

# Built to scale

Clever solutions for tight quarters have these space-challenged New Yorkers livin' large By **Elizabeth Barr**

Photographs by **Andrew Bordwin**

## WEST VILLAGE, 625 SQUARE FEET

If the owner of this perfectly appointed one-bedroom had waited just 60 days, this renovation might have turned out completely different. That's because only two months after the project began, he met his future wife—an architect. Instead, designer Paul Ochs got the opportunity to show his expertise in using every square inch of space to great effect. "If you have a master plan and consider every last detail, you can make pretty much any space work for you," Ochs says. The plan here included replacing standard windows in the living room and bedroom with 6' x 4' French doors, which open onto a deck that was previously just the roof of a downstairs restaurant; the treads of the steps to the doors lift up for storage. An L-shaped configuration of sliding doors, made of mahogany and rice-paper-laminated glass, creates separation between the living room, bedroom and office, and allows light to flow throughout the space. The mobile walls meet at a hidden steam pipe—the one element that couldn't be moved during the renovation—offering another example of how Ochs worked well with what he had. Two 24-inch-deep wardrobes and a low expanse of drawers span one wall, providing the owners with ample storage. These built-ins, along with all the trim work, are custom-made of mahogany, creating a rich visual continuity throughout the space. "If such a project seems cost-prohibitive at first," Ochs says, "just get it down on paper, then work toward it. The eventual payoff will be worth it. You'll have a space you love, and often, it will be more cost-efficient than moving to a bigger place."

