

213 E ERMINA AVE,
SPOKANE, WA 99207

RESERVED FOR JURISDICTION

ENGINEERING SEAL

PROJECT TITLE:

SITE ADDRESS:

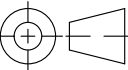
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.XX = ± .06 ANGULAR = ± 1°
.XXX = ± .03 FRACTIONAL = ± 1/8

THIRD ANGLE
PROJECTION



BREAK/DEBURR ALL SHARP EDGES

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INITIAL RELEASE 09/05/2025

DESCRIPTION:

COVER

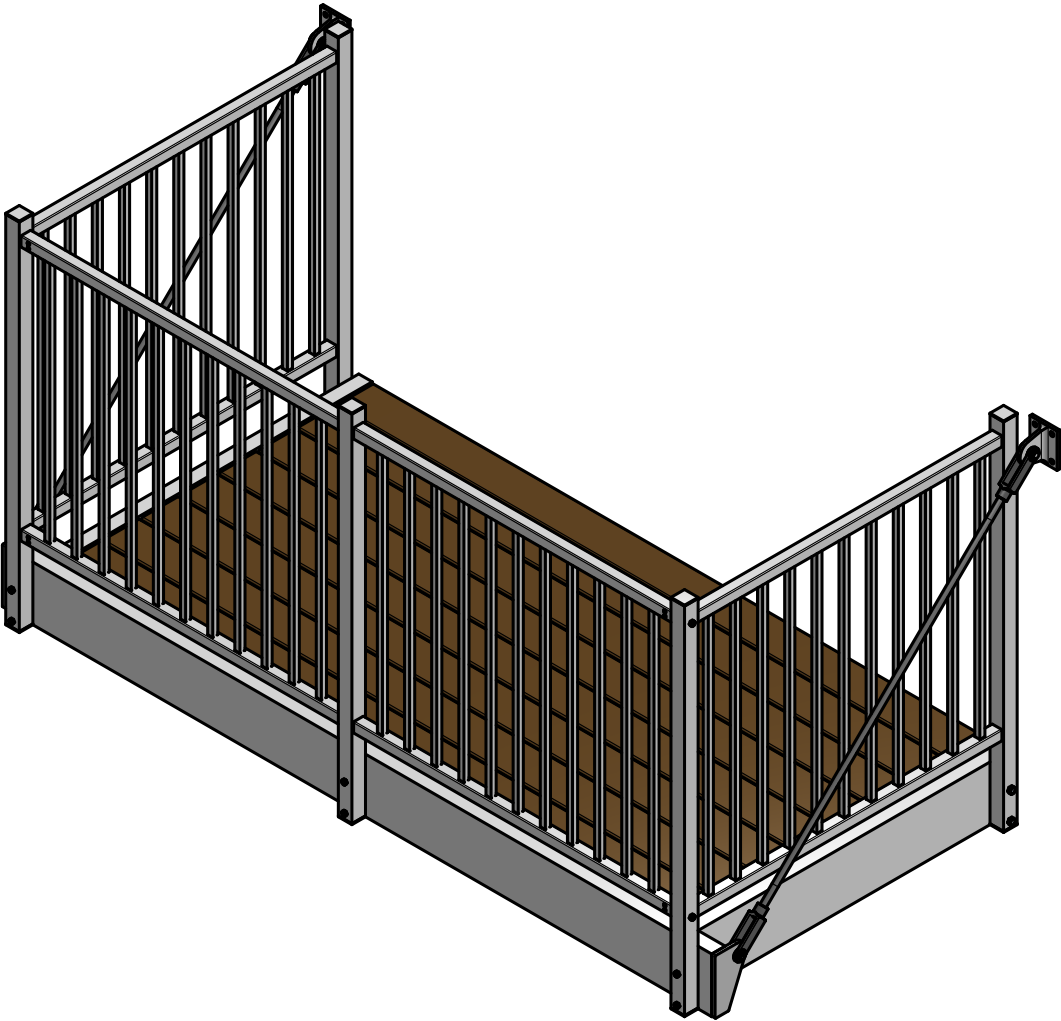
DRAWN BY: DALTON FEIST

DRAWING NO: 9648

DO NOT SCALE DRAWING

SHEET

2 OF 11



GENERAL NOTES

1. VESTIS MANUFACTURING REQUIRES ONE SET OF CORRECTED DRAWINGS TO REVISE APPROVAL DRAWINGS OR AN APPROVED SET OF DRAWINGS PRIOR TO FABRICATION OF ORDER
2. ORDERS REQUIRING ENGINEERING SHALL ONLY BE FABRICATED AFTER ALL DRAWINGS ARE APPROVED
3. CLIENT TO VERIFY ALL BALCONY AND FIELD DIMENSIONS PRIOR TO RELEASE FOR FABRICATION
4. ALL ORDERS NOT APPROVED FOR PRODUCTION WITHIN 30 DAYS OF ORDER ACCEPTANCE ARE SUBJECT TO REVIEW FOR PRICING (DUE TO RAPID CHANGES IN PRICING OF MATERIALS WE ARE ONLY GUARANTEEING QUOTES FOR 30 DAYS)
5. ADEQUACY OF BUILDING STRUCTURE MUST BE CERTIFIED BY BUILDING ENGINEER OF RECORD
6. WALL SYSTEMS WITH EFIS, BRICK, VENEER, OR METAL PANEL EXTERIOR MAY REQUIRE COMPRESSION SPACERS TO PREVENT CRUSHING, TO BE SUPPLIED BY OTHERS
7. VESTIS MANUFACTURING PROVIDES INTEGRAL HARDWARE, SITE SPECIFIC MOUNTING HARDWARE BY OTHERS
8. ALL STRUCTURE BEARING LOAD OF BALCONY ANCHORS IS TO BE DESIGNED, ENGINEERED, AND SUPPLIED BY OTHERS

DRAWING SCHEDULE	
SHEET	DESCRIPTION
1	GENERAL NOTES
2	COVER
3	PROJECT NOTES
4	BALCONY WALL MOUNT DETAIL
5	BALCONY TIE ROD DETAIL
6	BALCONY OVERIVEW
7	BALCONY FRAME DETAIL
8	BALCONY FRONT RAIL DETAIL
9	BALCONY SIDE RAIL DETAIL
10	SUBCOMPONENT DETAIL 1
11	SUBCOMPONENT DETAIL 2

PROJECT NOTES

1. VESTIS CUSTOM BALCONIES
2. TIE-ROD SUPPORTED
3. FIELD DIMENSIONS REQUIRED, BY INSTALLER
4. POWDER COAT FINISH



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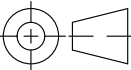
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DESCRIPTION:

PROJECT NOTES

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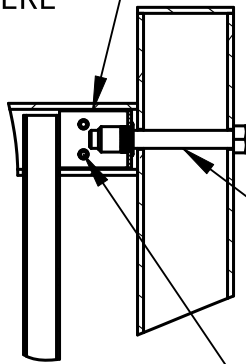
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3 OF 11

