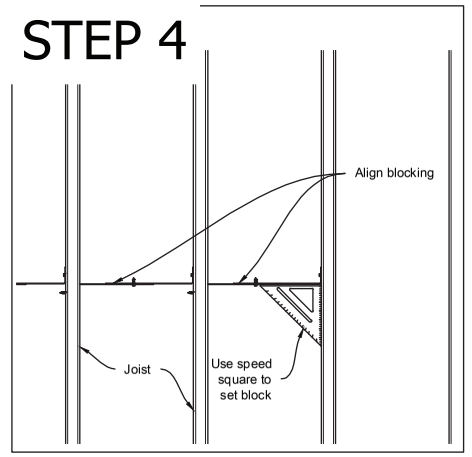




Paint all edges and scratches.

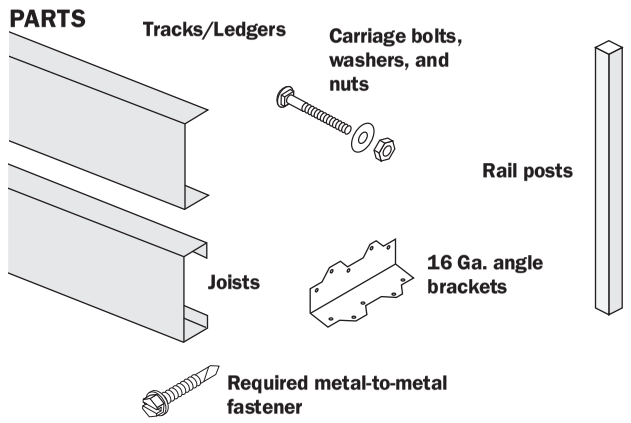


Align block and attach flange of other block to joist.



Align blocks from bay to bay.

INSTALLING RAIL POSTS



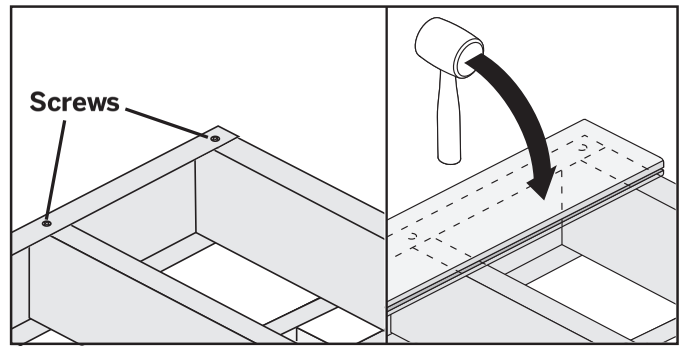
Installing Posts:

THERE ARE THREE CODE APPROVED METHODS FOR ATTACHMENT OF RAIL POSTS. YOU MUST REFER TO THE CRITICAL CONNECTIONS SECTION, RAIL POST INSTALLATION SCENARIOS FOR DETAILS ON HOW THIS IS DONE. *See pages 44-46.*

NOTE: *See page 6 for detailed description of required fasteners and brackets.*

HOW TO INSTALL DECK BOARDS

Tips on Installing Deck Board over Screws on Ledger/ Front Plate

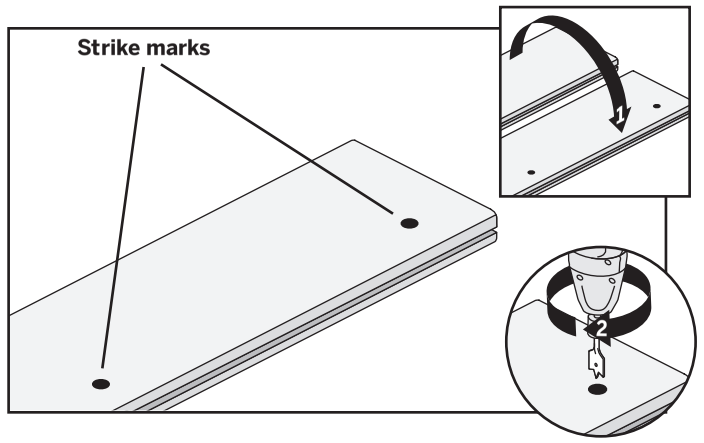


Tip 1:

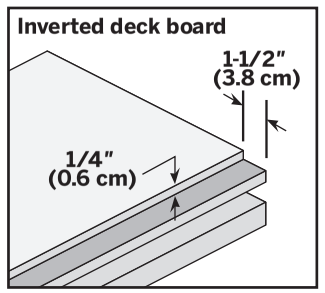
1. Place deck boards in proper location over end joist fasteners. Use a rubber mallet on top of deck board in order to mark underside of decking where screws may have caused the deck board to stick up.

⚠ WARNING

DO NOT walk or stand on top of New Castle Steel joists prior to installing deck boards.



2. Flip board over so that bottom of board faces up and shows strike marks from the screws. Using a paddle drill bit, carefully drill holes to the depth of the fastener heads in the joist. Flip board over so that drilled holes fit over joist fasteners, and fasten board per instructions.

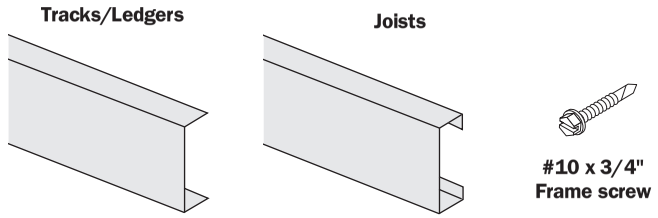


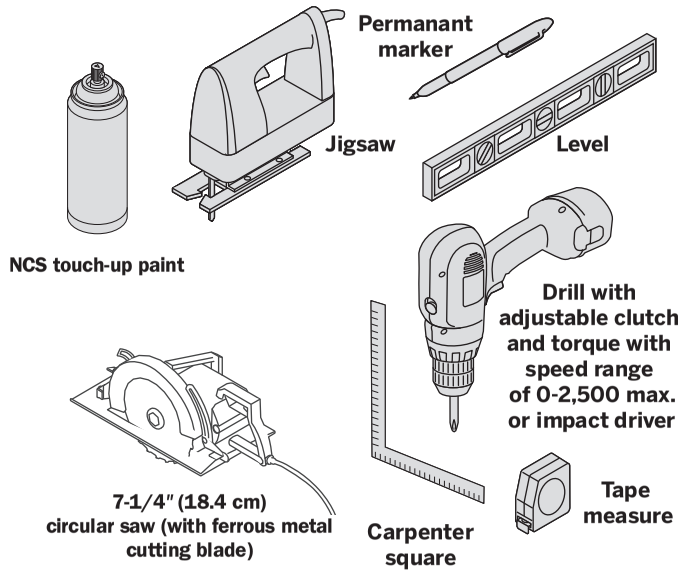
Tip 2:

Cut out groove (1-1/2" [3.8 cm] wide x 1/4" [0.6 cm] height) on underside of decking to allow for clearance of screws.

