



blue

BLUE CONDOMINIUM

601 NE 36th St, Miami, FL 33137

Designed by:

Ronny Constansi



Ronny Constansi

REQUIREMENTS

- **Preserve the existing ARQUITECTONICA concept design.**
- **Keep the Organic and Asymmetric Design of the Lobby.**
- **Timeless Impact Concept Design.**
- **Keep all the natural light.**
- **Elevator cabin design**
Create a new, timeless design for the interior elevators.
- **Lobby towers entrance**
Craft a welcoming and timeless design for the elevator foyers.
Remove existing columns in the elevator foyers.
- **Front Desk design**
Present a modern, organic, and functional new design for the front desk area.
- **Using Acquired Luxury Items**
Use the acquired furniture to achieve a completely fresh look and enhance the overall budget.
Sofa By Luminaire, Arm chairs By B and B Italia, Vases and Area Rugs by Paula Lenti.
- **Columns Ascent**
Take advantage of the columns and integrate them into the new design.

REQUIREMENTS

- **Create Social Areas**
Devise a comfortable and welcoming seating area that complements the overall ambiance.
Enhance the existing columns of the Social area with lighting.
- **Upgrade Lighting System**
Revise the lighting design while preserving the current *Arquitectonica* cove lights.
Improve the lighting design giving more value to the new concepts.
- **Upgrade Mailroom Design**
Develop a fresh mail room design with potential new access to the Package Room (easy access).
- **Wall Covering Updates**
Remove all current porcelain slabs to create a space harmonizing with the lobby design.
- **Terrazzo Flooring Updates**
Introduce a neutral design that aligns with the existing epoxy terrazzo flooring.
Maintain consistency by using the same epoxy terrazzo flooring in the elevator cabins.
- **Accent Wall: West Wall**
Transform the west wall into a striking accent feature.
Creating a warm-up design with wood slabs .