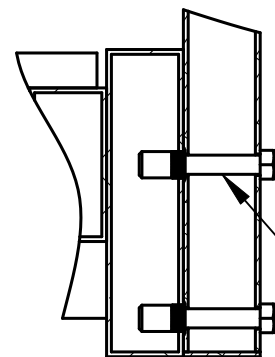
CORNER BRACKET
DETAILED ELSEWHERE



SECTION A - A

(1) Ø3/8" HDG BOLT W/
WASHER INTO Ø3/8"
RIVNUT (2) PER SIDE
RAIL POST

(2) Ø3/16" RIVET PER
BRACKET FACE
(4) PER BRACKET



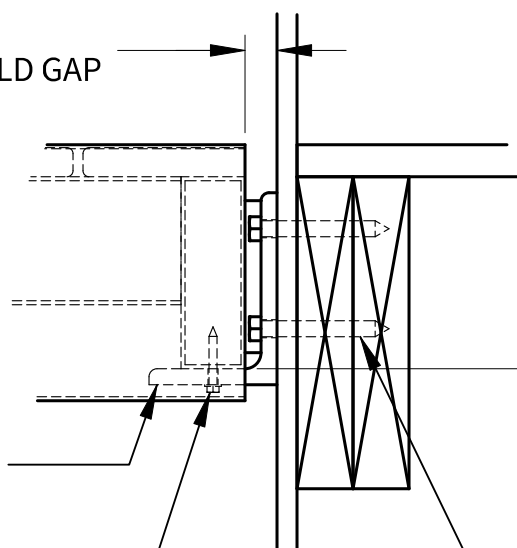
SECTION B - B

(2) Ø1/2" HDG BOLT W/
WASHER INTO Ø1/2"
RIVNUT (2) PER SIDE
RAIL POST

LEDGER BRACKET W/
1/2" NEOPRENE SHIM
DETAILED ELSEWHERE

(2) Ø1/4" TEK SCREWS
ZINC PLATED W/
1/2" NEOPRENE SHIM B/T
LEDGER AND BALCONY

1
THRESHOLD GAP



DETAIL C

Ø3/8"-UNC THRU BOLT W/
NUT AND WASHER, HDG
(2) PER FRONT RAIL POST

(4) Ø1/2" LAG SCREW
W/ Ø1-3/8" ROUND
WASHER, HDG, MIN 3"
EMBED INTO SOLID
BLOCKING, SCHEDULE
AS DETAILED

COMPOSITE DECKING,
RECESSED, W/ COUNTER-SUNK
FACE SCREWS

(4) Ø1/2" THRU BOLT,
W/ NUT AND Ø1-3/8"
ROUND WASHER, HDG,
MIN 3" EMBED INTO
SOLID BLOCKING

DOUBLE 2X WOOD
BLOCKING BY OTHERS

EXT WALL
BY OTHERS

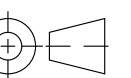
DOUBLE 2X WOOD
BLOCKING BY OTHERS

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DESCRIPTION:

BALCONY WALL MOUNT
DETAIL

DRAWN BY: DALTON FEIST

DRAWING NO: 9648

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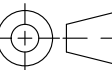
4 OF **11**

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BALCONY TIE ROD DETAIL

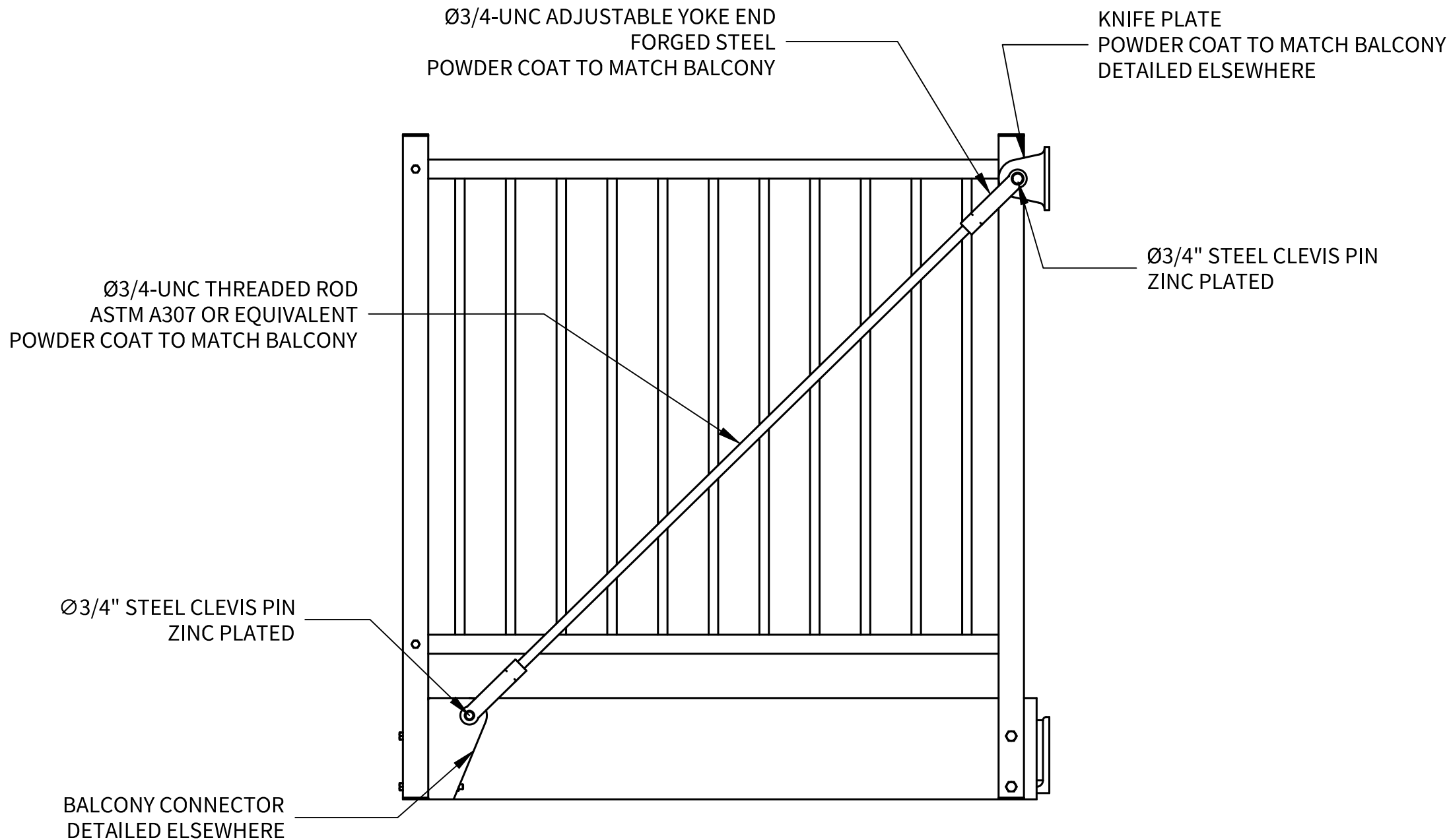
DRAWN BY: DALTON FEIST

DRAWING NO: 9648

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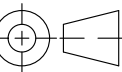