NOTE: *Reference decking manufacturer installation instructions for more details in regards to proper gapping, etc.*

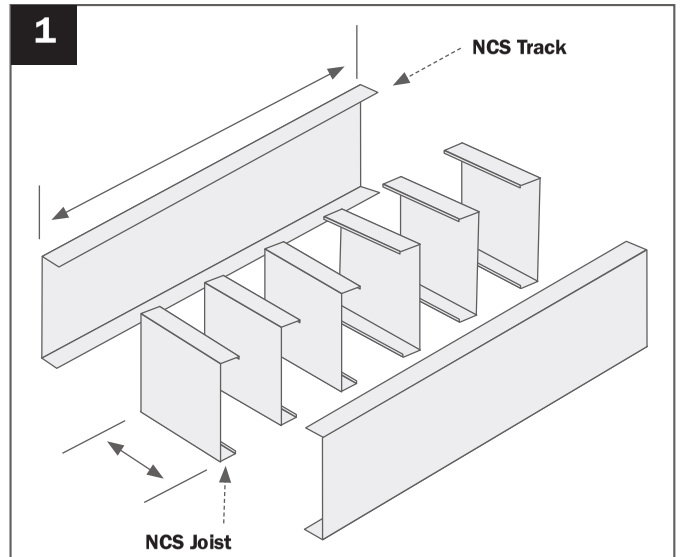
HOW TO INSTALL STAIRS



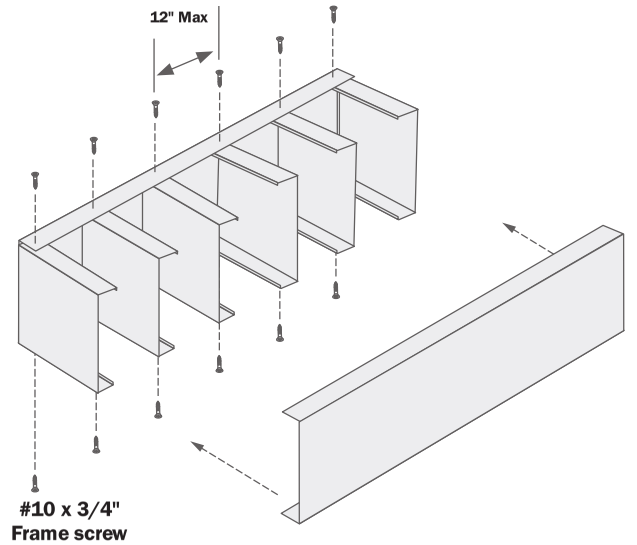


STEPS 1 - 4, BUILD A LADDER BOX STEP

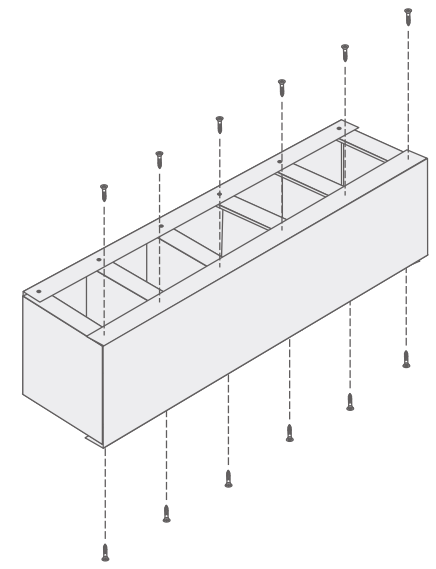
1



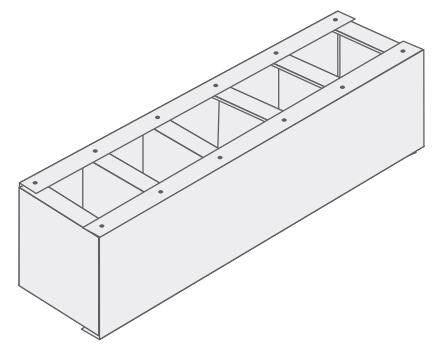
2



3



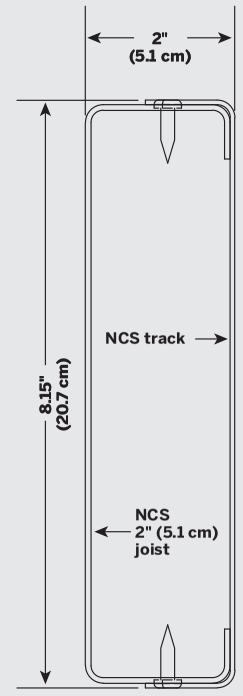
4



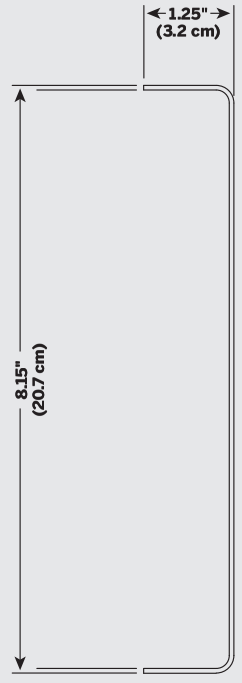
Repeat, for the number of steps you need.

