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**MAKING THE MOST OF SHRINKING SPACE: LGS  
ARCHITECTS USES NEW CONCEPTS TO RESHAPE LAND  
PLANNING AND HOME DESIGN**

Lack of space is forcing land planners and architects to come up with new concepts that make the most of smaller parcels of land and reduced living space within homes. One such innovation is the cluster (or "Arcadian") approach to land planning, which is expected to become even more evident in the coming years. With land so expensive, the challenge of designing attractive, yet efficient floorplans in conjunction with innovative site plans is uppermost in the minds of LGS Architects, Inc. today.

LGS Architects has done extensive market research, which indicates that buyers want spacious family rooms as well as bigger kitchens and secondary bedrooms. The only room that seems expendable is the living room. Most families agree that a limited amount of time is spent in the living room, leading some architects and designers to come up with a smaller "parlor room concept."

The current trends toward raised plate height, large volume spaces like window seats, skylights, special window treatments, and use of French and sliding glass doors are likely to continue. LGS Architects incorporates interesting variations on these themes by using design accents that provide an artistic collage of shapes which allow natural

light to flood the home, integrating the interior and exterior space. The blending of "Post Modern" design elements and the romance of the more traditional Santa Barbara styling appears to be the upcoming trend for new housing.

LGS Architects, Inc. understands how essential it is to develop a closer working relationship between the builder, market research team, interior designers and land planners. The team approach to develop near to recreation centers, golf courses and other site amenities will become increasingly important as well. The 2000's will bring new focus on higher-density, affordable housing. This affordable housing will probably be located farther and farther from metropolitan areas. Some of the amenities may include in-home offices, larger guest suites or casitas, princess suites, family flex space and multimedia rooms. In addition, the impact of sophisticated computer systems controlling many aspects of the home environment will become more evident in home design in the 2000's.

In the midst of shrinking space and reduced living areas, LGS Architects, Inc. has remained committed to following new housing trends while bringing the most innovative solutions into every home they design. From new concepts like smaller parlor rooms and in-home offices, networking niches to the trends of natural light and post modern elements, LGS not only uses inventive approaches to reshape the art of land planning, but also to redefine current architectural design.

LGS Architects offers designs that can be licensed for reuse and modified reuse in its design gallery, which can be easily accessed via their website, [www.lgsarchitects.com](http://www.lgsarchitects.com). A portfolio and list of recent awards can also be accessed online.

The award-winning firm is licensed in California, Nevada and Arizona. It has over 10 years of experience designing homes in the Western United States, and will draw on its most recent experience in the robust Las Vegas, Nev. real estate market to expand into the flourishing Phoenix, Ariz. marketplace this year.

Since 1992, LGS Architects, Inc. has operated from its Headquarters in Irvine, California. It is opening branch offices in Nevada and Arizona. Throughout the years, the firm has received many industry honors including Gold Nugget, Homer, MAME, Élan, Laurel and Best in American Living Awards.

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