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Issue 10 Vol 9, 2014

COVER STORY

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EXQUISITE DESIGN FOR A TURNKEY RESIDENCE

Interior Design by Toby Zack

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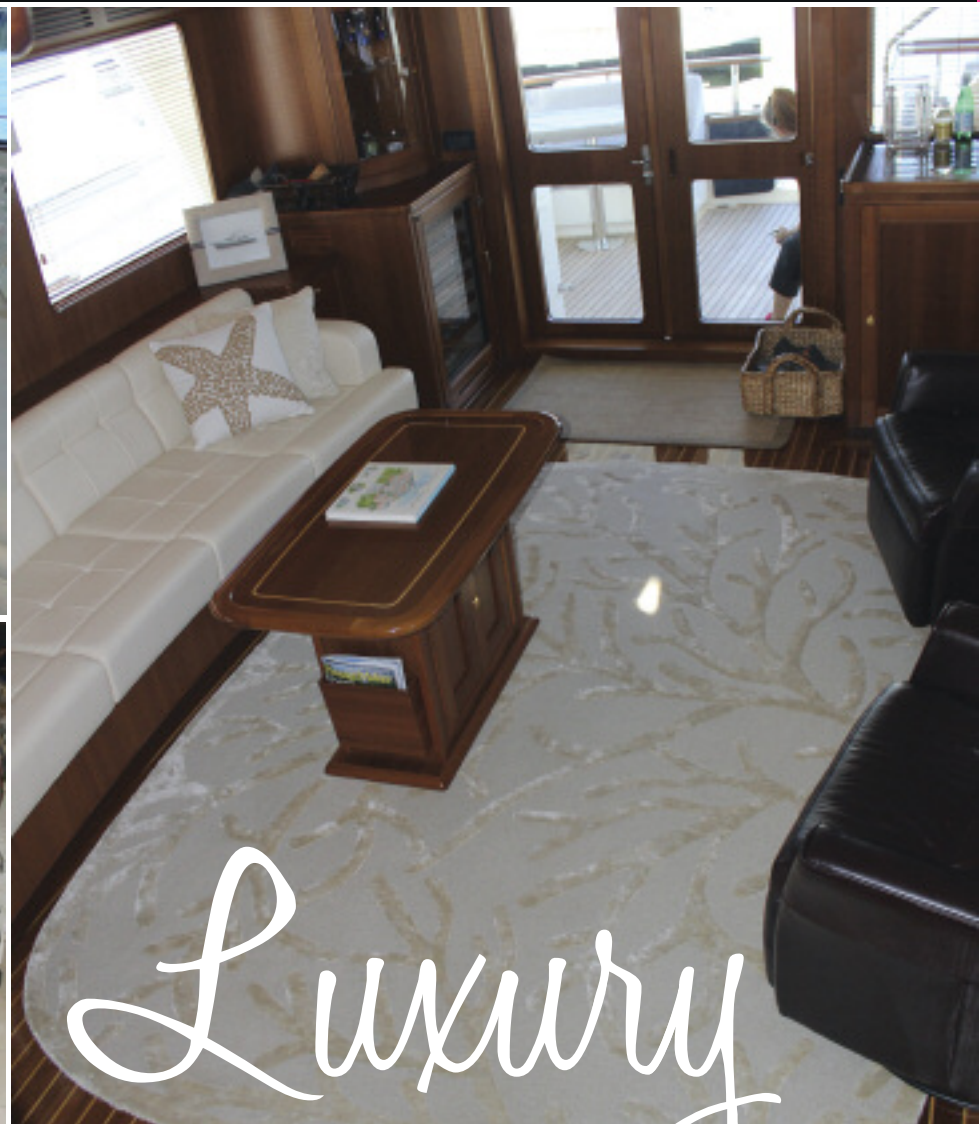
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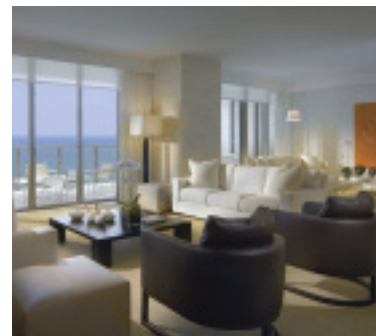
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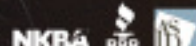
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PHOTOGRAPHY