DETAILED DRAWINGS

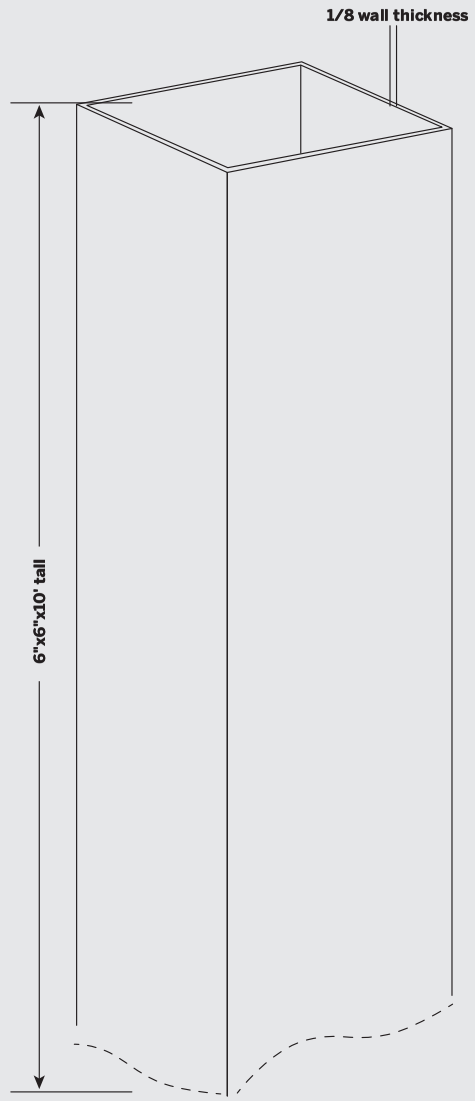
GENERAL FRAMING DETAIL – NOMINAL



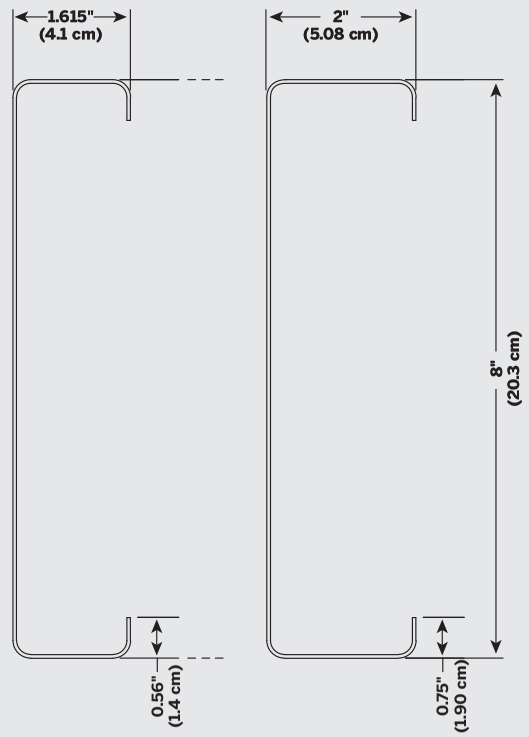
New Castle Steel beam



New Castle Steel track



New Castle Steel post

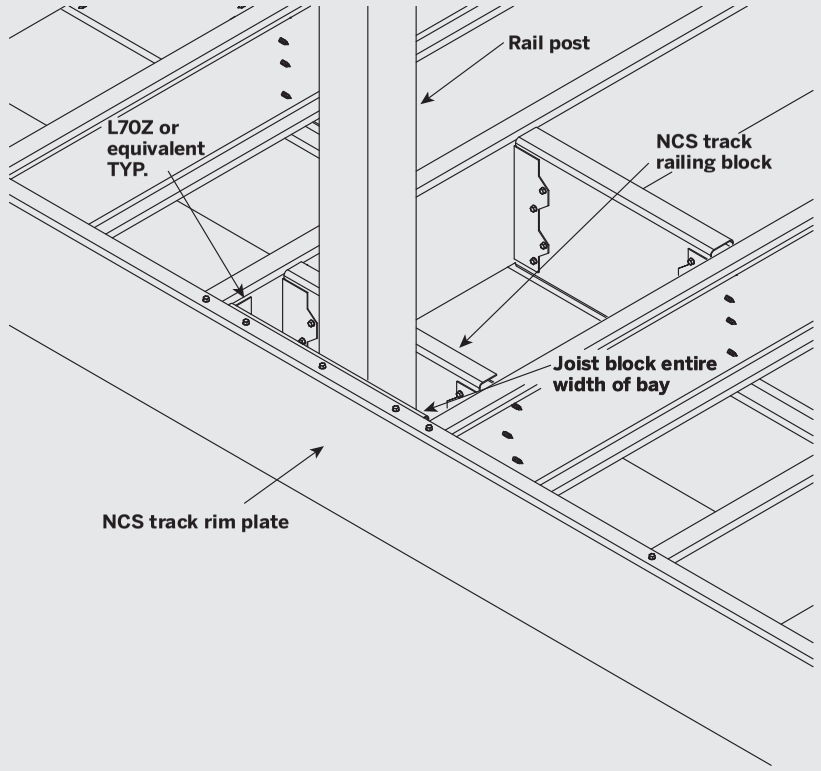


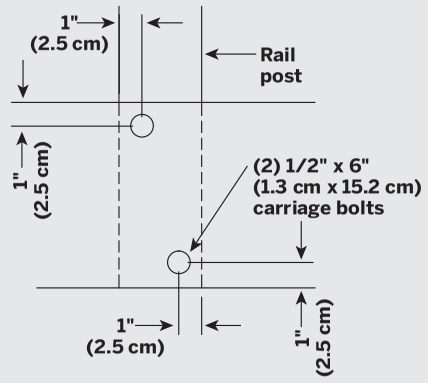
New Castle Steel joist

⚠ WARNING

When building with New Castle Steel always wear protective gear and refer to your local building codes for approved methods of construction.

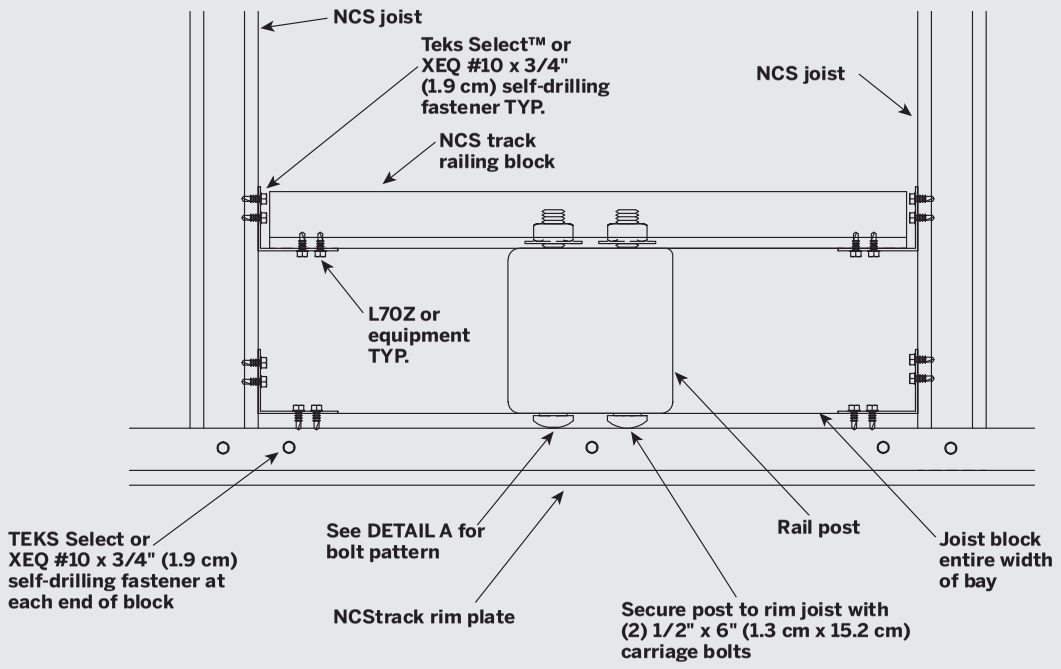
INSIDE RAIL POST ATTACHMENT AT RIM PLATE





DETAIL A

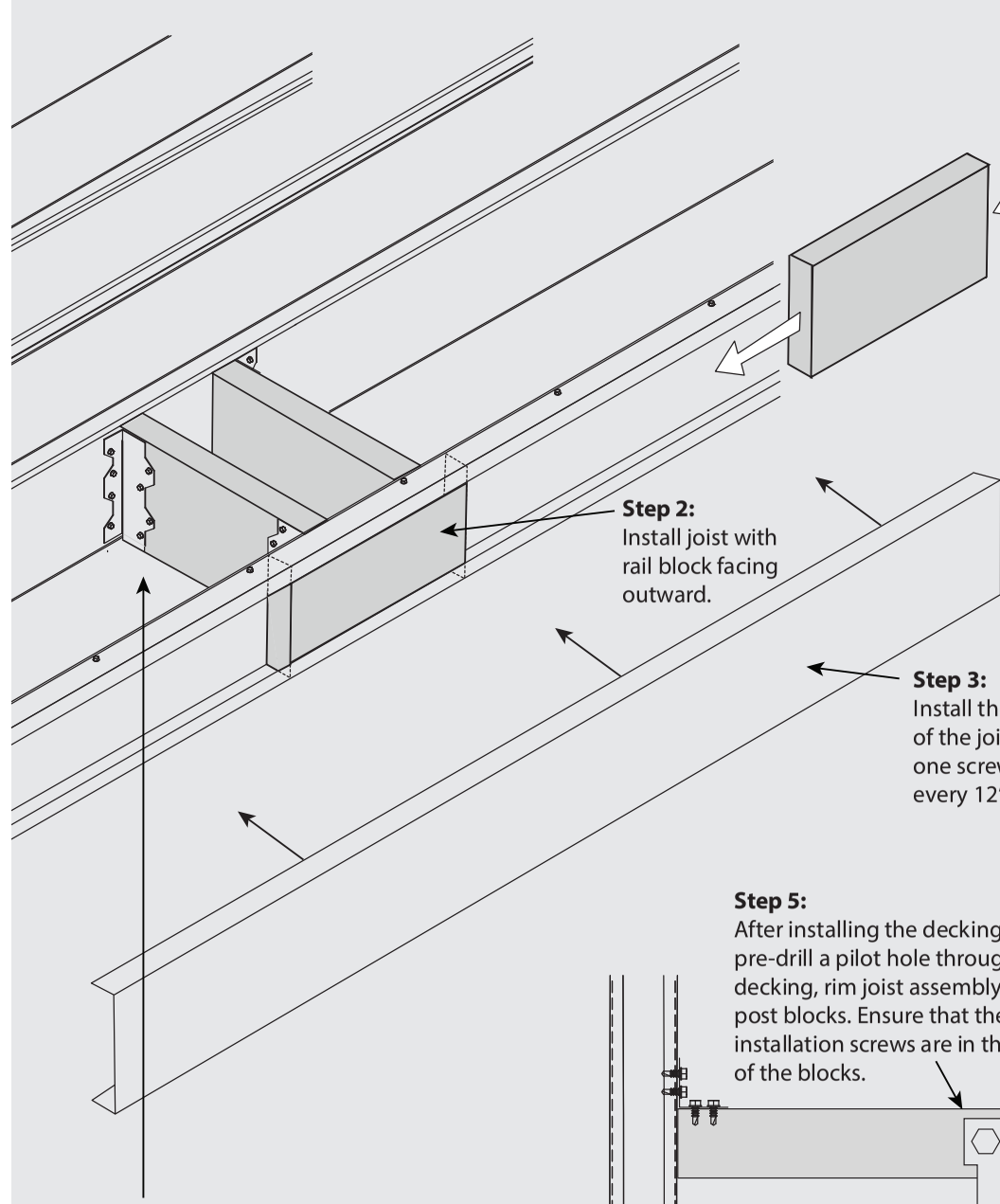
Rail post mounting bolt pattern



⚠ WARNING

When building with New Castle Steel always wear protective gear and refer to your local building codes for approved methods of construction.

