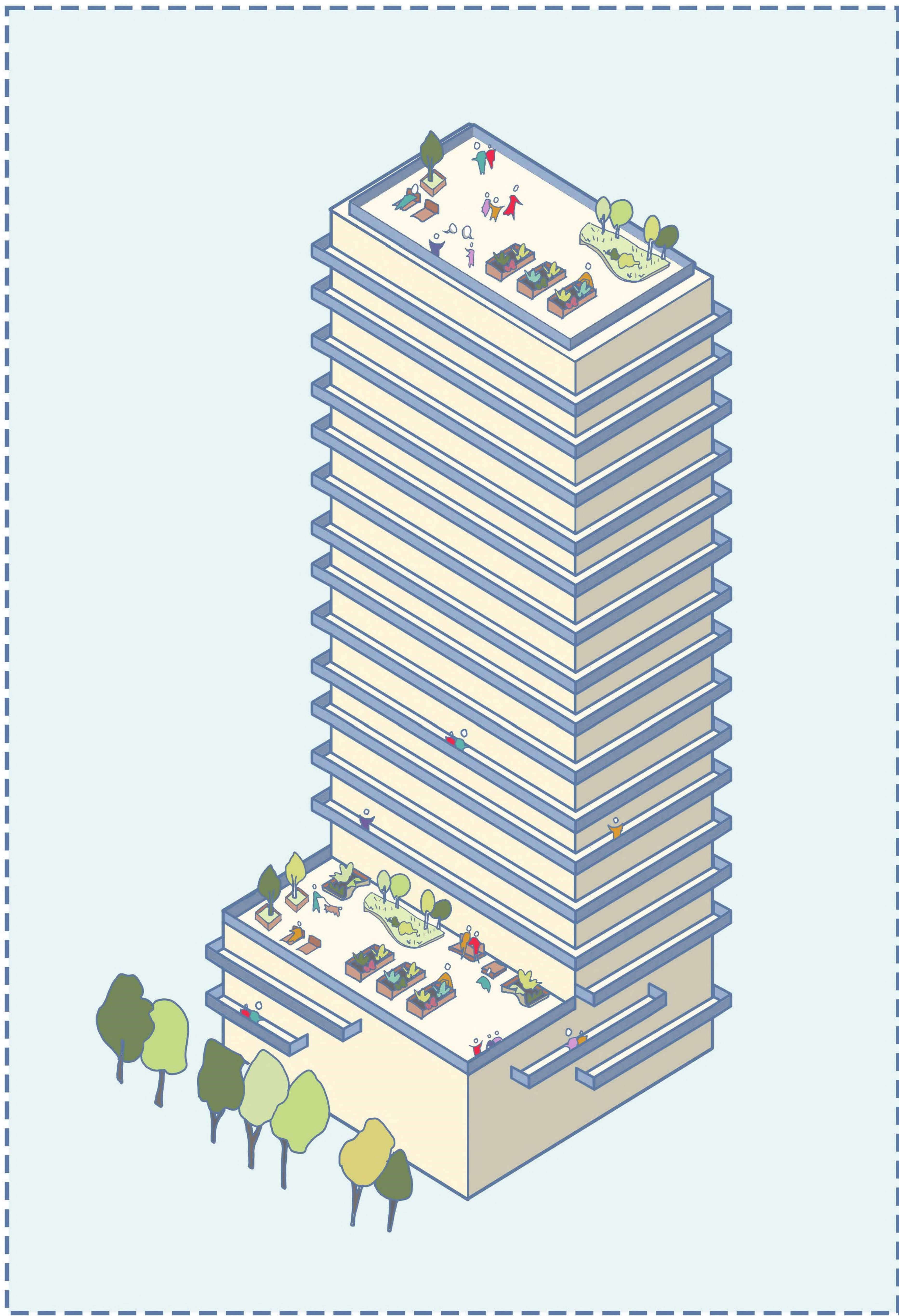


# BALCONIES ARE EVERYWHERE!

# WHY . . . ?



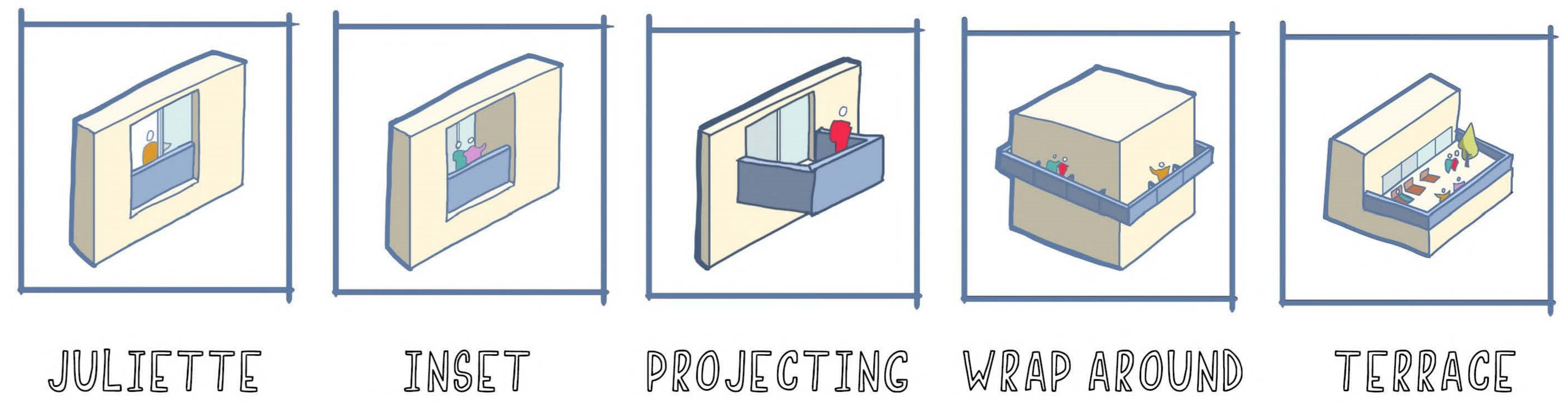
balconies aren't included in building separation dimensions or allowable gross floor area calculations  
-so- balconies can be included in the design with no impact to zoning

**ZONING**

balconies can be sold as contributing to the overall area of the suite  
-and- as a private amenity space for the future resident