Dan Forer

This South Tower Residence at St Regis is a one-of-a-kind contemporary masterpiece with three bedrooms and three-and-a-half baths. It offers 4,127 square feet of living space including 3,269 square feet of residential interior and 858 square feet of balcony area, floor-to-ceiling bronze-tinted, impact-resistant glass that highlight the breathing views of ocean and beach. Ceilings are 9'10" throughout. Toby and her team, Jose Arango and Caroline Velasquez designed and furnished this South Tower Residence at St. Regis Bal Harbor Florida transforming this decorator ready space into an amazing furnished model home that sold immediately as a furnished turnkey for several million dollars.

Toby designed a fabulous living room highlighting the spectacular ocean view. The room features two custom designed Toby Polo Sofas covered with high quality Sunbrella fabric. The Bel Ami coffee table with Toby Collection accessories centers the room. Rick arm chairs and Bill floor lamps from Carriage House add accents. Custom Sisal rug is from The Toby Collection. Richard Schultz patio furniture can be seen on the balcony. The den features a custom leather Bob sofa/chaise from the Toby Collection. A custom made table with limestone top centers the room. The Solomio floor lamp is a defining feature. Accessories from the Toby Collection and art work from Lipworth Galleries provide spice.

- CONTINUED ON NEXT PAGE -

The top of the line Snaidero kitchen features Sub Zero, Wolf and Miele appliances. The imported Italian Snaidero cabinetry includes a wine storage system, gas cook top and convection microwave oven, and Miele built in coffee system. The kitchen features a stainless steel counter top and back splash. Under counter lighting and a custom designed by Toby ceiling lighting system provides plenty of light.