POST BLOCKS AT SIDE RIM JOIST SCENARIO



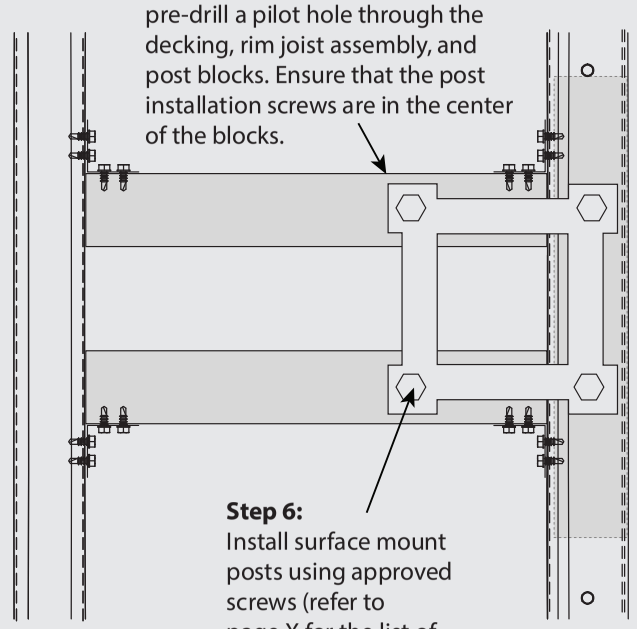
Step 1:
Before installing the side rim joist, slide the appropriate number of post blocks into the channel of joist. Determine handrail post placement and secure block with one screw through the web of joist into the post block.

Step 2:
Install joist with rail block facing outward.

Step 3:
Install the track over the outside of the joist and secure it with one screw at the top and bottom every 12".

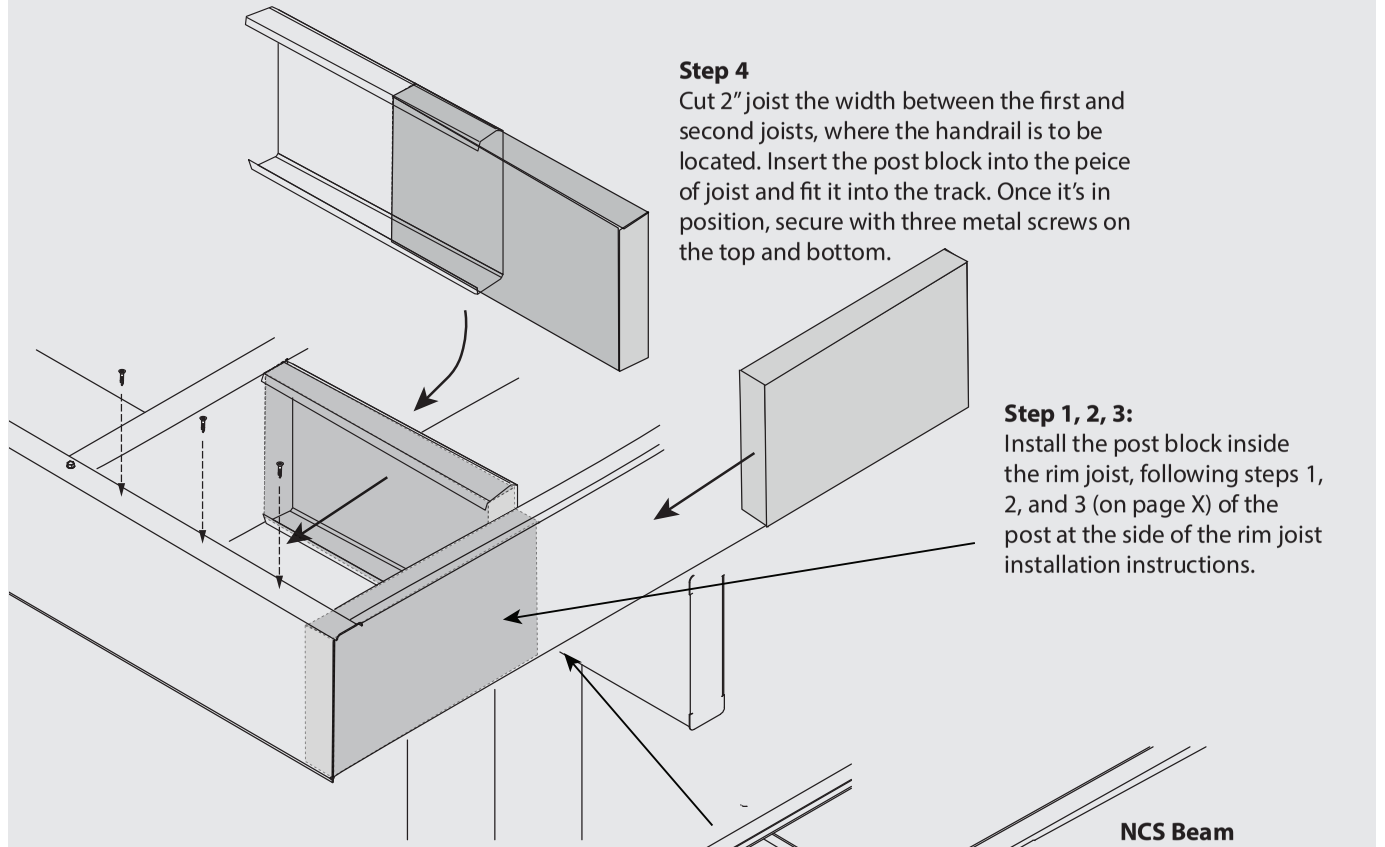
Step 4:
Once you have determined the exact placement of the posts, install two rail post blocks between the rim joist and the second joist using Simpson L70Z hangers. Use #10 SDS connector screws to secure to the post blocks. Use self-tapping screws to attach to metal. Ensure that the center of the post blocks line up with the handrail bolt pattern.

Step 5:
After installing the decking, pre-drill a pilot hole through the decking, rim joist assembly, and post blocks. Ensure that the post installation screws are in the center of the blocks.



Step 6:
Install surface mount posts using approved screws (refer to page X for the list of approved screws or equivalent).