**MARKETING**

THESE PRIVATE AMENITY SPACES TAKE MANY FORMS . . . SUCH AS:



## WHAT ATTRIBUTES ARE WE SEEKING TO ACCOMMODATE WITH BALCONIES?

## WHAT ARE THE CHALLENGES?

### SENSORY ATTRIBUTES

that **connect** us to **nature** and our **communities**

#### SIGHT



**views** to nature and community

#### SOUND



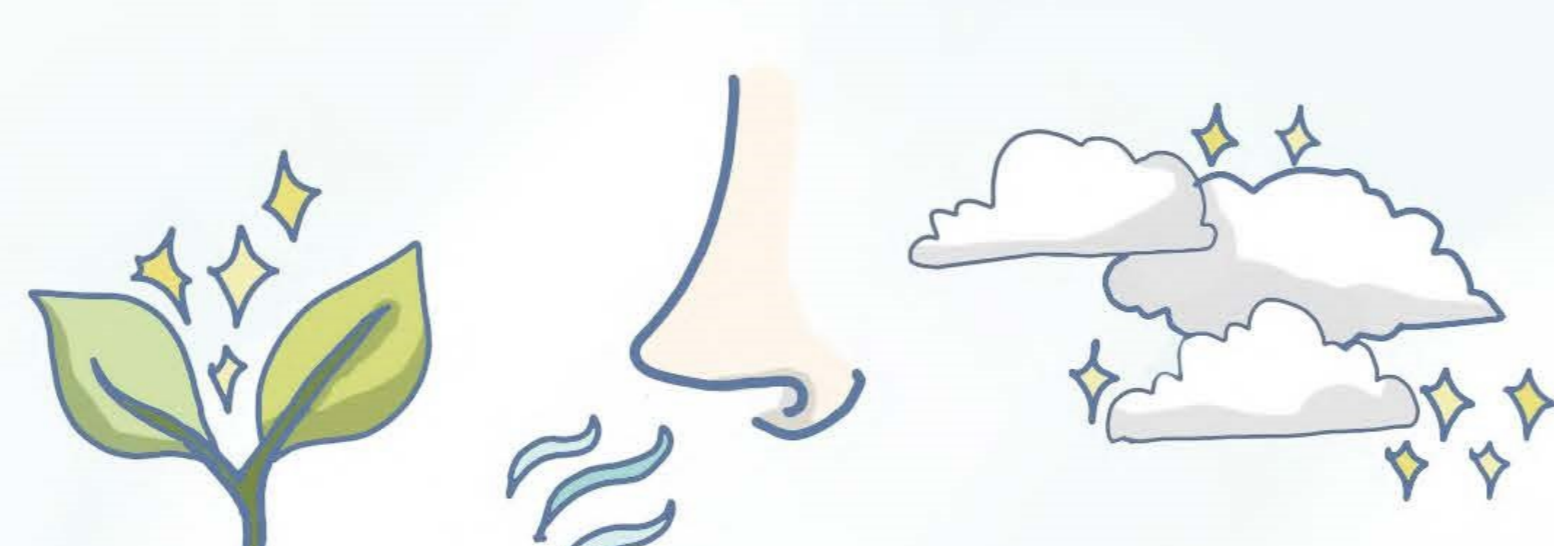
**sounds** of nature and community life outside