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DESCRIPTION:

BALCONY OVERVIEW

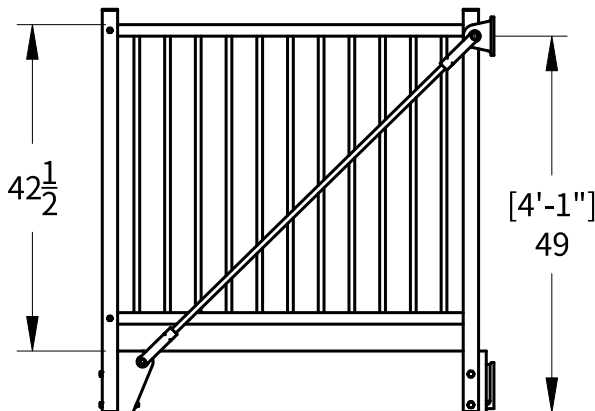
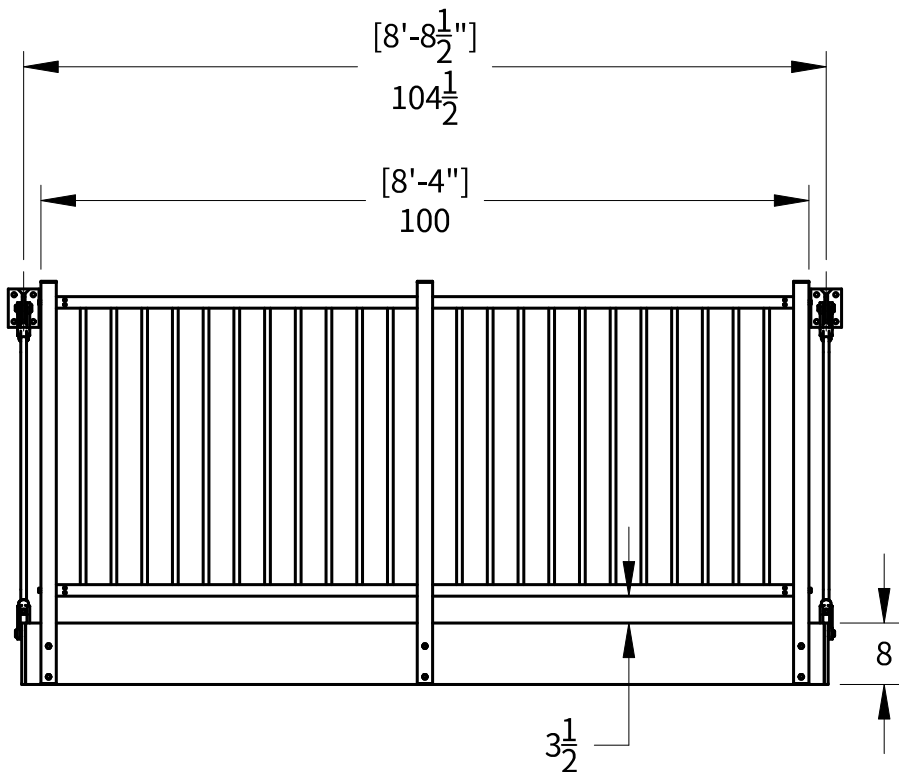
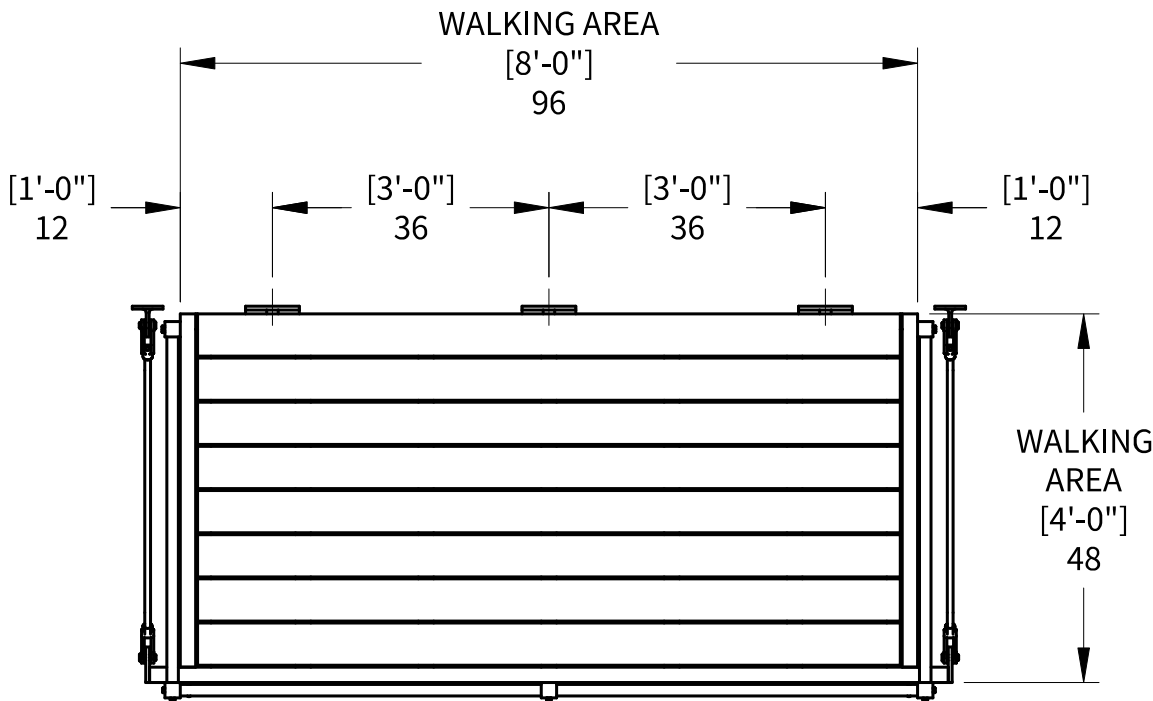
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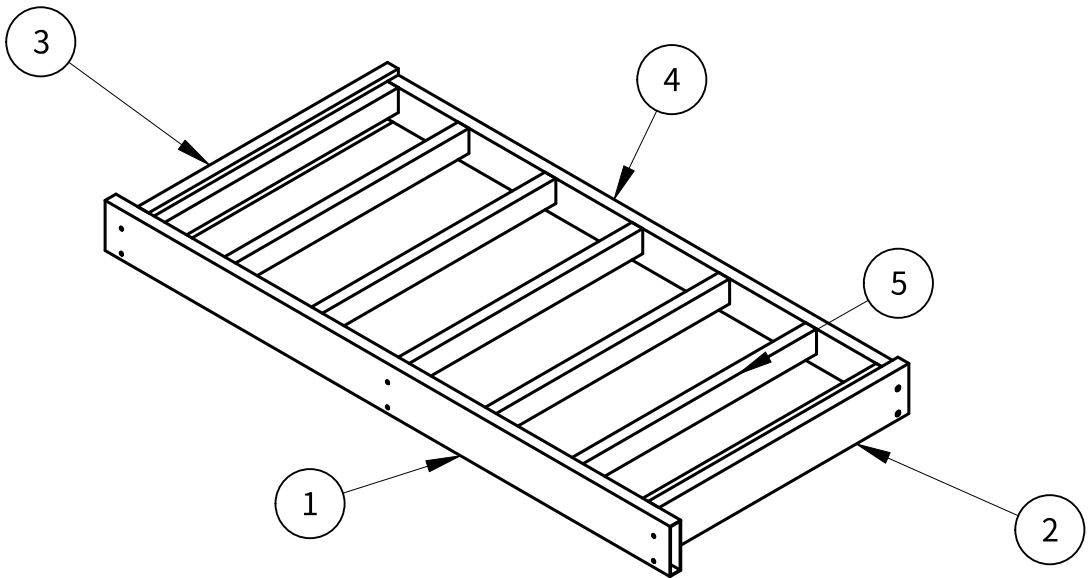