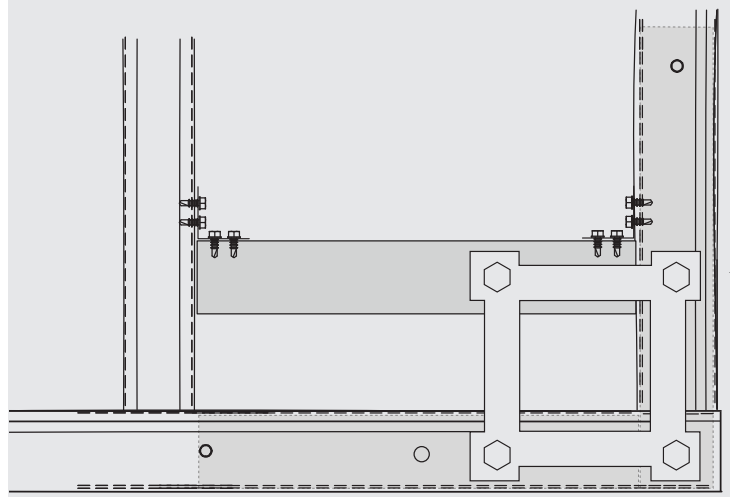
SURFACE MOUNT POST AT CORNER WITH DROP BEAM SCENARIO



Step 4
Cut 2" joist the width between the first and second joists, where the handrail is to be located. Insert the post block into the peice of joist and fit it into the track. Once it's in position, secure with three metal screws on the top and bottom.

Step 1, 2, 3:
Install the post block inside the rim joist, following steps 1, 2, and 3 (on page X) of the post at the side of the rim joist installation instructions.

Step 5:
Cut the post block to fit between the first and second joist. Install an L70 on each end and secure the L70 to the post block with #10 SDS connector screws and self-tapping screws into metal. Make sure the block is spaced according to the handrail post pattern.

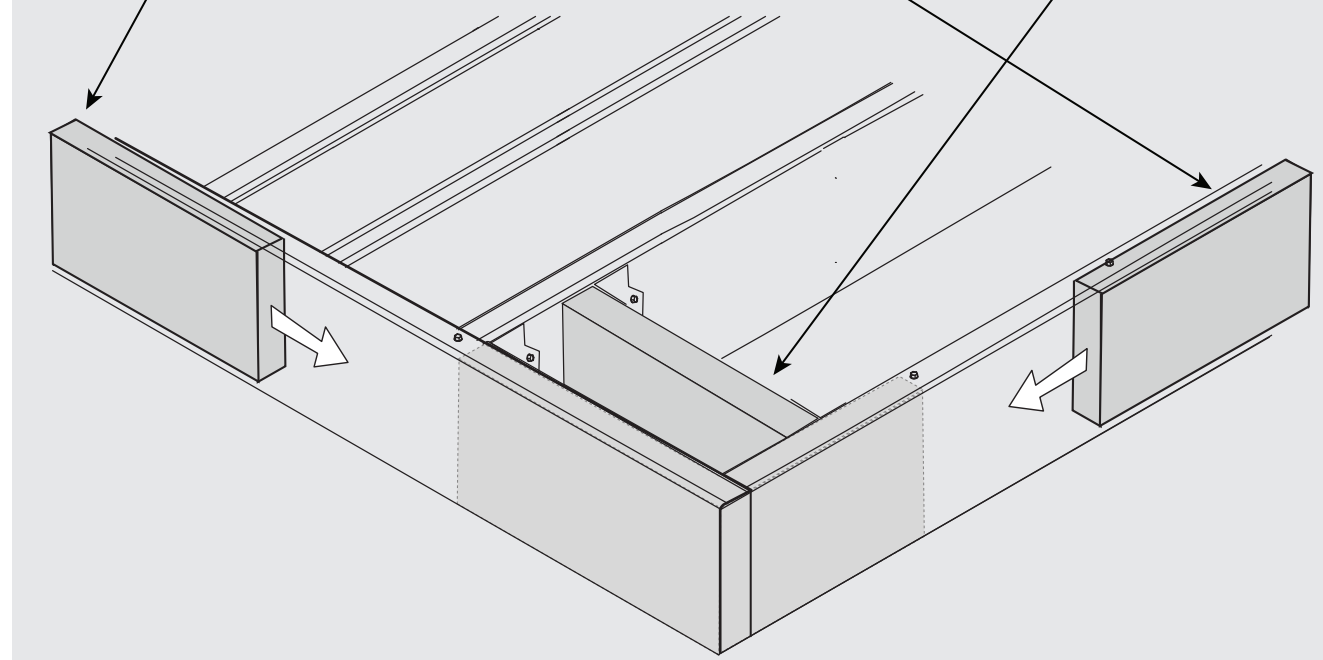


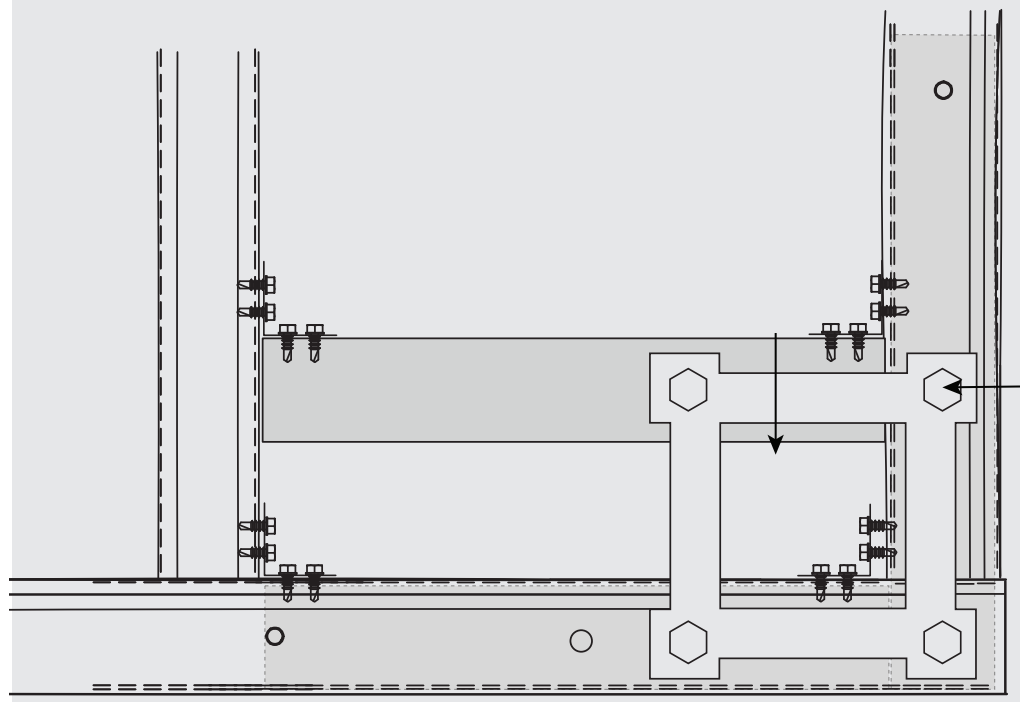
Step 6:
Install surface mount posts using approved screws (refer to the page X for the list of approved screws or equivalent).

SURFACE MOUNT POST AT CORNER WITH FLUSH BEAM SCENARIO

Step 1, 2, 3:
Install the post block inside the rim joist, following steps 1, 2, and 3 (on page X) of the post at the side of the rim joist installation instructions.

Step 4:
Cut the post block to fit between the first and second joists. Install an L70 on each end and secure the L70 to the post block with #10 SDS connector screws and self-tapping screws into metal. Make sure the block is spaced according to the handrail post pattern.

