

Podium Versus Top Level

A Reference Chart from Loft Six Four

Despite the constraints, there is a lot you can do with the design of podium level and top level rooftop space.

The following chart gives you a quick reference for the differences between podium level and top level rooftops.

Use it as a reference as you plan out your development.

FACTOR	PODIUM LEVEL ROOFTOP	TOP LEVEL ROOFTOP
Structural Requirements	Accommodates more weight	Weight can get very expensive
Code Requirements	Less strict	More stringent - often severely limiting
Surfacing Options	Sand set pavers, pedestal pavers, or topping slab	Pedestal pavers only
Construction	Generally easier	More difficult
Maintenance	Easier access	More difficult
Views	Not usually very exciting or scenic	Almost always exciting and scenic
Relationship with Architecture	"Fishbowl Effect" can happen with many building units looking down at the space	"Island Effect" can occur if no indoor amenities are provided adjacent
Public / Private Considerations	Much conflict can occur between private units and communal space	Little to no conflict
Wind	Small, almost no concern	Larger concern
Liability	Smaller	Greater
Cost	Less	More
Marketability	Typically less	More

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