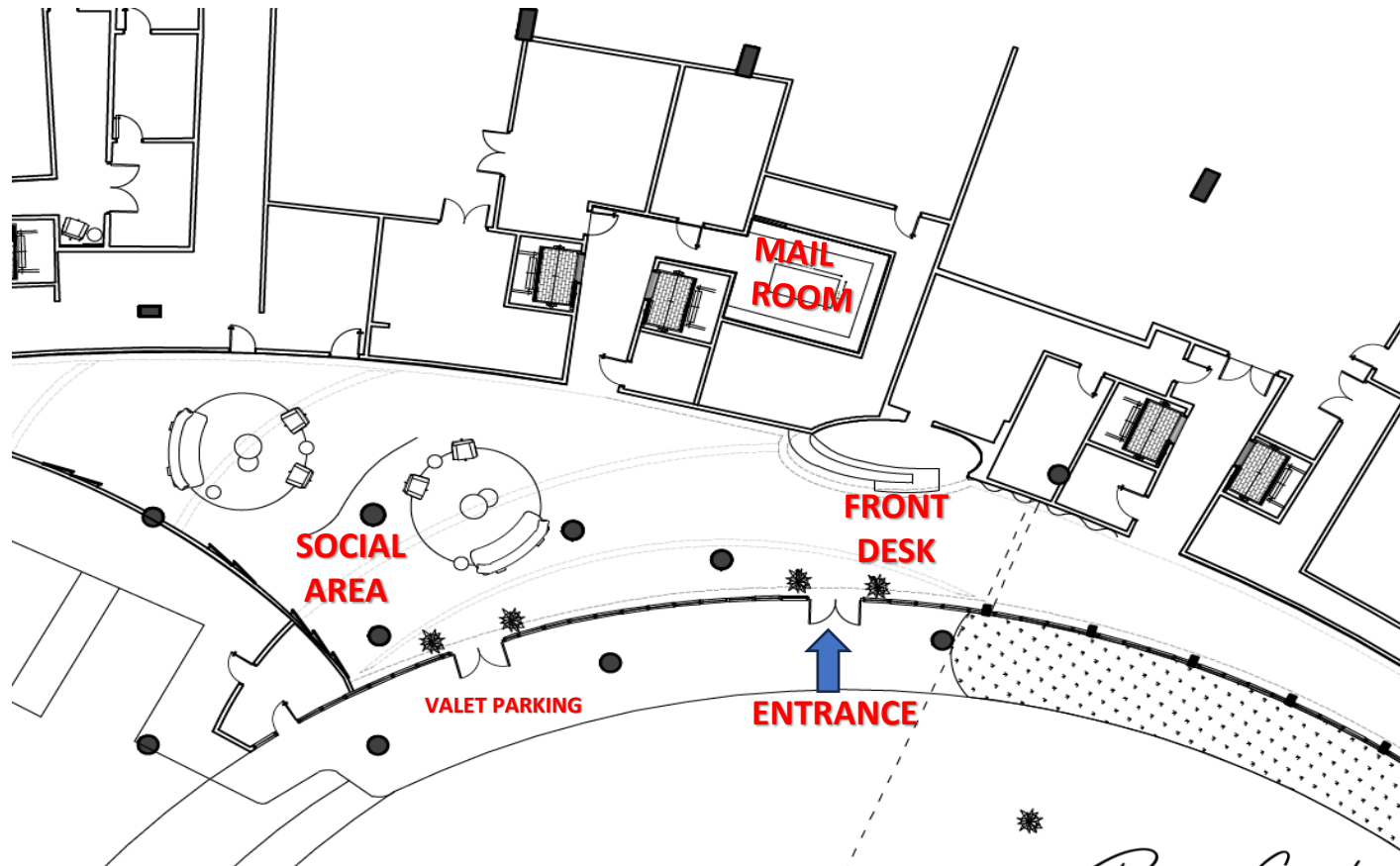
MATERIALS

MATERIALS FOR HIGH-TRAFFIC COMMERCIAL LOBBY

- **Material with High-quality standards, durable, easy maintenance, with fire-rated approvals,**
- **Quality engineer hardwood Panels:**
Provide an elegant, neutral, and organic look with hardwood panels. Fire-rated standards.
- **Commercial Vinyl Wall Coverings:**
Durable and water-resistant options for high-traffic areas.
- **Washable Paints:**
high-quality, washable paints resistant to stains.
- **Stainless Steel Panels:**
Modern and durable stainless steel panels.
- **Stone:**
Stain resistant.
Hygienic
Natural Style, Organic.

FLOOR PLAN

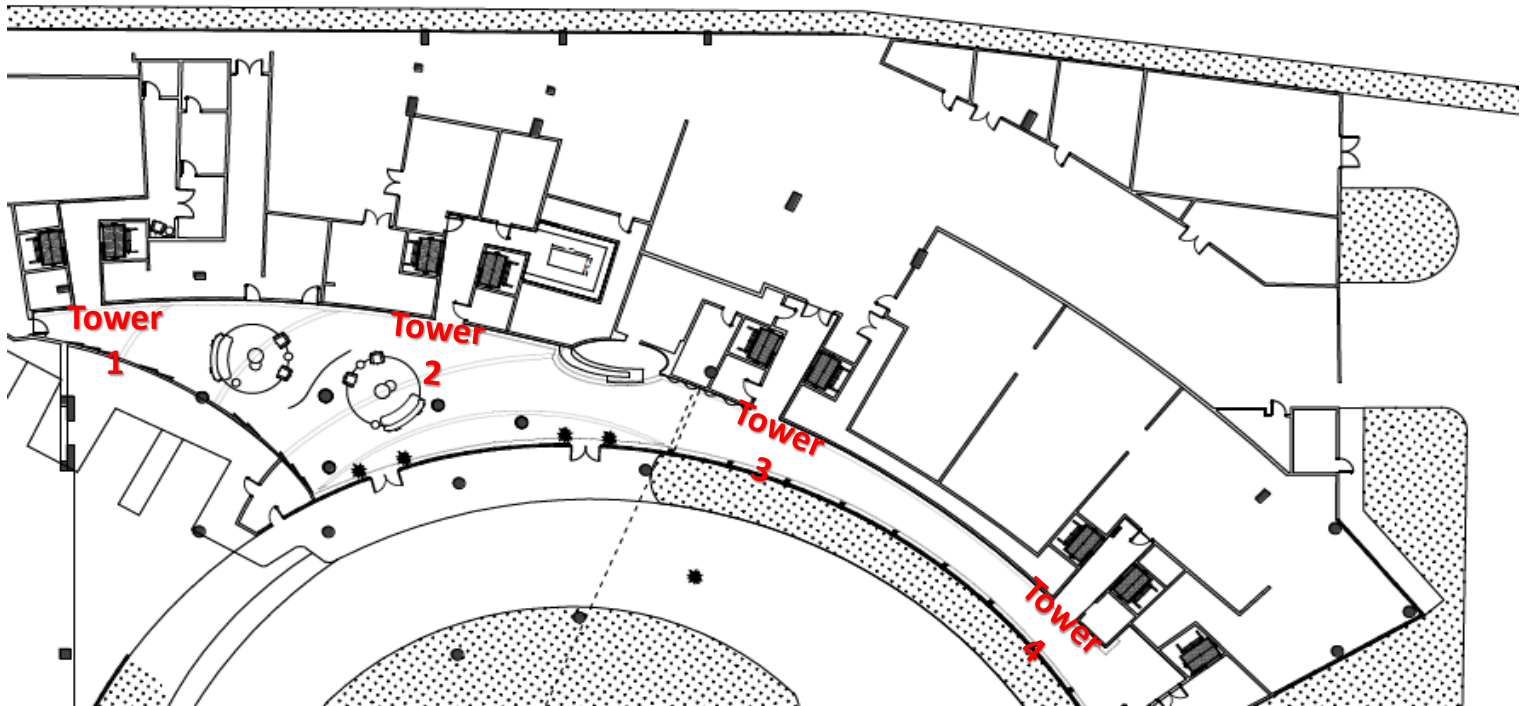
GENERAL AREAS



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FLOOR PLAN

ELEVATORS FOYERS



RENDER – FRONT DESK



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RENDER – FRONT DESK



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RENDER – SOCIAL AREA AND WEST WALL