#### TOUCH



**feeling** the breeze, and sunshine

#### SMELL



the **smell** of fresh air

**COMFORT ISSUES**

- wind
- vertigo inducing heights
- climate / seasonal use limitations

**FUNCTIONAL ISSUES**

- usable size / width and height
- view limitations / from interior spaces

**EFFICIENCY ISSUES**

- thermal bridges / balconies radiate heat
- cantilever limitations / limiting balcony depth

**DESIGN ISSUES**

- balconies as the design aesthetic / instead of thinking about their experiential qualities

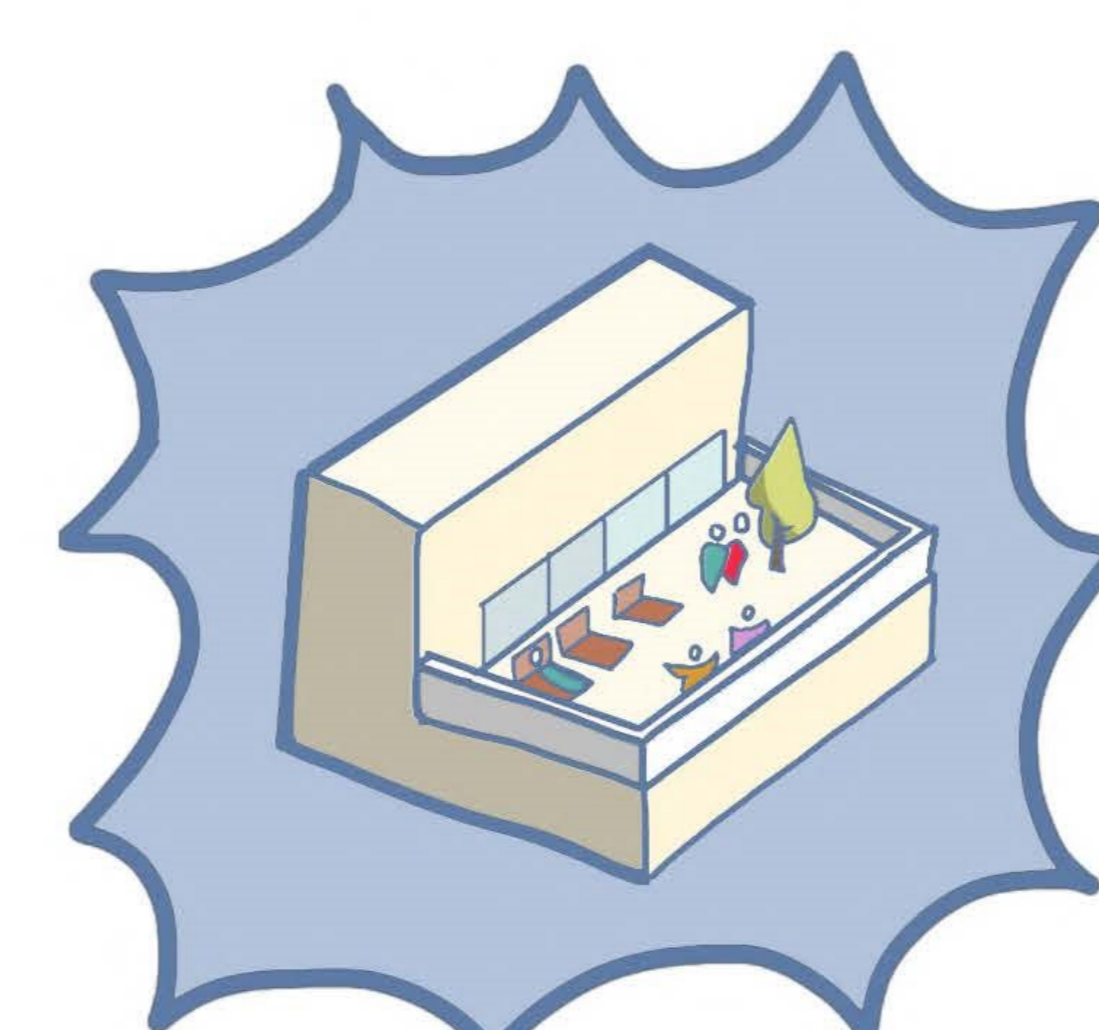
### EFFICIENCY ATTRIBUTES

**PERFORMANCE**

building + material durability, reduced thermal bridging

