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## Polandball can into space free

SEE MORE PHOTOS&gt; There are nearly a thousand hotels in New York City, but in the late 1990s Keith Yamashita could never find a room when he needed one. It was the height of the internet boom, recalls the co-founder of Stone Yamashita Partners, a San Francisco-based consulting firm, and when I had to get in for meetings, the hotels were always full. I decided that it would be more convenient – and cheap – to buy a business apartment. The prewar studio he bought in Greenwich Village solved the lodging problem quite handily, but Yamashita soon longed for a bigger place. I really wanted a place where members of my team could work as well as sleep, he says, a place where we could meet with clients in a creative environment less delineated by corporate-speak. One round at the same time, Yamashita and his partner in life and work, Todd Holcomb, added a baby daughter to their travels entourage. Sometimes they took Colette to New York. As anyone who has ever had a child in a studio can tell you, says Yamashita, it's very difficult. So when an 800-square-foot one-bedroom apartment in the same building became available in 2005, Yamashita bought it and hired designer Steven Scarloff to design the space. SEE MORE PHOTOS&gt; I had admired his work in an article in the Metropolitan Home, actually, says Yamashita, and one day I randomly walked into his shop around the corner from the apartment and realized it was the same guy. Because the apartment was well laid out, Scarloff suggested they retain the basic floor plan while completely overhauling the dull and outdated bath and kitchen. He removed excess moldings to make the room more modern, added glass in strategic locations to carry light from one room to another and replaced the faux-traditional plaster mantle with a more striking fireplace of travertine and cerused oak. But the most significant change that Scarloff made - both visually and functionally - was to knock out a few shallow cupboards along one wall in the living room and replace them with two built-in desks and office storage hidden by teak-folded walls. There's a lot more space than if we'd bought desks and storage units, Scarloff says. One of the big mistakes people make in small spaces is to buy big, ugly storage pieces that dominate the space. It is much better to build in stock when you can. With that in mind, Scarloff also built a storage unit under the bedroom window and a deep drawer under the bathroom sink and designed kitchen cabinets that rise to the 11-foot ceiling. Like trim in the kitchen and bathroom, these oak cabinets are painted bright white for maximum light reflection; In the rest of the apartment, the walls are all painted Benjamin Moore's light gray Whitestone. Using a color for the living room, bedroom and entrance makes the room feel much larger, says Sclaroff, and because small apartments like this one usually have windows on one side, it is important to use a pale shade, so the side of the apartment looks as easy as possible. In contrast to the pale walls, Scarloff finished with the red oak floors in a custom blend of Jakobeian and ebony stains. The dark color dampens the grain and joints of the tree, he explains. It helps to unite and simplify the floor, which is great in a small room. Sticking to dark tones for wooden furniture as well, Scarloff chose mahogany pieces from the 1940s and 50s, low slung but high on style. Over the furniture, he hung carefully selected lithographs and paintings along with several surprises, like the series of framed men's-suite fabric samples from the 1940s over the fireplace and a Russian navy flag over the king-size bed. As is advisable in any small apartment, the countertops are clean and manageable. The lack of fragile objets is a clear advantage when Yamashita and Holcomb come to New York with Colette, now two, and her younger brother, Miles. The absence of personal mementos serves another important purpose as well. I told Steven that I didn't actually want the apartment to be dominated by my style, says Yamashita. I wanted this to be a place where our employees and customers can all be at home and not feel like they are borrowing my apartment. I wanted them all to be as happy to come here as I am. Look at the resources. This content is created and maintained by a third party and imported into this page to help users enter their email addresses. You may be able to find more information about this and similar content at piano.io Stephen Roulac, 55, founder and CEO of Roulac Group Inc., a consulting firm based in San Rafael, California that specializes in real estate. People used to go where the jobs were, but now priorities have capsized. People choose more purposefully where they want to live and then they are looking for a job. In the future, companies that are not in the right place may have to move. This will be the case even if jobs become less accessible. While people can put more priority on where jobs are, the power of the pendulum between employee and employer won't swing back completely. In order to get to – or stay in – the place they choose, more