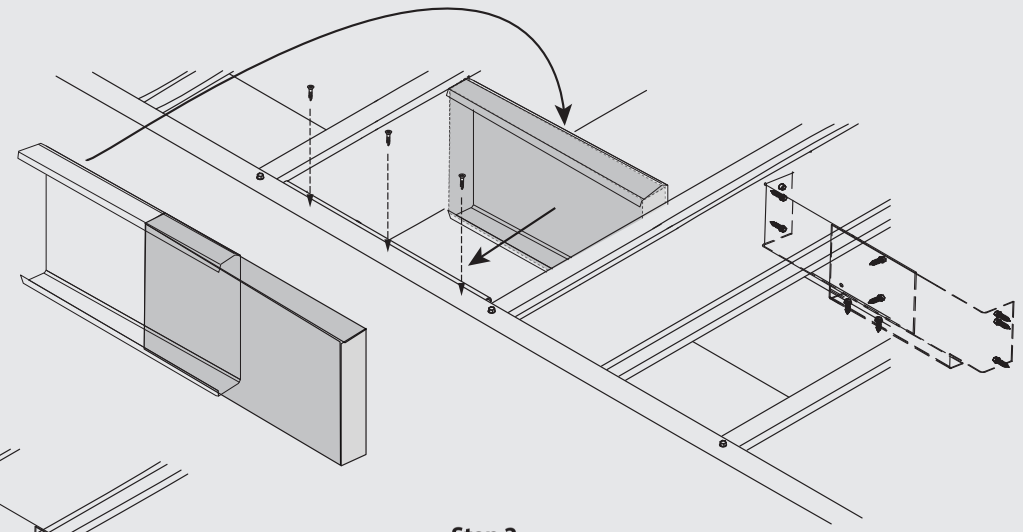




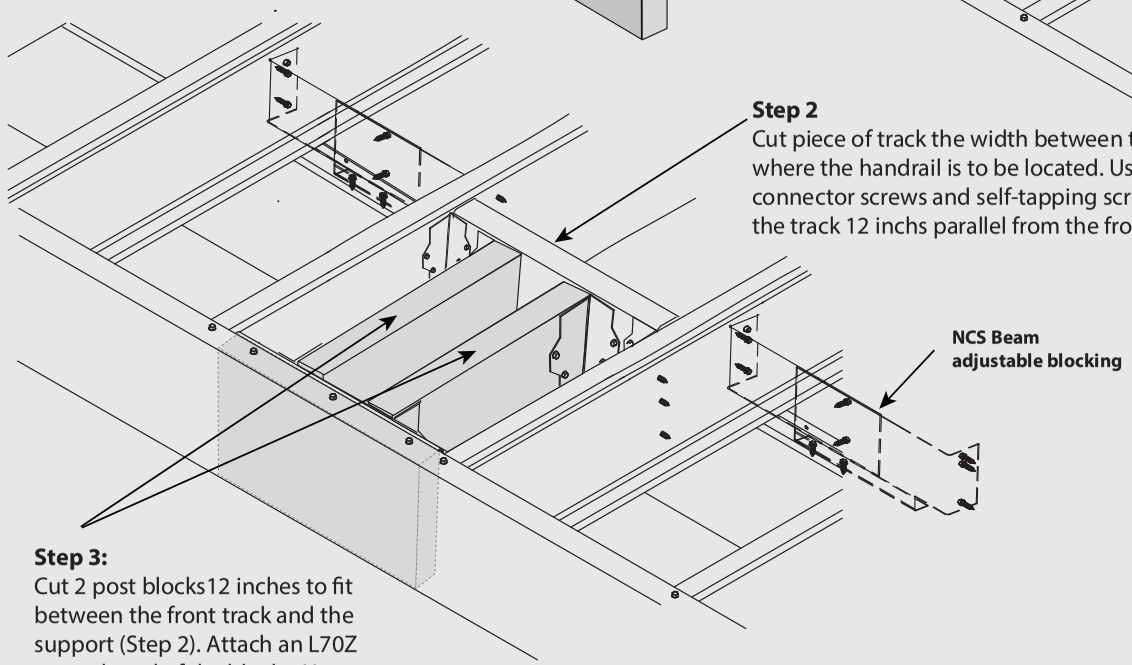
Step 5:
Once the decking is installed, pre-drill a pilot hole through the decking, rim joist assembly and post blocks. Install handrail post with approved screws (refer to page X for the list of approved screws or equivalent).

SURFACE MOUNT POST AT RIM TRACK WITH DROP BEAM SCENARIO

Step 1
Measure between the 2 joists where the handrail is to be located. Cut a piece of 2″ joist and block. Insert the post block into the peice of joist and fit it into the track. Once it's in position, secure with three metal screws on the top and bottom.

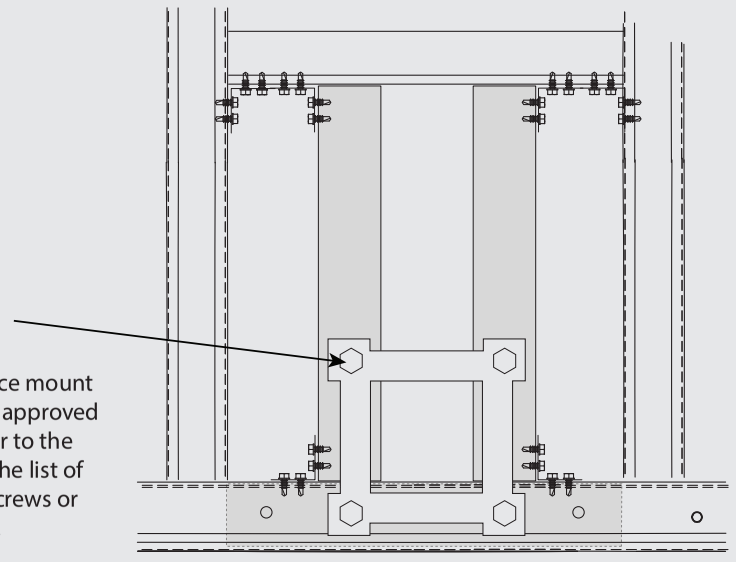


Step 2
Cut piece of track the width between two joists where the handrail is to be located. Use #10 SDS connector screws and self-tapping screws to secure the track 12 inchs parallel from the front track.



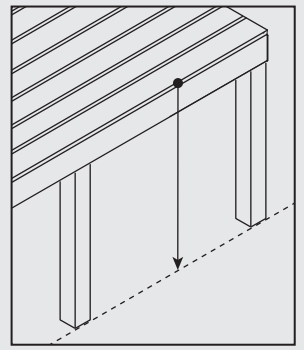
Step 3:
Cut 2 post blocks12 inches to fit between the front track and the support (Step 2). Attach an L70Z on each end of the blocks. Use #10 SDS connector screws and self-tapping screws to secure the L70Z to the post block. Ensure the blocks are spaced correctly according to the handrail post bolt pattern.

Step 4:
Install surface mount posts using approved screws (refer to the page X for the list of approved screws or equivalent).



ASSEMBLE STAIR STRINGERS

Step 1: Determine the appropriate riser height



To determine the appropriate riser height, measure from the top of the deck surface to the landing.

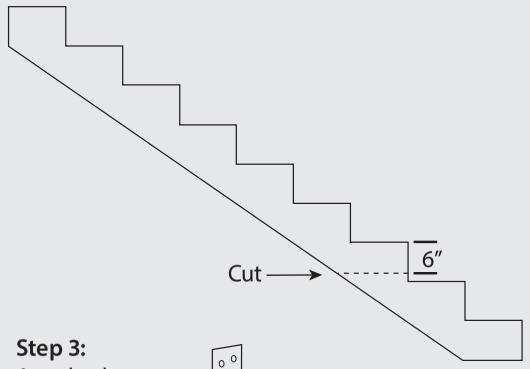
Example: Figure 1 is 49″ height

From this measurment, you would choose a 7″ rise (49″ ÷ 7″ = 7″)

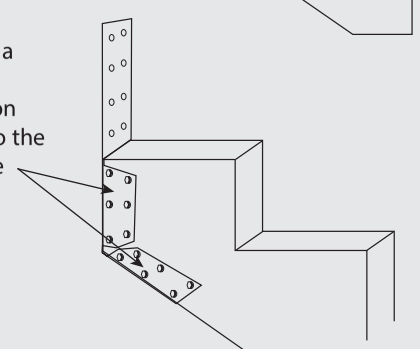
Step 2: Cut a stringer to the appropriate length using a saw with a ferrous metal blade.