**COSTS**

ease of construction, effective building systems, saving time + money



### RESULTS:

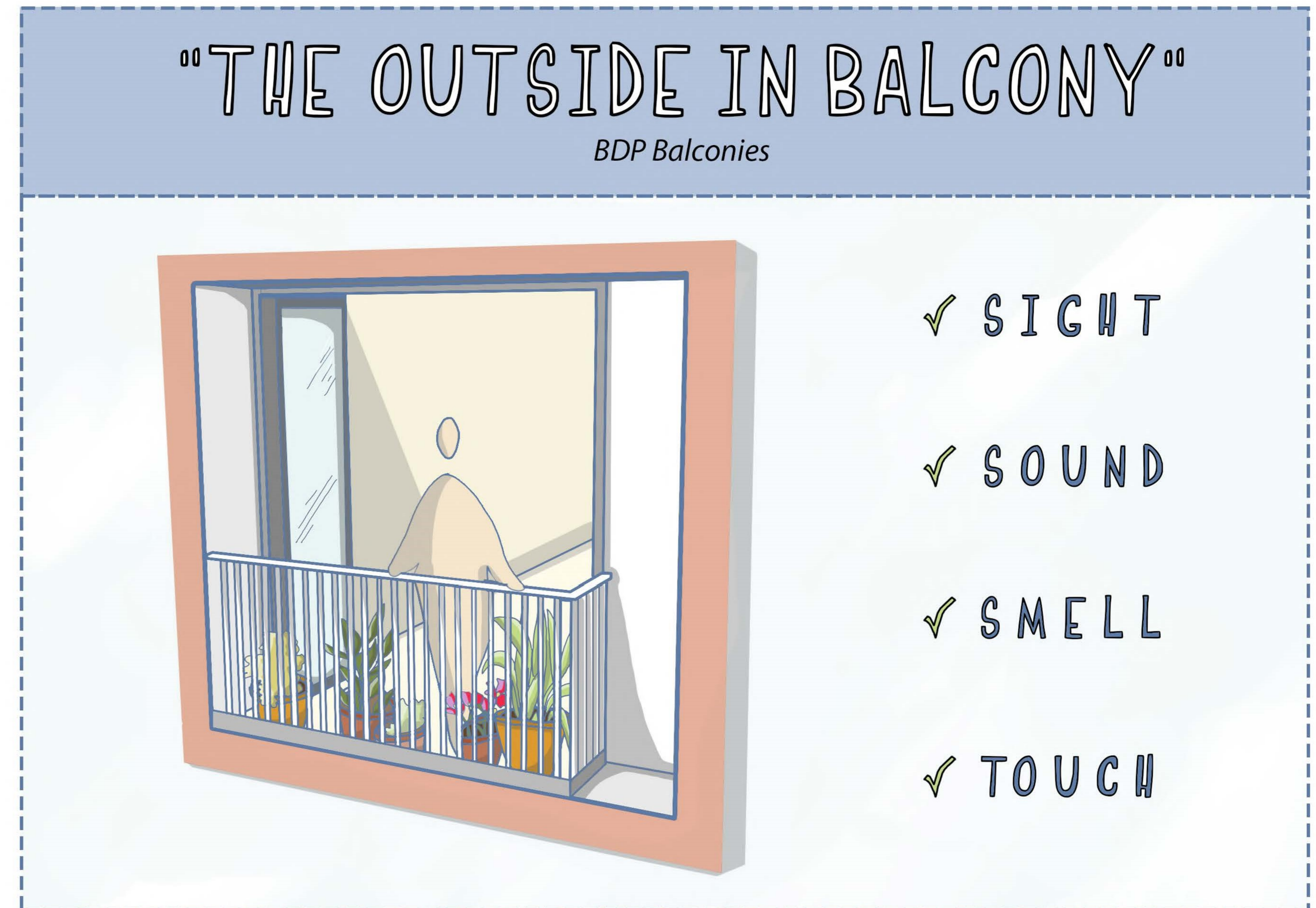
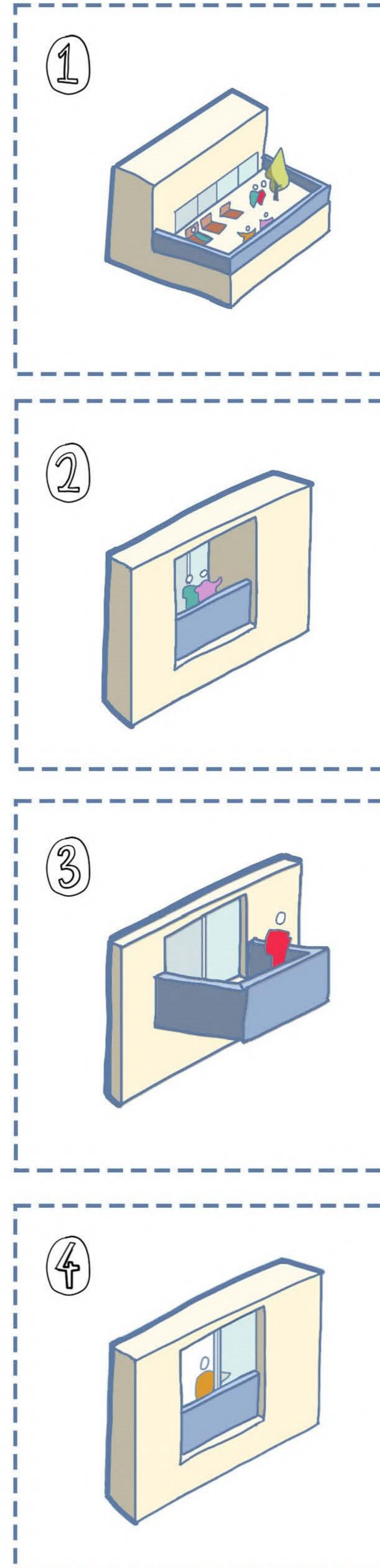
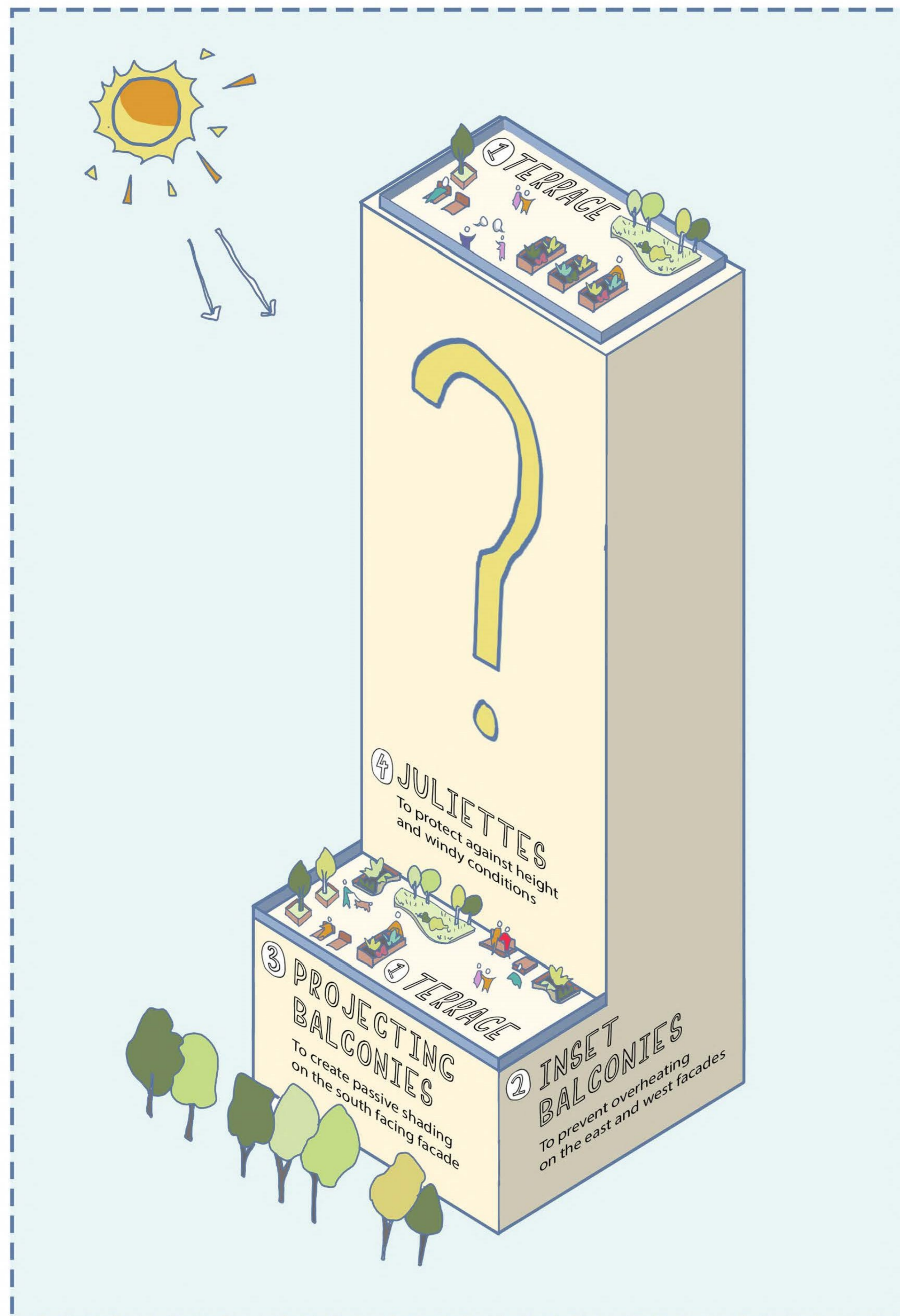
except for **terraces** that tend to have more **optimal design conditions**