and more people will completely renounce the formal labour market and choose to become independent contractors or free agents. What's up? Places that have a sense of community, good public transportation, and outdoor-recreational facilities will attract people, and therefore businesses. Today, some of these qualities appear in what seem like illogical places. Tulsa, Oklahoma, for example, meets these standards, although Tulsa is not necessarily perceived as an appealing city. Futurology Decoders Key CEOs will have to create a 'space-and-place' strategy as they develop their business models. To think that you can talk about a business model without answering questions about where your employees and want to live and work in the future is very uncertain – and each company will another strategy to answer these questions. Today, business sees property as a commodity – it's a low priority. But increasingly, companies will need a strategy for their real estate, just as they have one for other parts of their business. Some people say an office is an office, and their goal is to minimize real estate costs. But it's not the right measurement for space and place. Fast-growing companies have plenty of short-term concerns, but space and place are long-term issues that companies need to include in their strategic plans. Alison Wellner (awellner@earthlink.net) is a freelance writer based in Newark, Delaware. Contact Stephen Roulac by e-mail (experts@roulac.com). Photo: FlickrThere is more than one fit when it comes to storage space. Growing families require extra lockers, retirees move to smaller quarters and look for bulk storage, heirs yearn for a cap to house family taxes. Even minimalists among us require little space to stash items not in use. Times changing building technology has changed dramatically over the last 30 years, and these changes have changed a home's storage capacity. Construction improvements begin at the base, where poured concrete foundations have taken in place of slag block and stone. The introduction of Styrofoam® insulating forms has further improved the reputation of a poured foundation. Thanks to better perimeter drainage and waterproofing methods, water damage, mildew, and over-reswning odors are under control, making basement storage ideal. Walk-up twigs, on the other hand, are now a thing of the past. Once the norm, full twigs were the result of free-frame roof design and high-tinted roofs. Today's more energy efficient roof construction includes a series of constructed rafters distributed every 24 inches. As a result, all that is left is crawl space storage and little else. If you're waiting to move into a build-to-suit property, you're more likely to affect your storage options. If money is no object, you can request everything from a finished ceiling or basement to additional built-ins. However, if you buy within a development, your flexibility may be limited. More often than not, your only option may be to build over the garage for increased storage. So be sure to review the plans and take into account storage needs while you are in the design phase. Places, everybody! Consider two variables when assessing storage options: First, what requires storage; secondly, where this storage can best be placed. The house storage is akin to brain storage. Some represent our ties to the past, like a wedding dress to pass on, or favorite childhood toys. These elements require long-term storage. The rear corner of a ceiling, if properly controlled and pest free, can be the perfect stash for them. Short-term storage, like short-term memory, must remain First determine whether the goods are for seasonal, occasional or daily use, as this will determine how and where you save them. Out-of-season clothing and holiday decorations can be stored near the front of a ceiling or dormer, in a cedar cabinet or in the basement. Corner cabinets, armoires, built-in or freestanding home furnishings are perfect for everyday use. Regardless of your options, security measures must have the highest priority list. This includes everything from fire prevention to moisture control, climate control and pests. Renovation A change in lifestyle often requires a change in the need for storage space. The mix of two families in one, downsizing from a four bedroom Colonial to a townhouse, or the temporary housing of an aging parent all requires us to reconfigure our living and storage space. An established home invites you to think creatively about your existing space, so remember – there's more to store than you meet the eye! Play detective, and seek out new hooks and hooks. They can exist within walls, under the eaves, and along existing spaces you've never considered. Renovation to add storage can vary from extensive to moderate. Options abound from raising the roof of a garage and painting the basement to adding additional lockers and storage units. Whichever route you choose, careful analysis of every room in your home is recommended so you can make the smartest and most cost-effective decisions to modernize your space and plan successful storage solutions. Solutions.

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