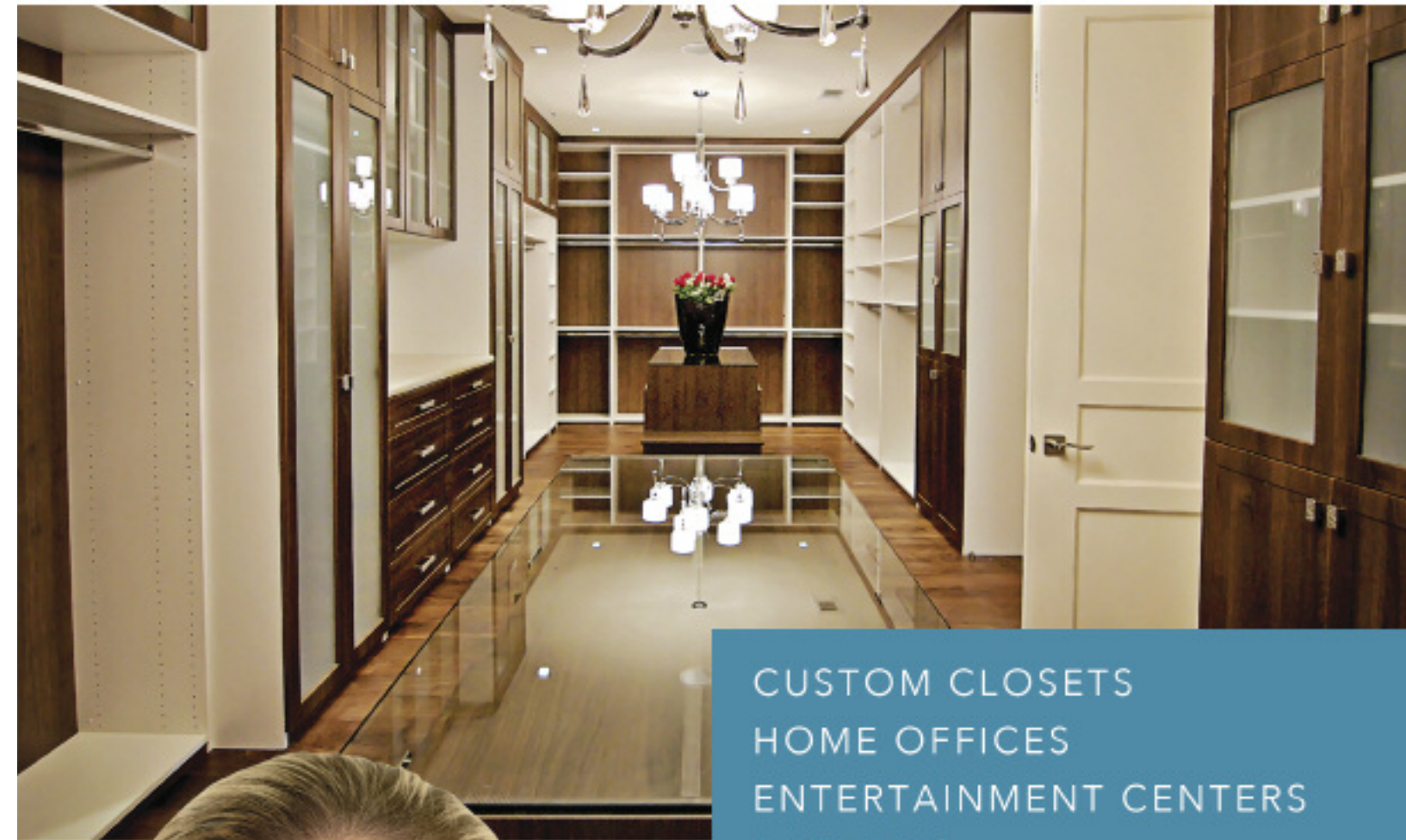
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Featuring an Angle king bed with side panels and bed side lamps in the headboard. The Duvet set is a selection of top of the line linens from Flou. The 12 -drawer Lipari dresser is in high gloss lacquer. A leather chaise lounge with electric movement completes the comfort. The Catherine Memmi standing lamp balances the room.

Acclaimed for her award winning interiors, Toby Zack is the founding principal of Toby Zack Designs. A native New Yorker, reared in Rhode Island and educated at Boston University, Ms. Zack is widely considered an authority on modern contemporary design. Her multi-faceted installations incorporate an extraordinary mélange of crisp, classic minimalism. She has designed many outstanding residences throughout the U.S. and South America. - END -



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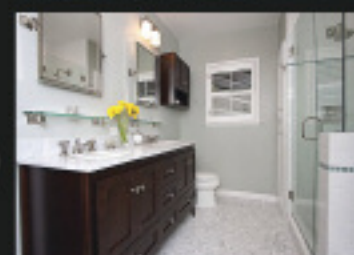


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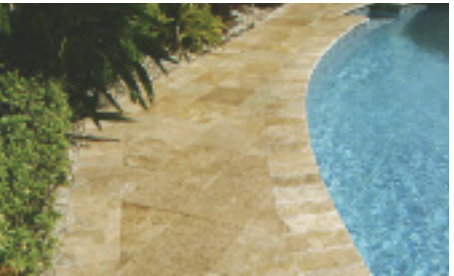
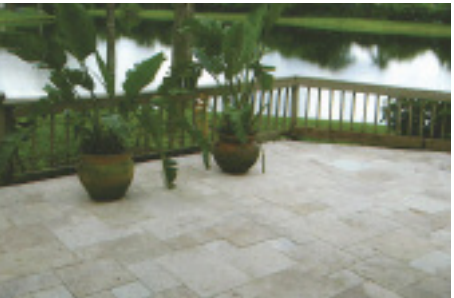
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PHOTOGRAPHY
Craig Denis Photography

The original design of the house was a 70's concept with pink marble floors, outdated staircase, low and awkward ceilings, and neon lit glass blocks throughout the entire house. The kitchen had a black plastic laminate counter tops and glass blocks for windows and kitchen island. Like if dealing with these design aesthetics wasn't enough, the Client also requested that the foot print of the house be kept for property tax purposes.