. . .

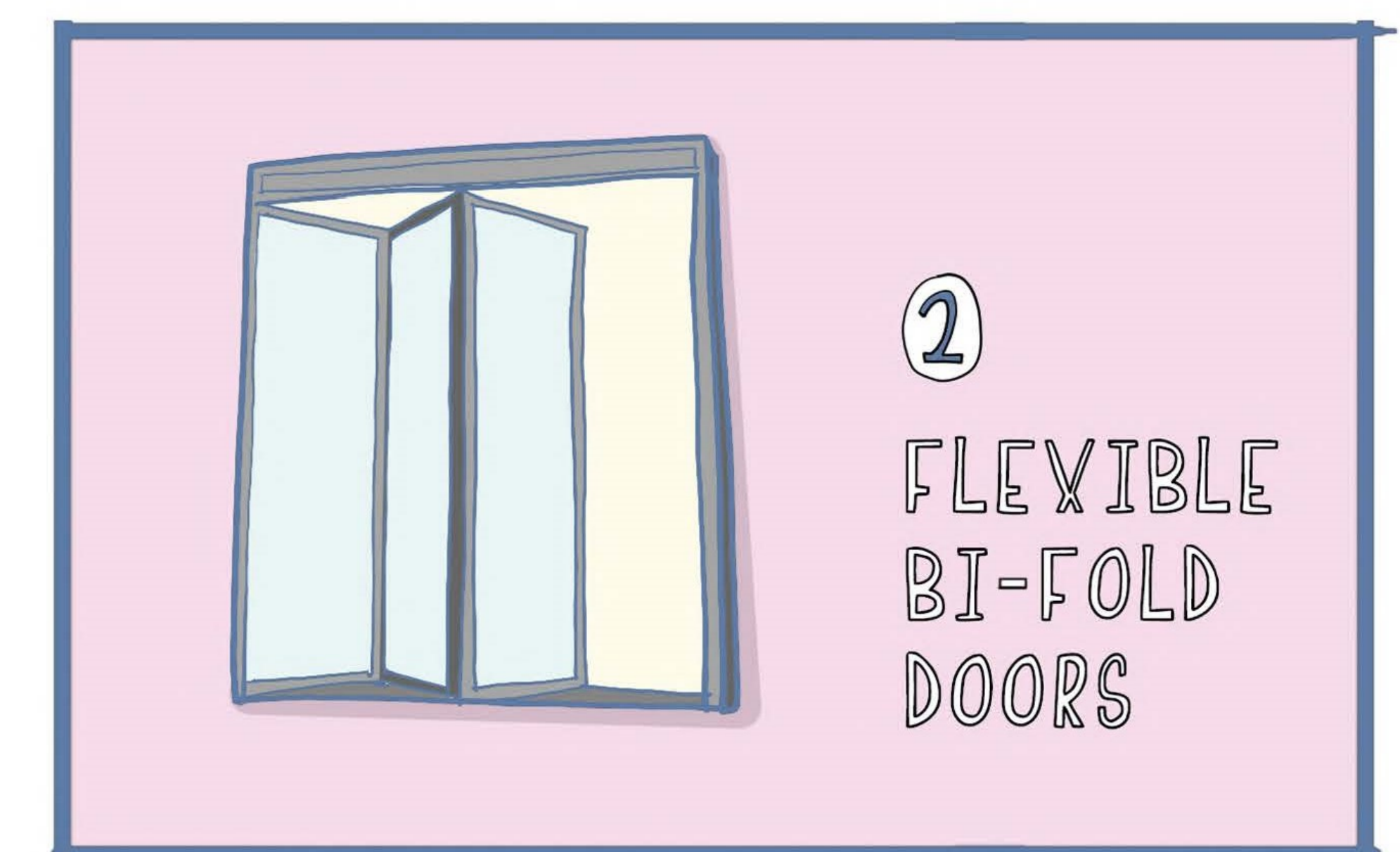