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PAOLA LENTI



Paola Lenti

Paola Lenti is a distinguished Italian designer, very well-known and internationally renowned for her innovative approach to textile industry design.

She is recognized for her unique blend of creativity, functionality, and sustainability.

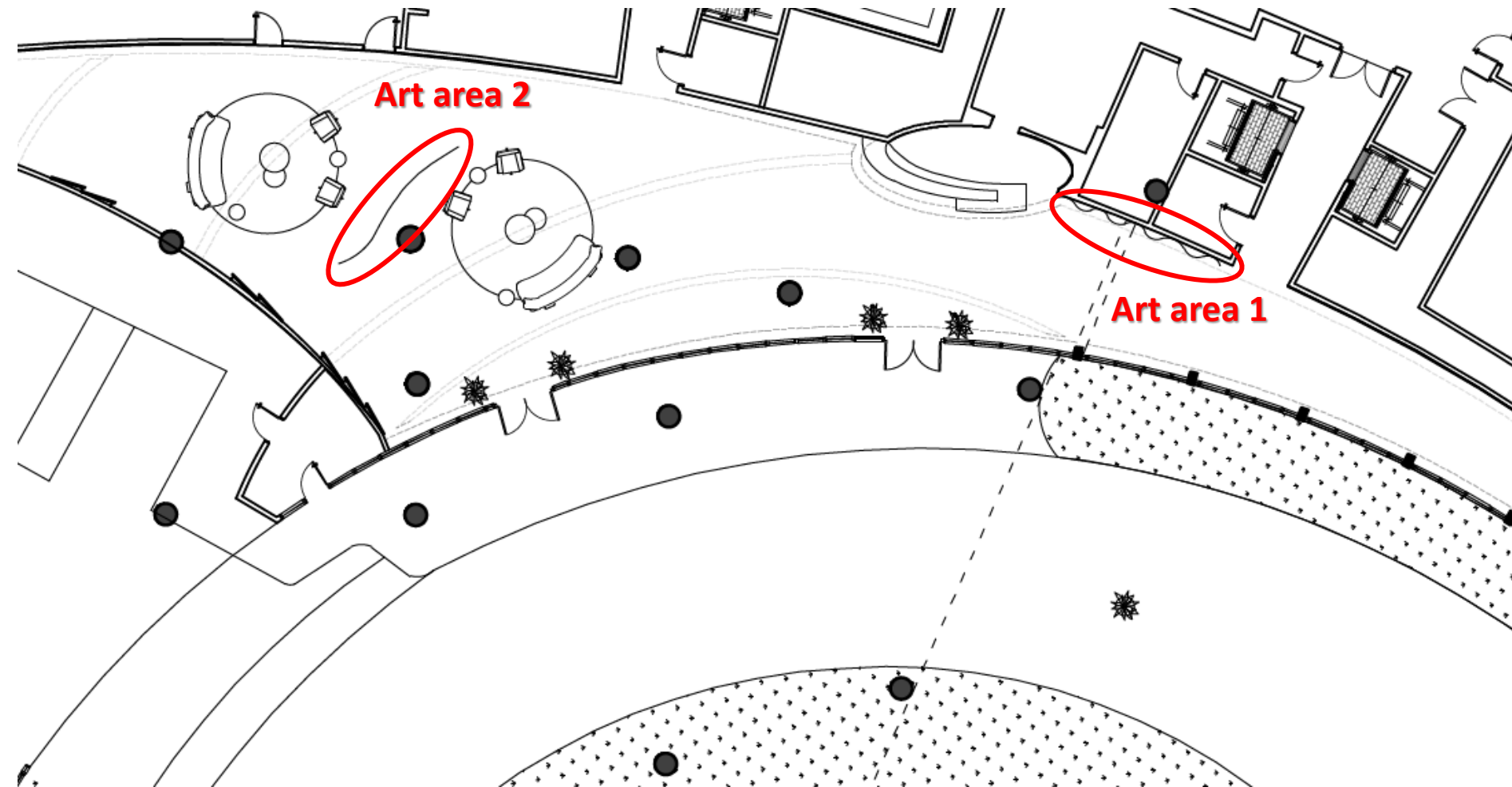
Lenti's work is characterized by the use of high-quality materials and artisanal production techniques that ensure the durability and comfort of her products.

