

## Garage is important element of home design

In the design of a new home, a garage is not just an afterthought.

"The garage is the heart of the design," said Mitch Kunik, an architect with Affiniti Architects in Boca Raton. "It determines how the house presents to the street, and the floor plan evolves from where the garage is located. The garage is usually reasonably close to the kitchen, the dining room is close to the kitchen, and so on."

People are devoting more space to garages, Kunik added.

"Even in smaller houses, we often put in a third-car bay," he said. "For larger homes, six cars are becoming the average."

On a narrow lot, a garage might be built so cars are parked two deep rather than side-by-side, especially if

the vehicle on the inside is one that isn't used a great deal, Kunik said. Yet another option for multiple-car families is a garage where one car rises on a lift, and another one pulls underneath it. When plenty of space is available, garage bays might be laid out in an L shape and open to a motor court. A garage can also be used to extend a home's décor, noted Orlando Airas, an interior designer in Miami. He once had a client who owned a collection of pinup pictures from the 1920s and '30s, but there was no convenient place to display them in the house. "We painted the wall of the garage a bright color, framed the pinups and hung them up," Airas said. "Now he gets to see them and enjoy them every day."