If the stairs are terminating at a hard landing, cut the bottom riser 1″ short, in this case the bottom rise would be 6″.

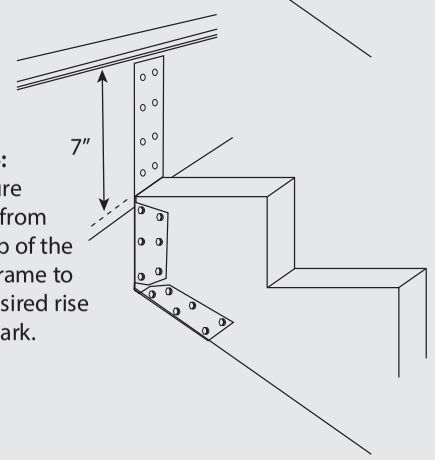
Paint the cut with touch up paint, after the stairs are cut.



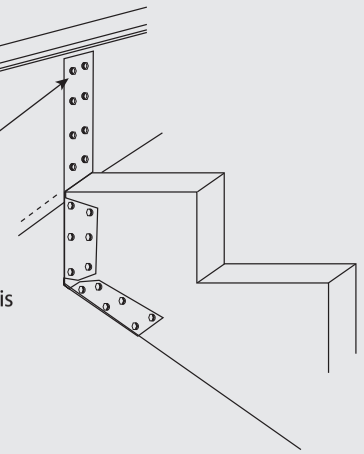
Step 3:
Attached a stringer installation bracket to the top of the stringer.



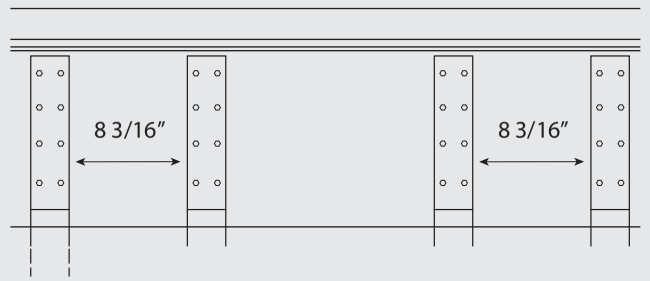
Step 4:
Measure down from the top of the deck frame to the desired rise and mark.



Step 5:
Screw stringer install bracket to deck frame ensuring that top of stringer is level with 7″ mark.



Step 6:
On each side of the stair, stringers should be installed 8 3/16″ appart.



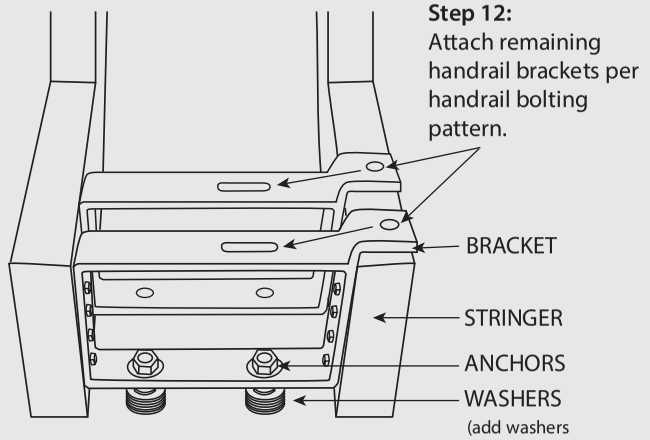
Step 7:
Install remaining stringers according to decking manufacturers suggested stringer spacing.

Step 8:
Ensure stringers are square to the deck.

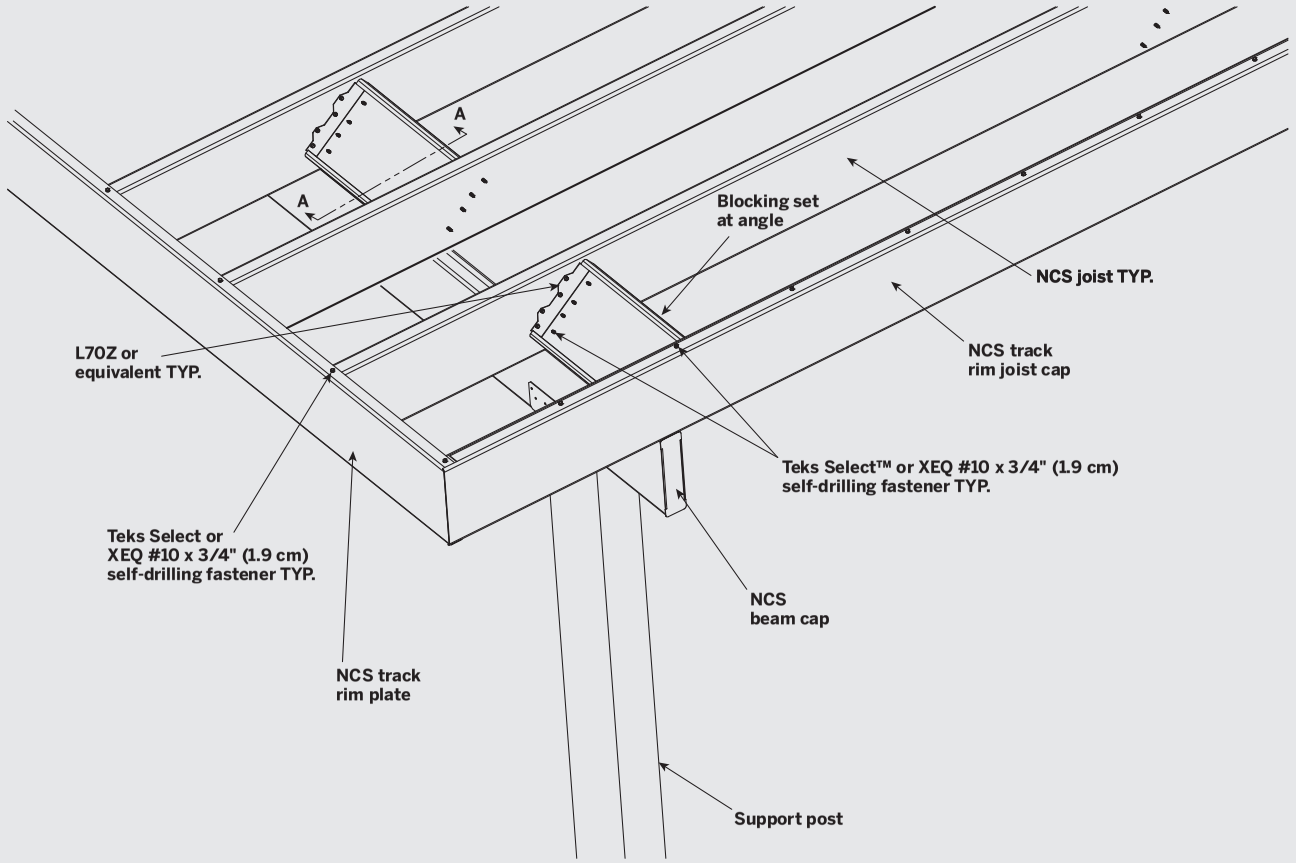
Step 9:
Install the first handrail attachment bracket between first two stringers on each side, and screw into side of stringers. brackets should in installed flush with top of stringer.

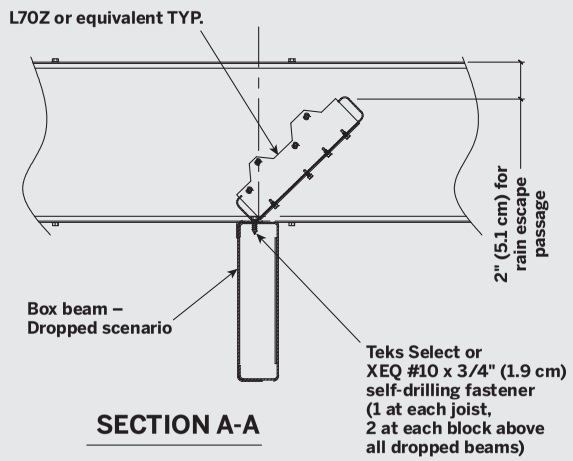
Step 10:
Secure handrail attachment bracket to landing by drilling 2) 1/2″ holes into concrete and installing 2) 1/2″ anchors, ensuring 4″ embedment into concrete.