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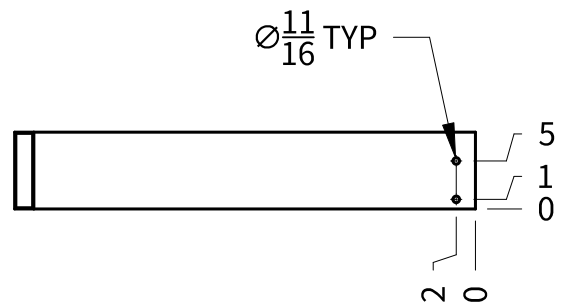
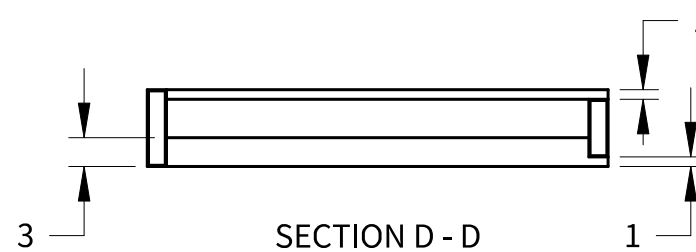
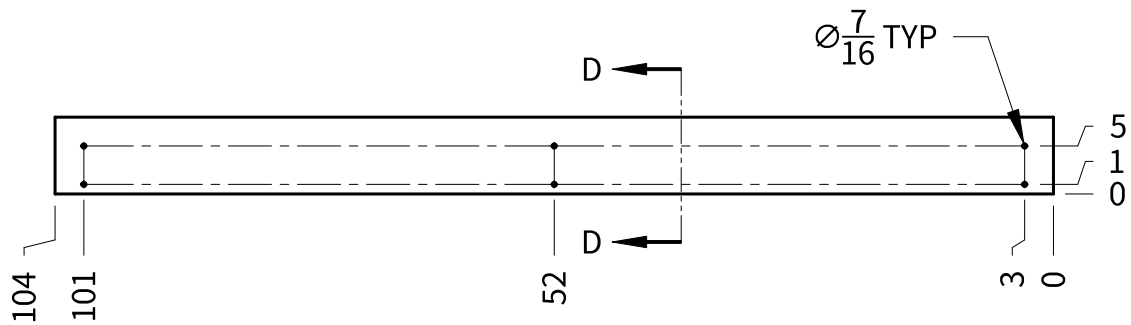
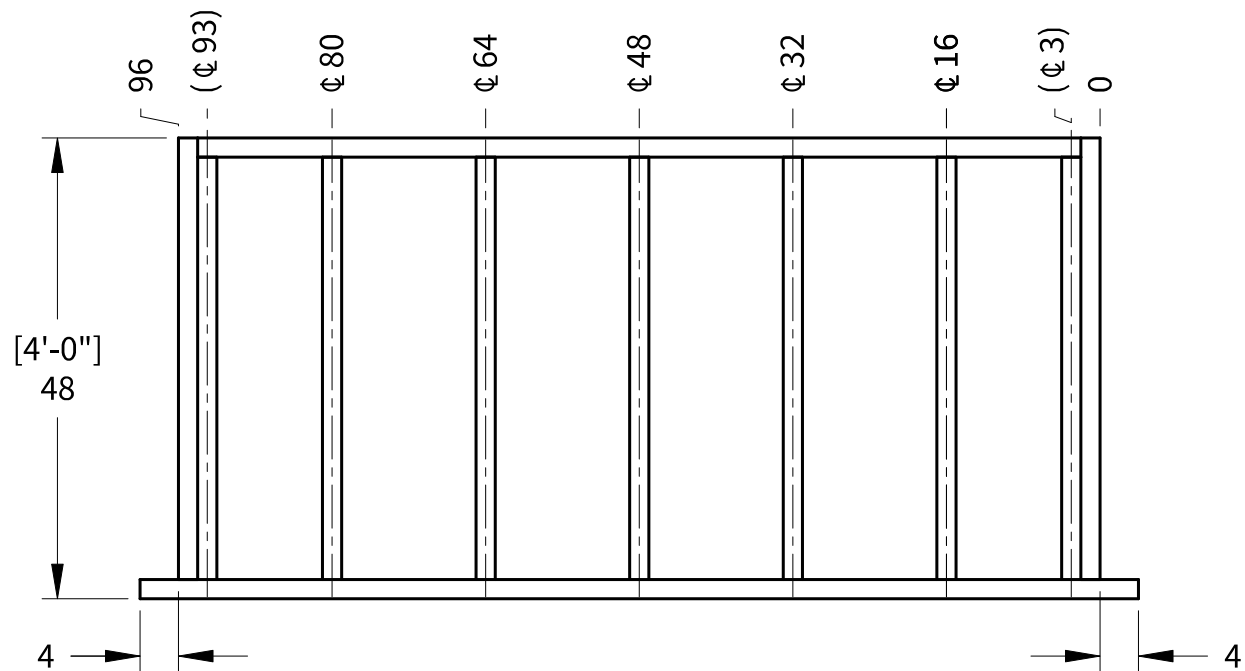
SHEET

