

THE COMPLEXITY OF MODERN FLOORPLAN DESIGN



By Stephanie Lane, Geranium

Undertaking the design of floorplans for a new neighbourhood is a complex process. The team tasked with creating homes for future residents is often comprised of the builder's marketing, sales and construction representatives, architects and interior designers. Each brings a unique perspective to the table, and even though skills and experience may overlap, participation by these professionals is important to producing the best result.

Today's families are living in their homes differently from the way they did 20 years ago. For example, the advent of personal computing and the internet has blurred the lines between work and leisure, first creating a need for designs with a home office, and subsequently making it optional as laptops, tablets and smartphones became more prevalent. The climbing national divorce rate, more families of multiple generations living under one roof and adult children who can't afford to leave home are all

impacting our home designs.

This summer, Geranium will launch the sales for Allegro in Aurora, a neighbourhood of spacious detached homes on cul-de-sac streets. Architects with Hunt Design Associates, along with interior designers from Bryon Patton and Associates, have been instrumental to the design process for the exterior architecture and interiors of these residences. As with each new Geranium community, the team approached Allegro with a fresh perspective for creating home layouts.

At the same time, we were able to do a deep dive into the special features we believe future residents of Allegro will most appreciate.

"The team embraced an attitude that these homes will be fabulous in design and function," Patton explains. "The spaces will be truly livable, addressing the needs and wants of families today. Main floors emphasize large kitchens and great rooms that flow together for entertaining and family. Anyone with a dog will appreciate

the washing and grooming amenity offered in some plans."

Like the dog spa he references, it's the attention to small details that are given equal importance; many that are more commonly found in a custom home. A signature Geranium feature is the rear covered loggia which offers optional outdoor kitchens, overlooks the back garden, and can be accessed through an oversized sliding-door system in most layouts.

Mudroom entries from the garage are large enough to include storage, thus keeping clutter away from front entries. Garages will have storage space for waste/recycling bins, garden equipment, bicycles, tools, etc. that will not impede vehicle parking. An elevator is an option in some layouts, while many of the kitchens have a convenient serverly connection to a formal dining room.

Allegro designs have generously proportioned bedrooms, each with an ensuite bath or access to a shared bath. This private domain is something craved by multiple generations living under one roof. Taking this a bit further, bungalow-with-loft floorplans create another choice for those who desire the master plus a second bedroom on the main floor, and the loft level that becomes a self-contained suite complete with entertainment area.

Floorplan design requires forethought and ingenuity. We are fortunate to work with colleagues who have the same goal in mind – creating functional layouts with aesthetic elegance.



A signature Geranium feature is the rear covered loggia which overlooks the back garden.

Stephanie Lane is sales and marketing manager for Geranium. Celebrating 40 years in business Geranium has created master-planned communities including more than 8,000 homes in Ontario. Geranium.com