

25 Apartments and Lofts

UNDER 2500 SQUARE FEET



PERLMAN APARTMENT

ARCHITECT AJIS DESIGNS • PHOTOGRAPHER BJÖRN MAGNIA

2500 SQUARE FEET

THE GOAL FOR THE RENOVATION OF THIS APARTMENT WAS TO make the space feel more expansive. The wall that separated the living area from the master suite was removed, opening up the southern window wall. The kitchen moved from the center to the rear of the plan, opening up the front of the apartment. The master and guest bedrooms and bathrooms stayed in place, although the entrances and size of each space were modified, freeing up enough space for an additional half-bath and a laundry area.

Once the primary living areas were established, an open walnut spine was inserted into the design to house the owner's work area and to provide storage for books, music, and the media system. This centerpiece can be seen as part corridor, part screen and part pavilion. The spine also conceals or screens the apartment's service areas. Adjacent movable doors in the center of the spine and in the master bedroom create privacy when needed.

Finishing materials were chosen for their depth, warmth, and durability. Wide-plank ash floors laid east-west carry the eye along the window line and emphasize the width of the space while walnut veneers applied horizontally to walls and cabinets emphasize the length. The bathrooms were covered floor to ceiling in glass tile or cork to envelop the occupant.



PREVIOUS PAGES: View of the dining area and kitchen with the walnut spine at left RIGHT. The living room with stone fireplace

Floor Plan



Existing Floor Plan



Sliding Screen in Open Position



Sliding Screen in Closed Position





FAR LEFT: The kitchen was significantly expanded.
LEFT: The open hallway contains bookcases and the office space



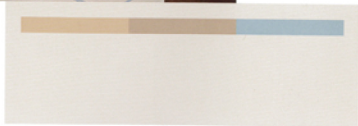


ABOVE LEFT AND LEFT: The perforated stainless steel screen, in the open and closed position in front of the work station
RIGHT: A view of the master bedroom from the living area





LEFT: The master bathroom with glass tiles
BELOW LEFT: The powder room has cork walls and floors.
RIGHT: The master bedroom



MIDTOWN TRIPLEX

ARCHITECT AJS DESIGNS • PHOTOGRAPHER BJÖRG MAGNEA
800 SQUARE FEET

THE TRIPLEX'S MOST DRAMATIC ELEMENT IS EIGHTEEN-FOOT, vertical space that had been concealed by the previous layout. Moving the kitchen away to another section of the center level exposed all three floors as well as the vertical space that joins them. The resulting interior tower contains the stairway and is punctuated with an etched glass opening and drywall brow at the upper-level master bedroom.

The design of the stair provides a sense of connection and vertical movement. The maple steps and risers form a blond zigurat that lightens in scale as they ascend. In the lower-level living room the stairs tie into the adjacent cabinetry. Above, they delicately bridge the two floors.

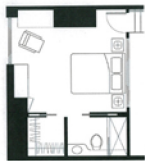
To refine the lines of the space, the architect massed a number of functional elements together. For example, the master bath's door had been opposite the bed and directly in front of the toilet. Since the toilet could not be moved, the door was relocated next to the door of an adjacent closet. Both became pocket doors enclosed in a single frame, at once making the appearance both simpler and more substantial. Similarly, for the fireplace, ceramic tile melds the hearth with the space where the HVAC unit is located.



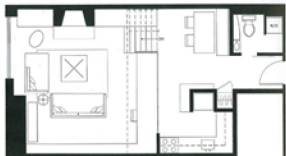
PREVIOUS PAGES: A view looking down to the living room from the elevated dining area

RIGHT: The study area, part of the lower-level living room

Upper Level Plan

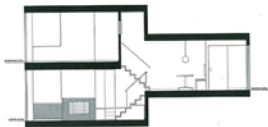


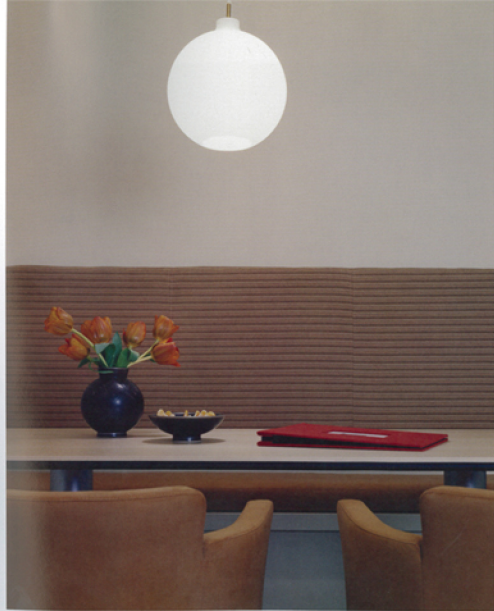
Lower Level Plan



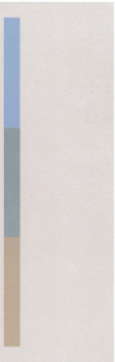
Center Level Plan

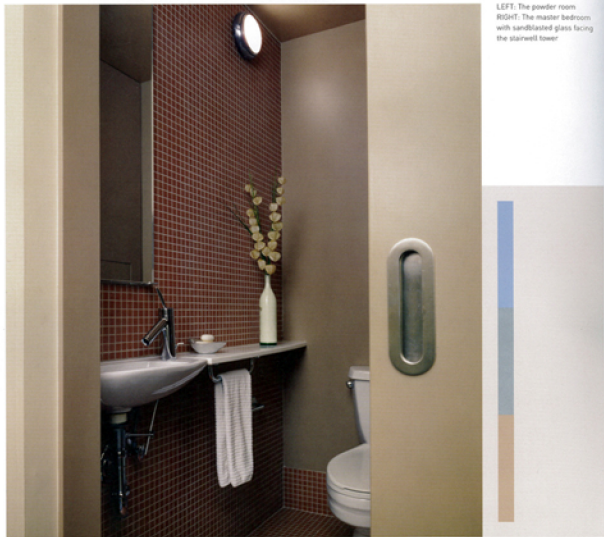
Sections





LEFT: The dining area
FAR LEFT: A view of the kitchen
from the dining area





LEFT: The powder room
RIGHT: The master bedroom
with sandblasted glass facing
the stairwell tower