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Item	Qty	Description	Material	Length	Angle 1	Angle 2
1	1	2" x 8" x 0.125"	6061-T6	104 in	0 deg	0 deg
2	1	2" x 8" x 0.125"	6061-T6	46 in	0 deg	0 deg
3	1	2" x 8" x 0.125"	6061-T6	46 in	0 deg	0 deg
4	1	2" x 6" x 0.125"	6061-T6	92 in	0 deg	0 deg
5	7	2" x 4" x 0.125"	6061-T6	44 in	0 deg	0 deg



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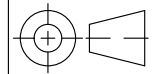
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DESCRIPTION:

BALCONY FRAME DETAIL

DRAWN BY: DALTON FEIST

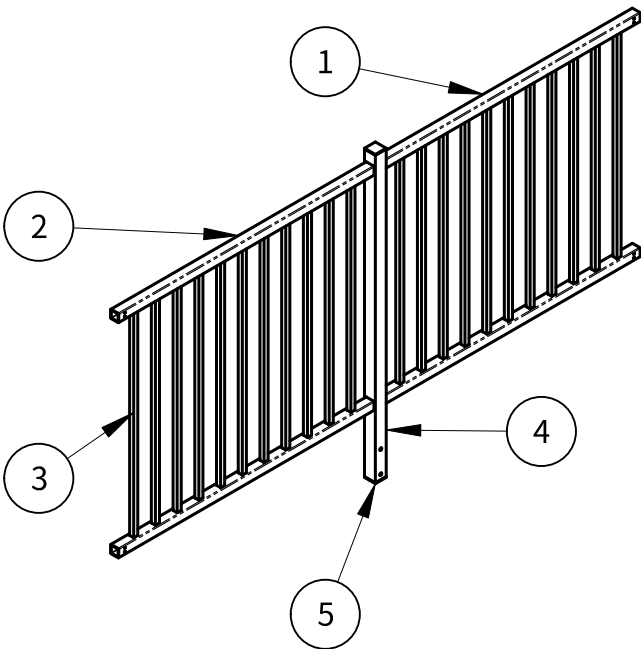
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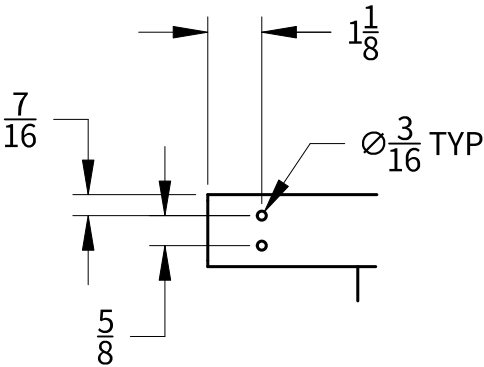
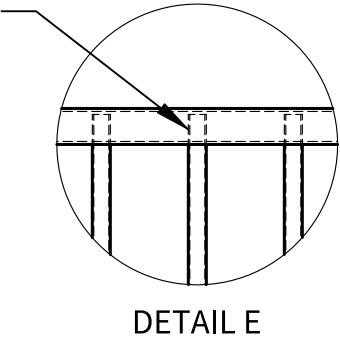
SHEET

7 OF 11

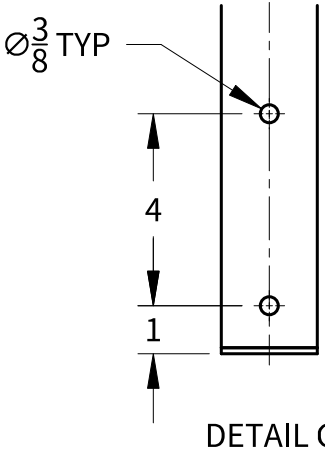
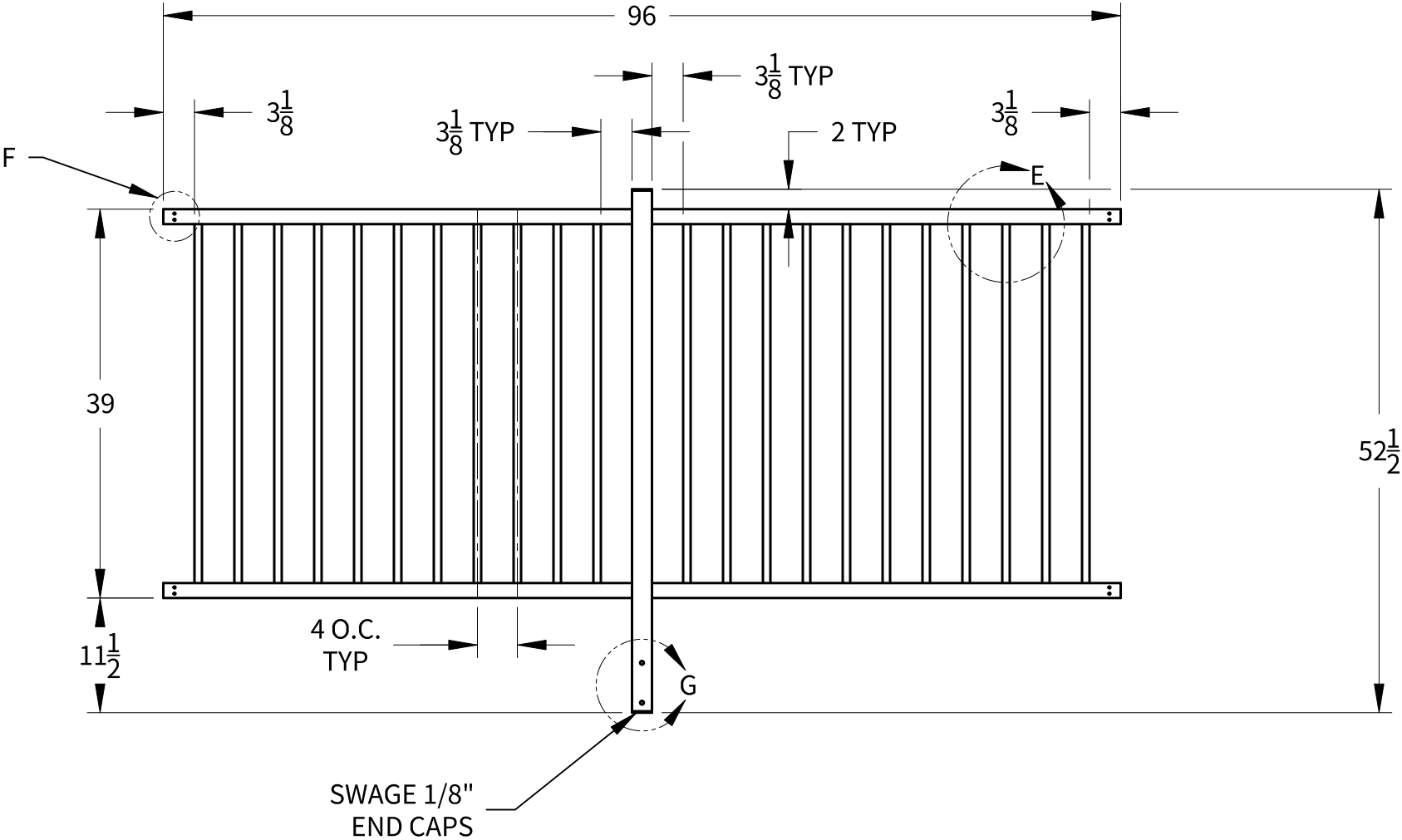
Item	Qty	Description	Material	Length	Angle 1	Angle 2
1	2	1.5 x 0.125 R0.125, RC	6061-T6	47 in	0 deg	0 deg
2	2	1.5 x 0.125 R0.125, RC	6061-T6	47 in	0 deg	0 deg
3	22	0.75" x 0.062"	6061-T6	38.5 in	0 deg	0 deg
4	1	2" x 0.125"	6061-T6	52.25 in	0 deg	0 deg
5	2	2" x 2" END CAP	6061-T6	0.12 in	0 deg	0 deg