Step 12:
Attach remaining handrail brackets per handrail bolting pattern.



GENERAL FRAMING DETAIL – TREX RAIN ESCAPES® BLOCKING ATOP BEAM





SECTION A-A

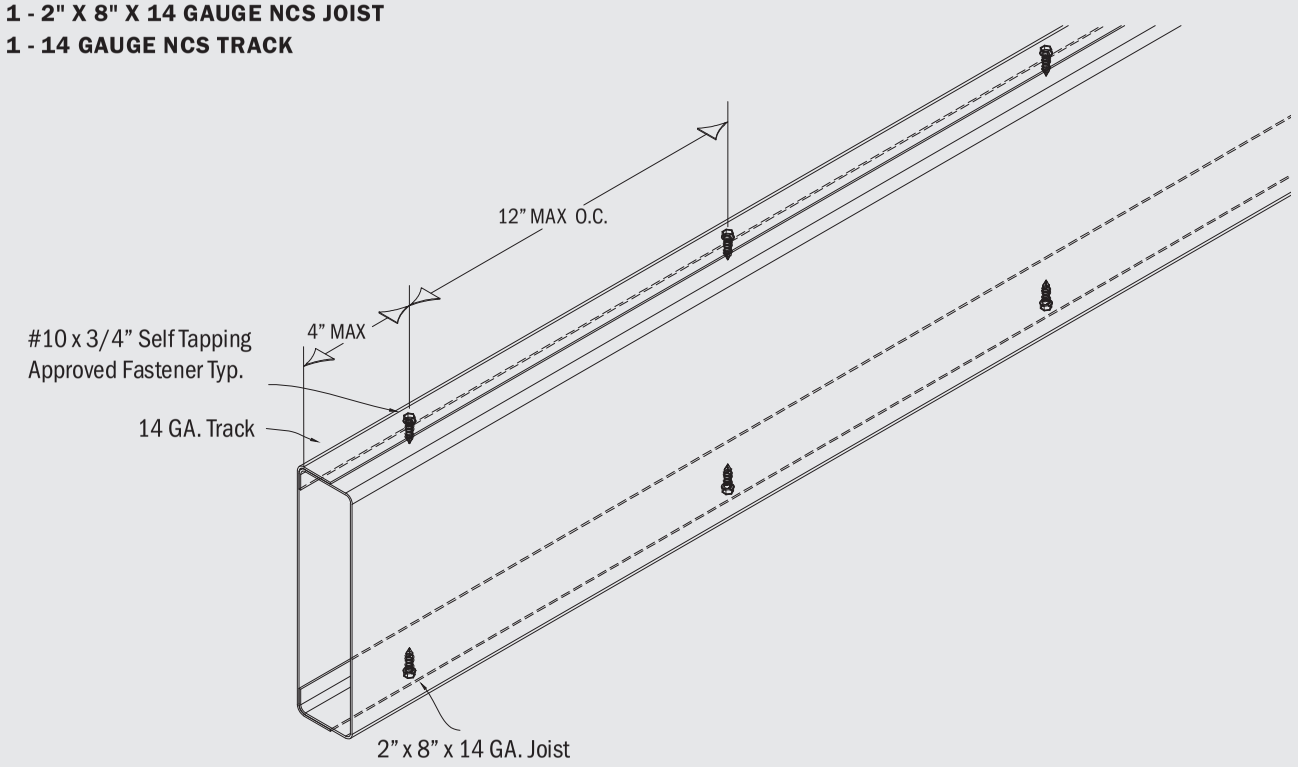
⚠ WARNING

When building with New Castle Steel always wear protective gear and refer to your local building codes for approved methods of construction.

BEAM CONFIGURATIONS

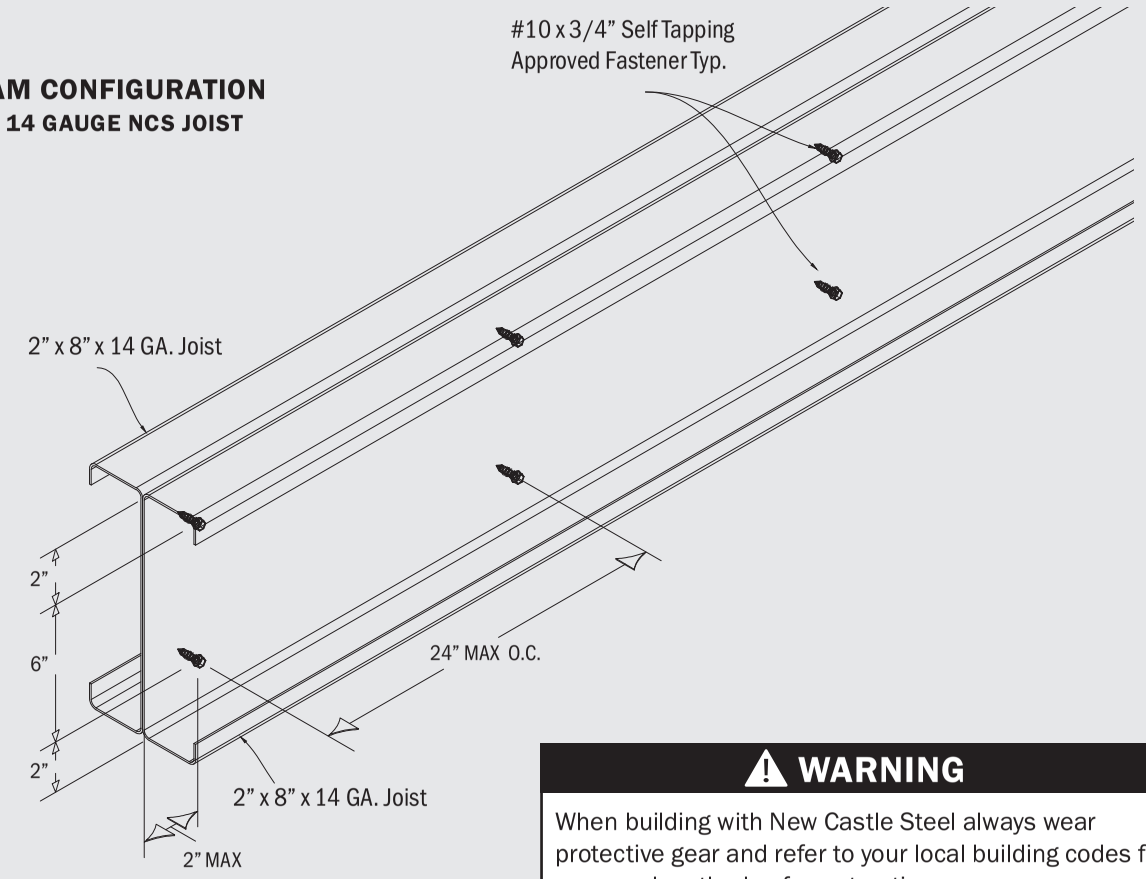
SINGLE BEAM CONFIGURATION

1 - 2" X 8" X 14 GAUGE NCS JOIST
1 - 14 GAUGE NCS TRACK



OPEN BEAM CONFIGURATION

2 - 2" X 8" X 14 GAUGE NCS JOIST



⚠ WARNING

When building with New Castle Steel always wear protective gear and refer to your local building codes for approved methods of construction.