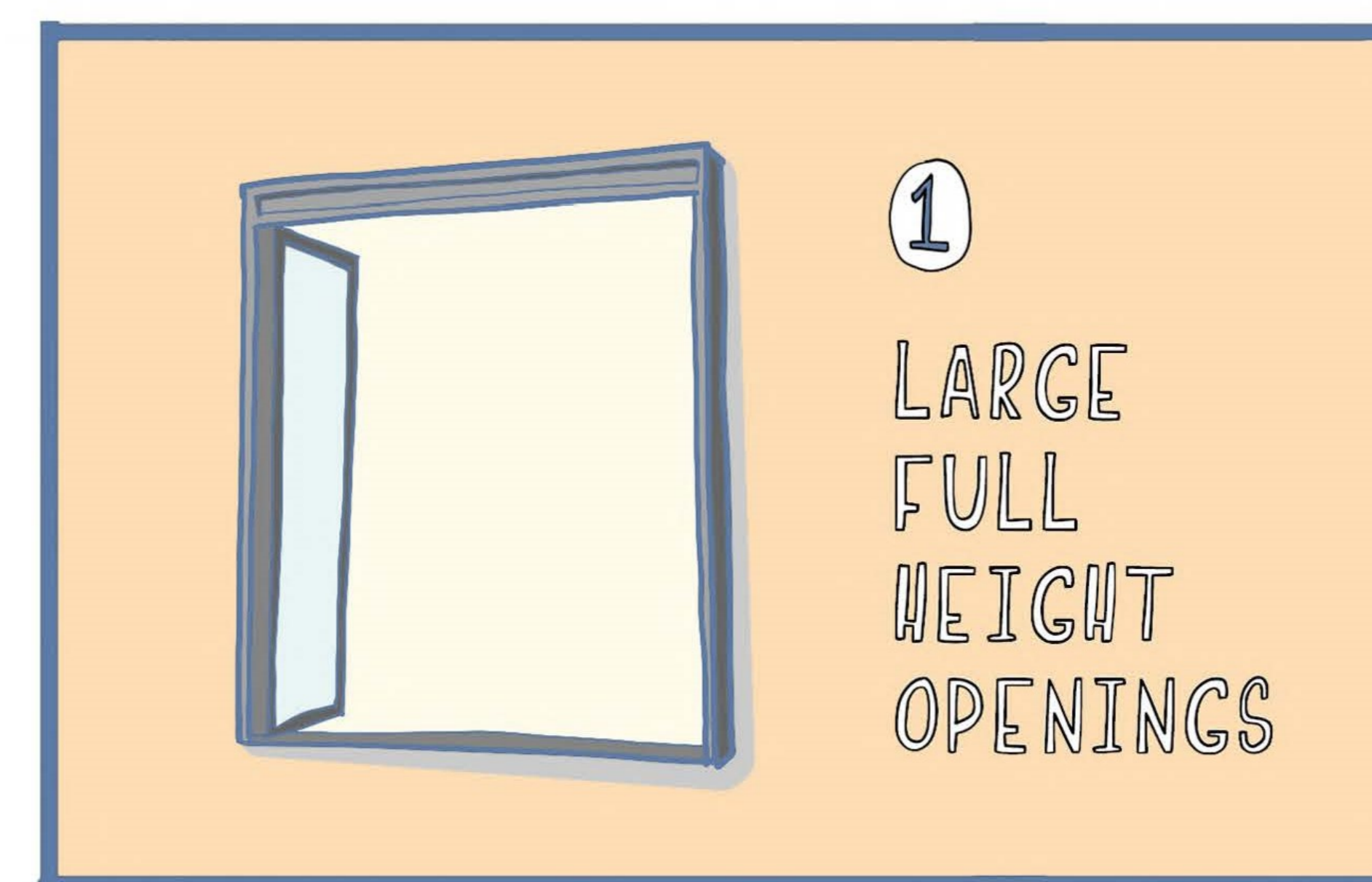
**FEW PEOPLE ACTUALLY USE BALCONIES!**