PICKETS ARE PRESS FIT
INTO RAILINGS, MIN 1"
EMBEDMENT EITHER END



DETAIL F
TYP 4 PLACES



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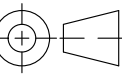
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DESCRIPTION:

BALCONY FRONT RAIL DETAIL

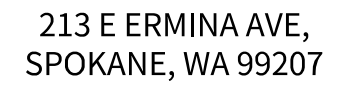
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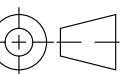
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DESCRIPTION:

BALCONY SIDE RAIL DETAIL

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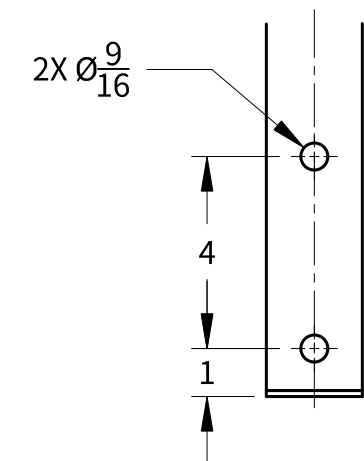
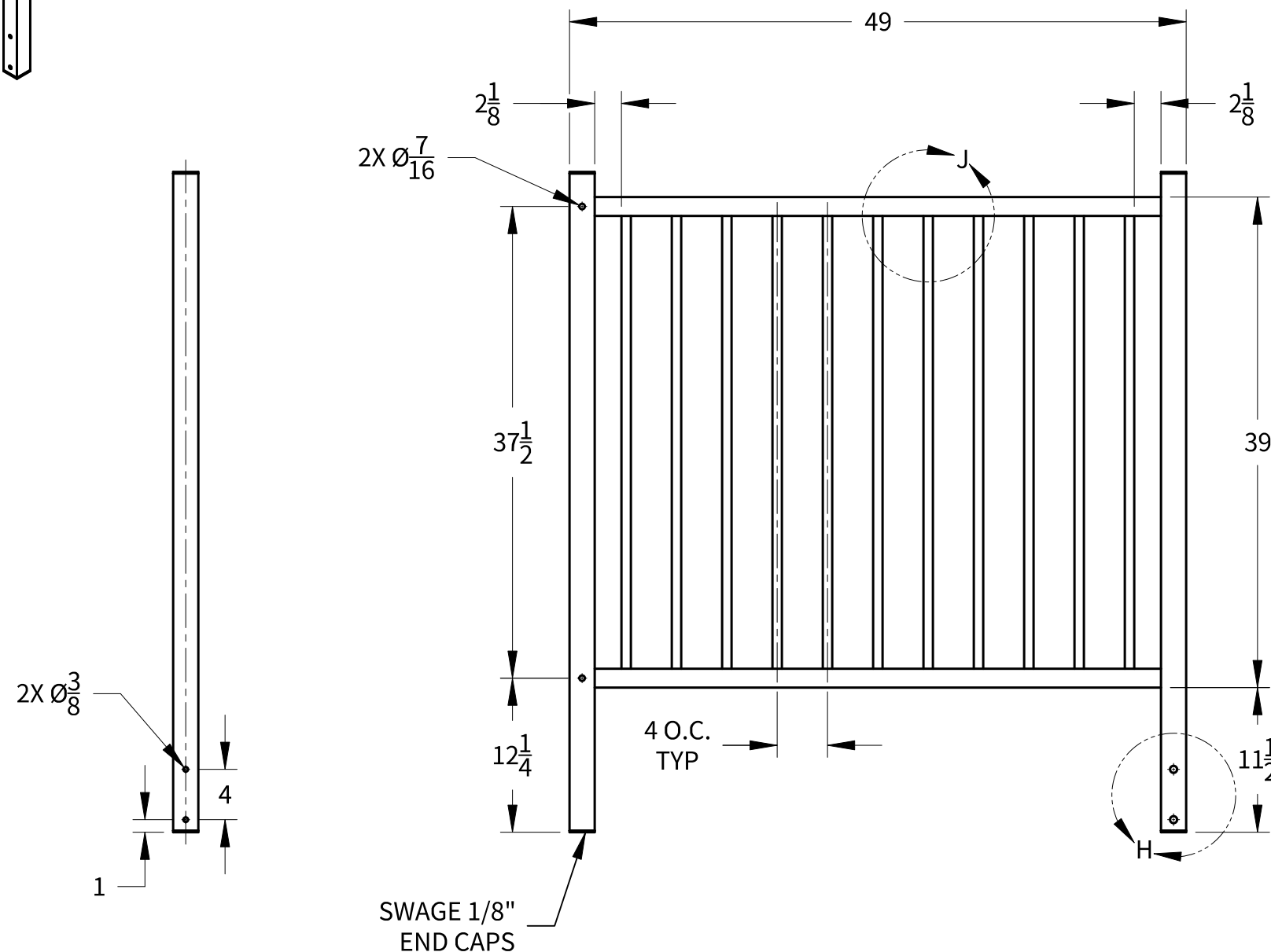
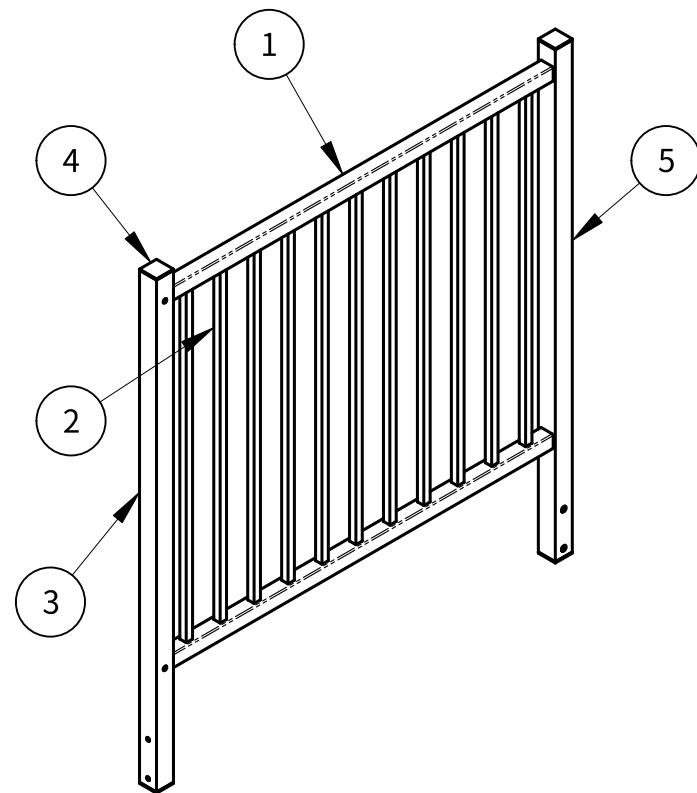
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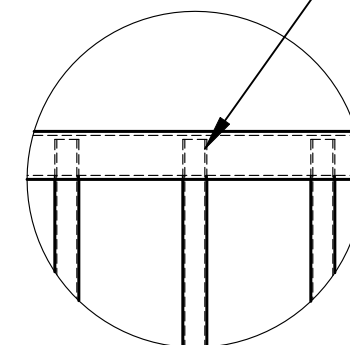
9 OF 11

