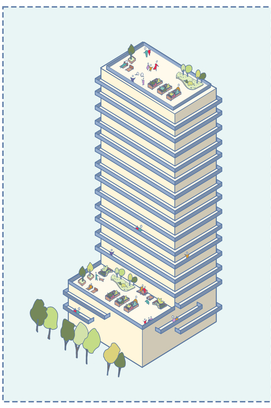
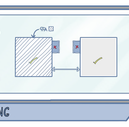
BALCONIES ARE EVERYWHERE!



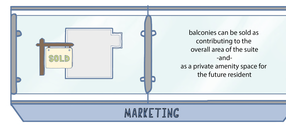
WHY . . . ?

ZONING

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

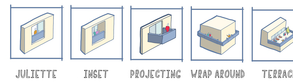


MARKETING



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

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



JULIETTE | INSET | PROJECTING | WRAP AROUND | TERRACE

WHAT ATTRIBUTES ARE WE SEEKING TO ACCOMMODATE WITH BALCONIES?

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

EFFICIENCY ATTRIBUTES

PERFORMANCE

building + material durability, reduced thermal bridging

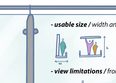
COSTS

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

WHAT ARE THE CHALLENGES?

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*

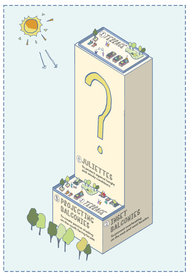
RESULTS:

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?


JULIETTE
LARGE BALCONIES
LARGE BALCONIES
BALCONIES
BALCONIES