Her collections stand out for their minimalist aesthetics and vibrant colors, bringing timeless elegance to any space.

Paola Lenti has received 60 international awards in art and design and has been recognized for her contributions to contemporary design.

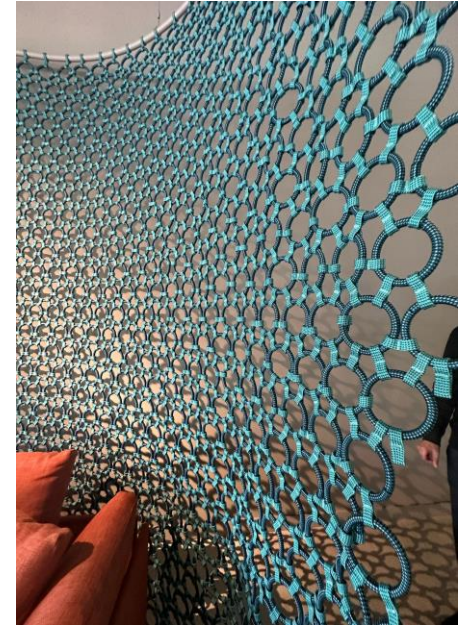
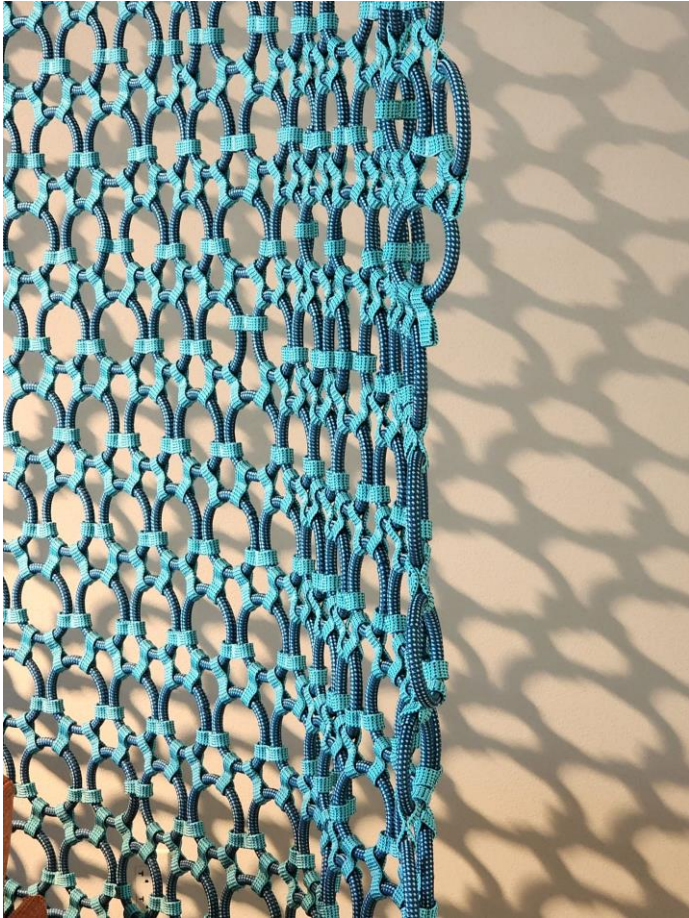
Her work embodies a fusion of creativity, sustainability, and luxury in the realm of high-end outdoor and indoor design.

ART LOCATION — BY PAOLA LENTI



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MANDALA DIVIDERS – BY PAOLA LENTI



TWIGGY DIVIDERS — BY PAOLA LENTI



RENDER – LOBBY TOWER I ENTRANCE



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RENDER – LOBBY TOWER I ENTRANCE



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RENDER – LOBBY TOWER I ENTRANCE



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RENDER – LOBBY TOWER I ENTRANCE



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RENDER – LOBBY TOWER II ENTRANCE



RENDER – SOCIAL AREA AND LOBBY TOWER II ENTRANCE



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RENDER – LOBBY TOWER II ENTRANCE AND MAIL ROOM



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RENDER – LOBBY TOWER II ENTRANCE AND MAIL ROOM



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RENDER – MAIL ROOM



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RENDER – LOBBY TOWER III ENTRANCE



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RENDER – FRONT DESK AND LOBBY TOWER III ENTRANCE



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RENDER – FRONT DESK AND LOBBY TOWER III ENTRANCE



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RENDER – LOBBY TOWER IV ENTRANCE



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RENDER – LOBBY TOWER IV ENTRANCE



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RENDER – LOBBY TOWER IV ENTRANCE



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RENDER – ELEVATORS CABINS



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