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3	1	2" x 0.125"	6061-T6	52.25 in	0 deg	0 deg
4	4	2" x 2" END CAP	6061-T6	0.13 in	0 deg	0 deg
5	1	2" x 0.125"	6061-T6	52.25 in	0 deg	0 deg

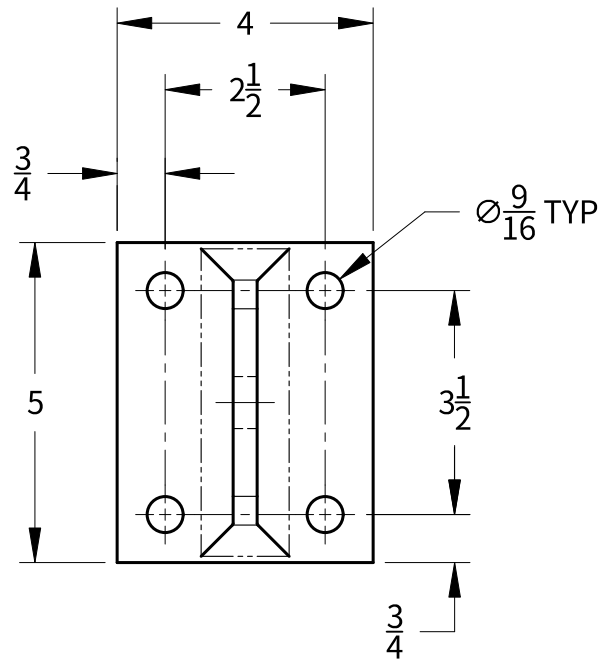


DETAIL H

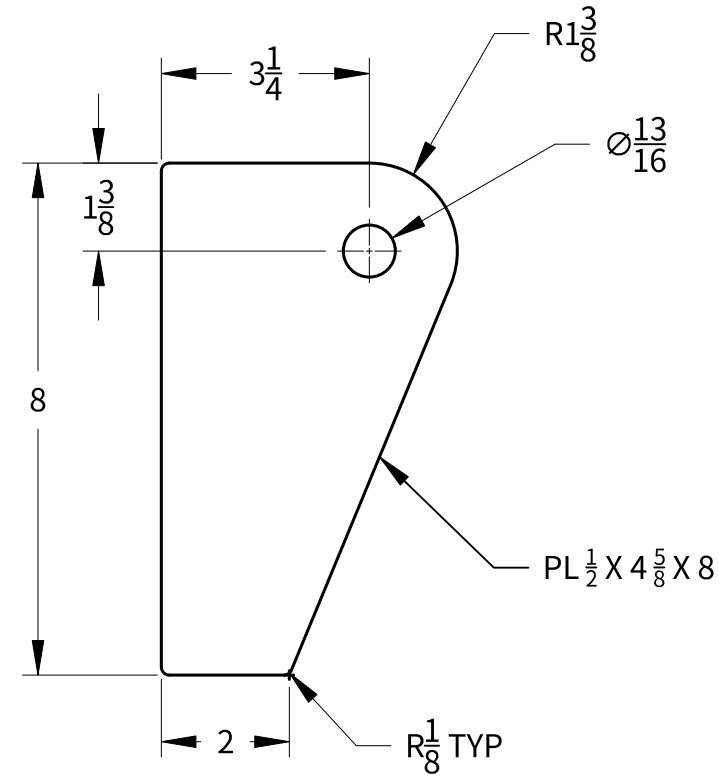
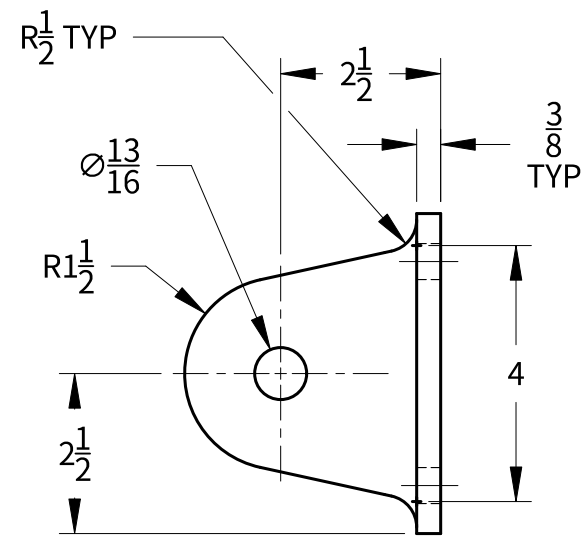
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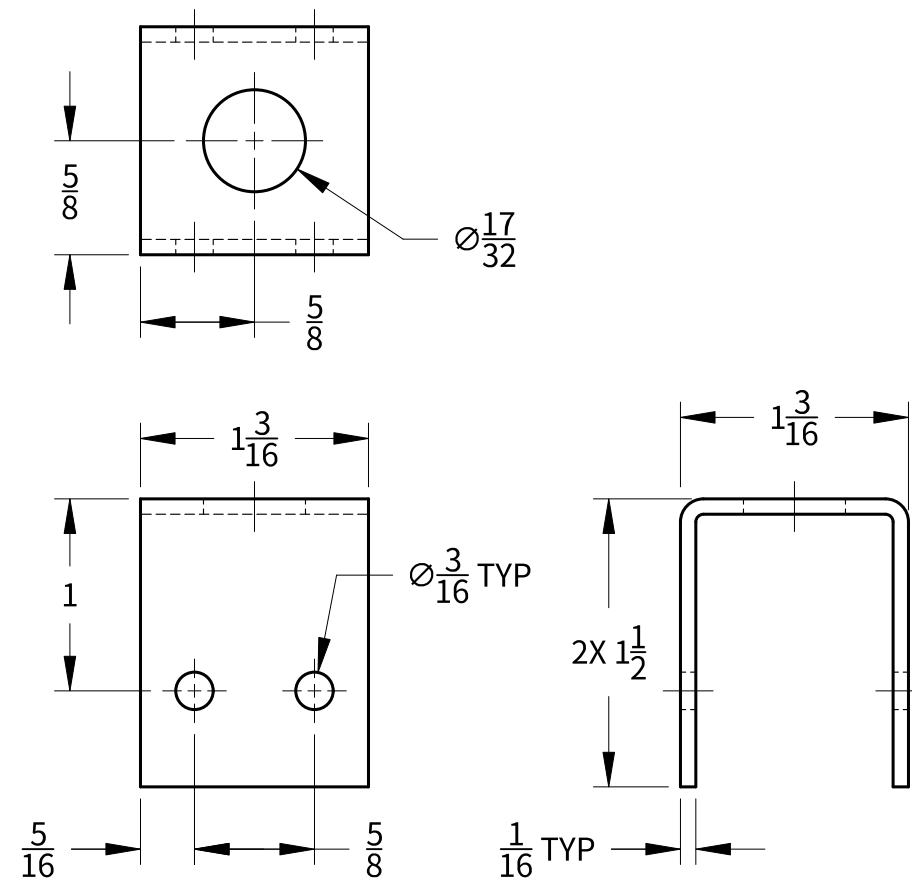
DETAIL J