# SO WHERE IS THE RIGHT PLACE FOR BALCONIES TO GO?



## WHAT MIGHT THIS LOOK LIKE?



BUT WHAT GOES ON THE HIGHER FLOORS ABOVE THE PODIUM...?

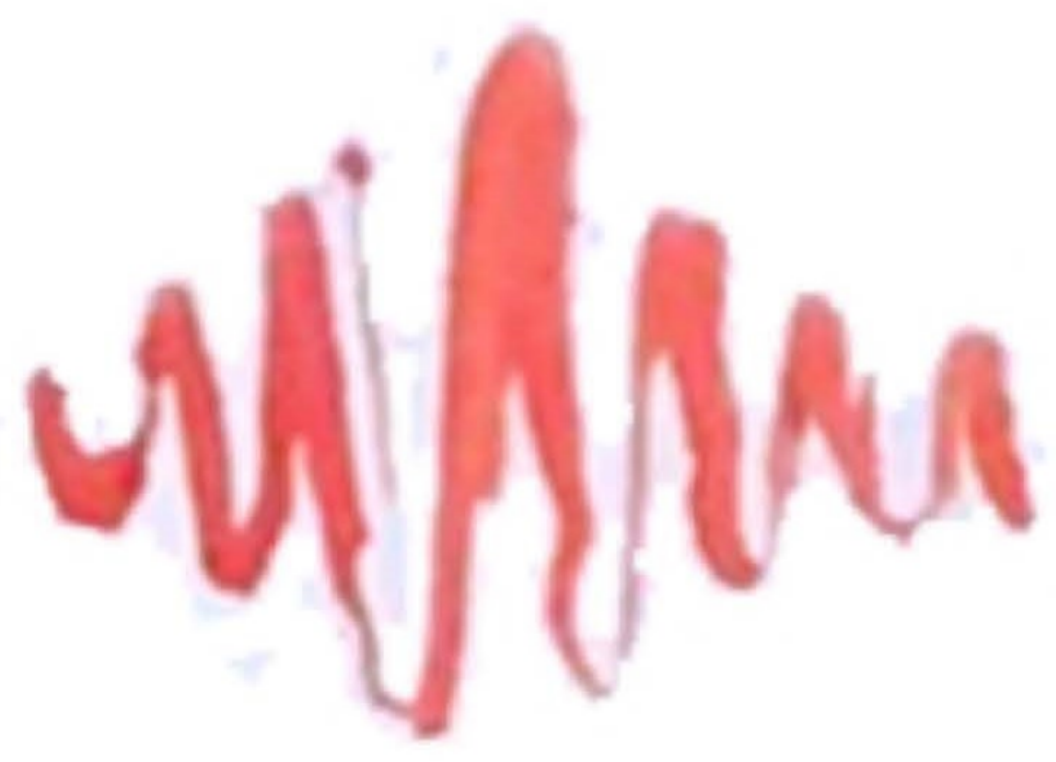


# CONNECTIONS WITH NATURE ...

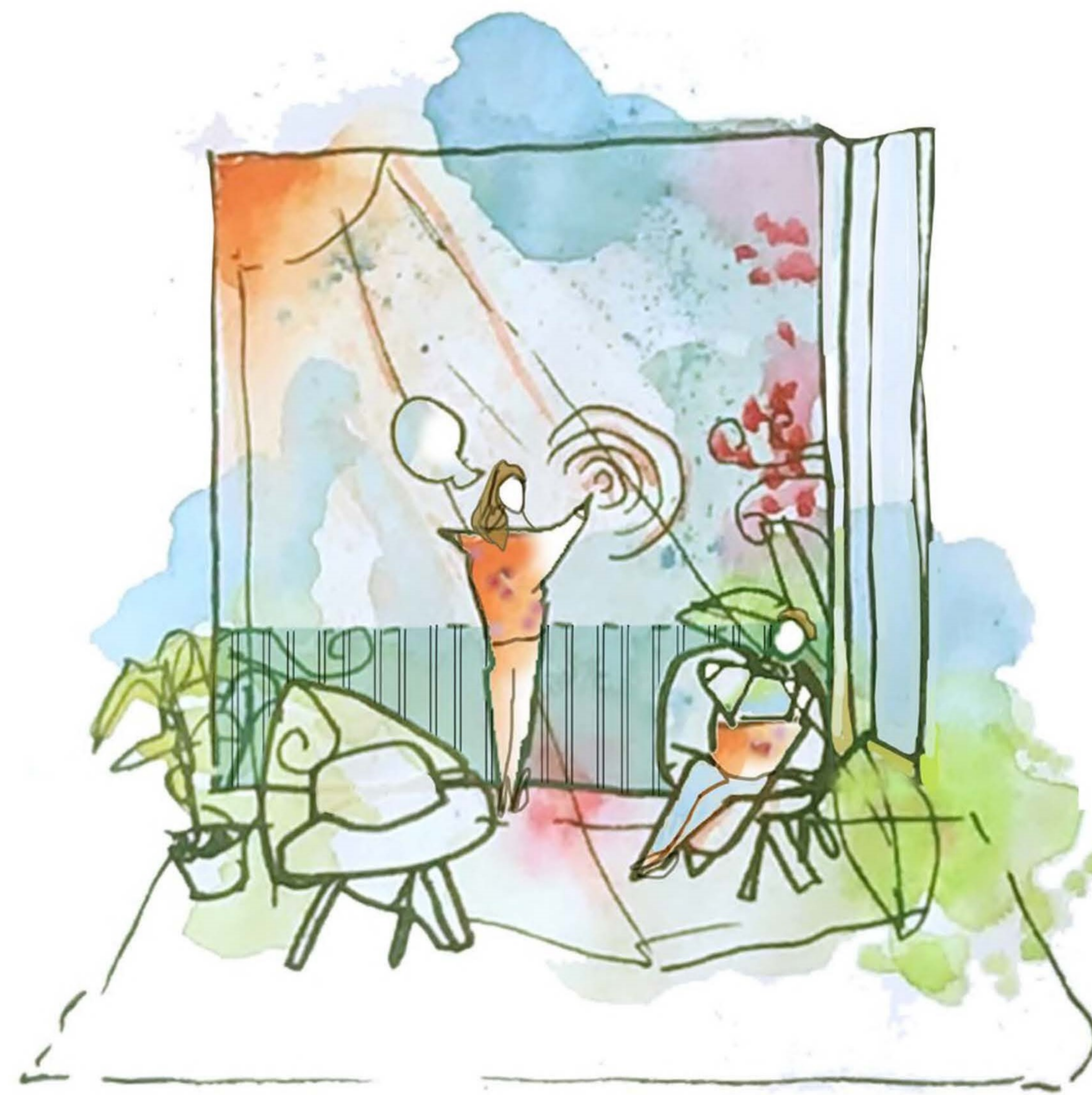


## BRINGING THE OUTSIDE SENSORY EXPERIENCES IN ...

SOUND



TOUCH



SIGHT



SMELL

