

Three Oaks Association

Detailed information on balcony railing

Balcony railing shall be constructed of wood (pressure treated pine or cedar) or metal (wrought iron or aluminum). Changes in height or design due to repairs of existing or installation of new balcony railing shall meet with current guidelines.

Balcony railing shall be painted, whether wood, iron or aluminum, and paint color shall match the color of utility fence. If balcony is painted a pre-approved color other than that of front utility fence, owner shall also paint fence the same color at the same time.

Owner is advised that some contractors will provide iron railing with "baked on" custom color (which may last longer) in compliance with color guidelines.

Wooden or wrought iron/aluminum balcony posts shall be secured to balcony floor with iron footings rather secured on the side edges per previous style. (The wood that was secured to the sides of balcony per previous style standards shall be removed when new balcony railing is installed.) The edge of the concrete balcony will be painted the same color as the balcony railings.

Wooden Balcony Railing

1. Front corner posts of balcony railing shall be constructed of 4x4" wood **(Photo 1)**.
2. The corner posts will have wooden "Hatteras Pyramid" style post caps to match the posts of front utility fence. The posts and caps will not be higher than 4" above the horizontal railing **(Photo 2)**.
NOTE: See height of posts as outlined in Point 5.
3. Wooden balcony railings shall have vertical 2" x 2" pickets with 2-2.5" spaces between the pickets **(Photo 3)**.
4. Pickets shall be secured with top and bottom horizontal boards of 2x4", so the 4" side shows outwards (same width as the corner posts).
5. The top horizontal board holding the pickets will be about 3 feet 4.5 inches from the floor of the balcony (so that the upper flat horizontal board on top of the picket railing will be about 3 feet 6 inches from the floor of the balcony). **(Photo 4)** That makes the front posts 3 feet 8 inches high (two inches above the horizontal railing).
6. The bottom horizontal board holding the pickets will be not more than 4" from the floor of the balcony. **(photo 5)**
7. Pickets shall be attached to the horizontal boards on inside of balcony, not visible from the outside.
8. Another 2x4" board will lie on top of the picket railing, with the 2" side facing outwards. The top of this board will be 3.5 feet from the floor of the balcony. **(Photo 4)**
9. A final 2x4" board will act as the 3rd and 4th "posts", being fastened against the brick of the house and the picket railing boards being fastened to them. **(Photos 4 & 6)**



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

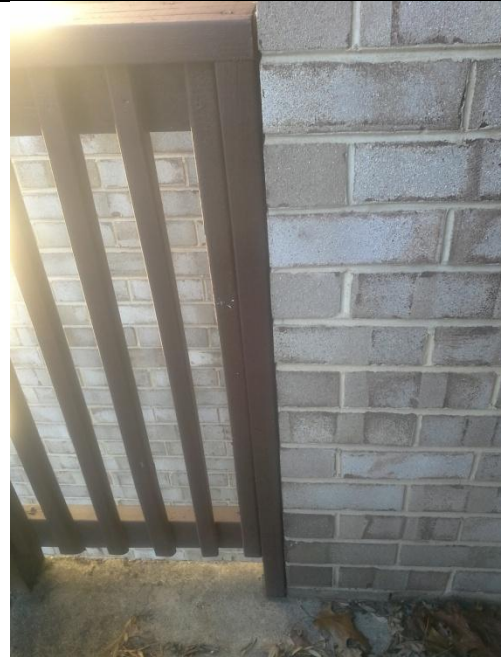


Photo 6

Wrought Iron or Aluminum Balcony Railing

Design of wrought iron or aluminum railing shall be owner's choice of the designs illustrated in two examples below (A & B).

Caps on top of iron and aluminum posts shall be flat as illustrated in A.

Top and bottom horizontal bars shall secure vertical pickets (pickets do not extend beyond top and bottom horizontal bars).

Color of balcony railing shall be the color of the front utility fence or, optionally, black (if railing is wrought iron or aluminum).