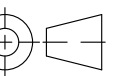
KNIFE PLATE



BALCONY TIE ROD CONNECTION



HAND RAIL BRACKET

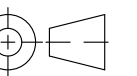


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DESCRIPTION:

SUBCOMPONENT DETAIL 2

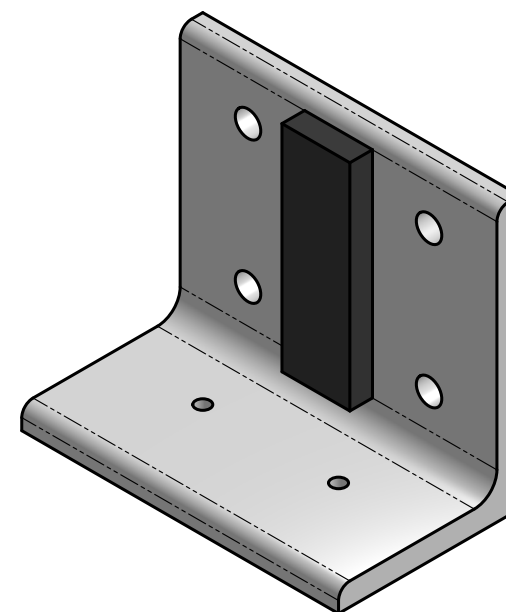
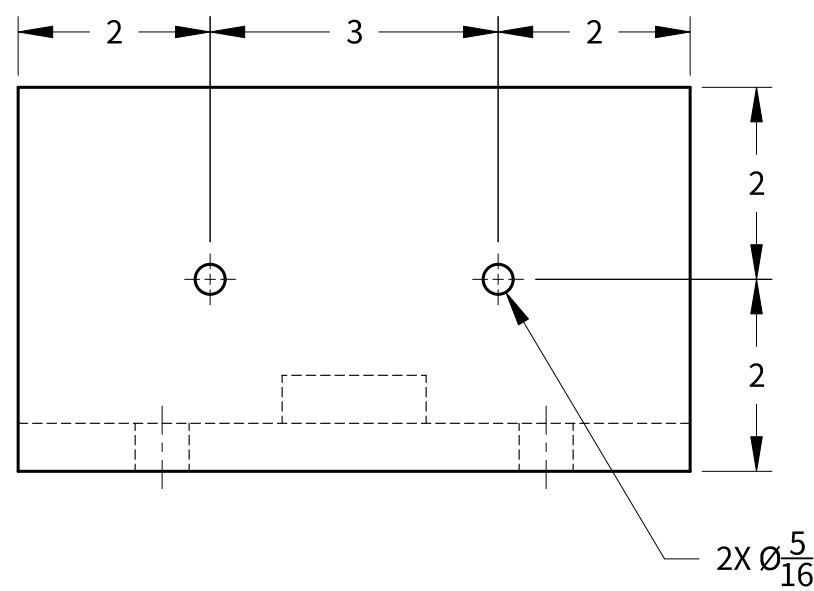
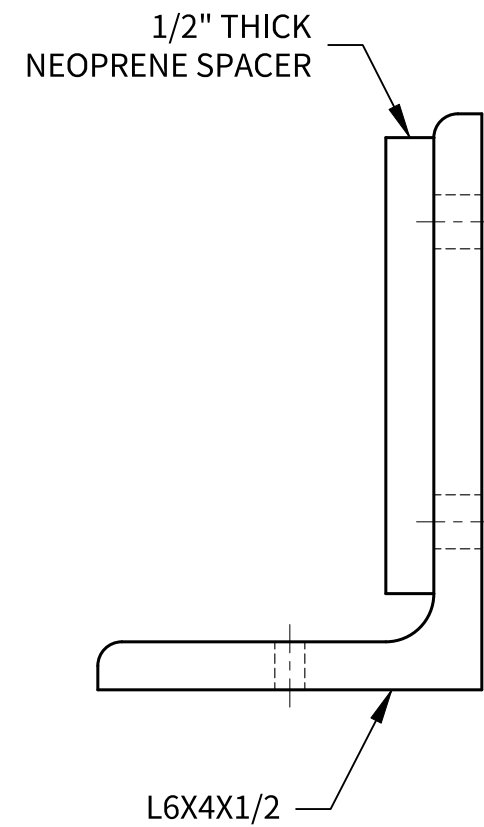
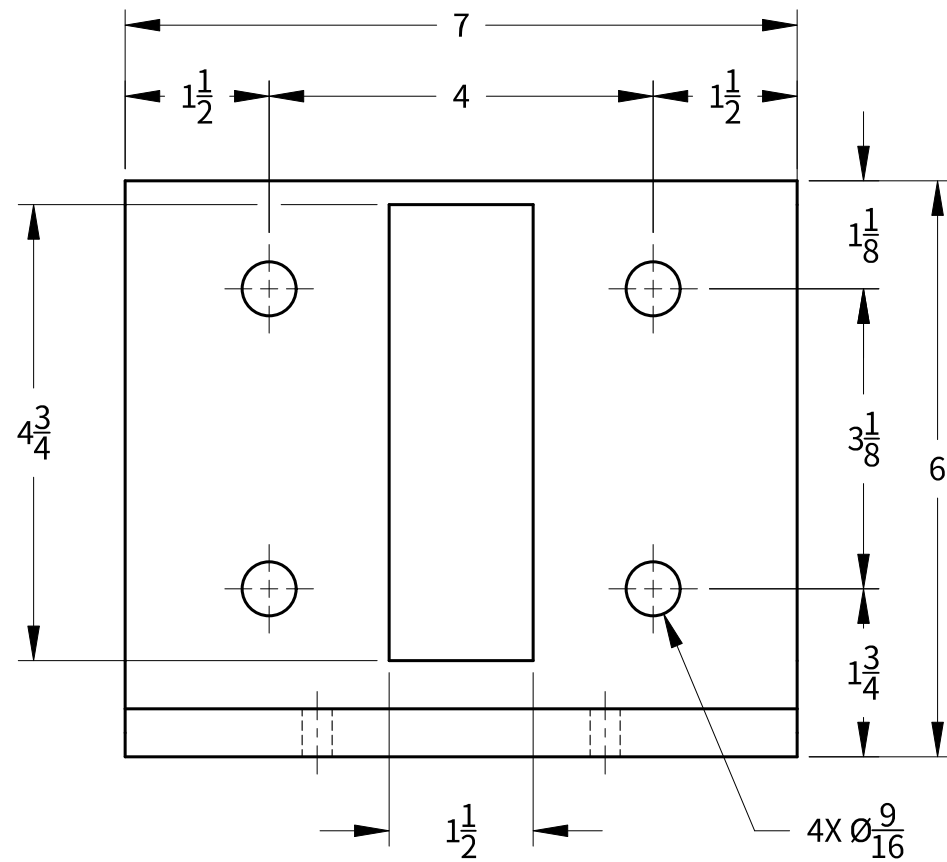
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LEDGER BRACKET