Almost every client has a list of wants when a project begins, but in this case, the wish list was rather unconventional. Some of these requests were that the house be light, bright, and airy, that the temperature of the interior is easily achieved at low 67F, that the house cleverly displays client's art and accessories collected during travels, that the house reflects their unique interest and transitional design aesthetic, and, we are to keep the neon lit glass blocks!

You can imagine the horror a designer would go thru with the last request! That is... until a better, newer, more unique way is discovered that will give client the effect they desire, but using the latest materials and technologies available. Equilibrium Interior Design decided this is a challenge worth doing and an opportunity to create a unique home that will exceed clients' expectations and their wildest dreams.

- CONTINUED ON NEXT PAGE -



“The floor lighting at the fireplace highlights its architectural elements while providing dramatic shadows.”

Since this house was built for entertaining, you will observe many unique lighting applications - from in-floor mounted uplights to colorful glowing surfaces. The Italian-influenced fireplace created from French limestone with Nero Portoro accents is an obvious focal point seen from the staircase, foyer and second floor master suite. The floor lighting at the fireplace highlights its architectural elements while providing dramatic shadows

As you walk thru the house, you realize that there isn’t a single area that doesn’t get special treatment. White marble floors and off-white walls create a backdrop for unique design features, and client’s love for color is evident everywhere. One-of-a-kind elements were used in every detail on this project. These elements are particularly dominant in the living room, powder room, kitchen, and the master bathroom. Even furnishings are sculptural statements in exotic wood veneers and client’s colorful accessories are cleverly incorporated into the mix.

In order to accomplish client’s requests, careful attention was given to the lighting throughout this house. To keep client’s home bright and cold, we insulated the attic space, and used LED lighting to eliminate heat created by traditional lightbulbs. The LEDs compliment white marble floors and accentuate the brightness of the spacious living areas.

- CONTINUED ON NEXT PAGE -





This unique and functional kitchen gives a new meaning to the phrase “Kitchen is the heart of a home”. Here, kitchen is the center of all attention and a conversation piece at every party.

Black glass cabinet fronts used in the design offer ease of maintenance, and the kaleidoscope stone countertops and backsplash contrast the cabinetry and always look clean. Color was very important to this Client and this kitchen is definitely not lacking life.

Designed for a client who loves to entertain, the centerpiece is an artistic interpretation of a kitchen island. This monolithic sculpture raises out of the white marble floor and glows in this open concept kitchen.

You wouldn’t know just by looking at it, but extensive engineering design was needed to ensure that it is structurally sound and produces the effect client desired. Plexiglass structure is clad in Polaris white quartz slabs and light makes the entire sculpture glow.

Even edges of slabs were polished to ensure maximum light refraction with slightly beveled seams that create decorative pattern.

But this island isn’t just beautiful. It is also extremely practical. It is designed using two intercrossing parts creating two heights for different purposes. 36” high surface for prep work and 30” high surface for sit down dining. The height differences and location encourages use of the entire table top for preparations. Furthermore, storage cabinets are installed under part of this island closest to the working triangle.

For a client who loves to cook, appliances were very important, and sub-zero and wolf appliances we used give them the best product available.

Overhead energy efficient LED lighting was selected paying special attention to the lamp’s CRI to ensure proper color rendition of items below, especially important when working with meat. Under-cabinet task lighting offers illumination where it is most needed on the countertops.

- CONTINUED ON NEXT PAGE -



Rich rosewood tones are dominant in the furnishings in this open concept dining room and continue from other areas of the house. This strong-patterned wood is superimposed over clean and white surrounding which creates perfect backdrop for beautiful natural textures and colors. Starfire glass table top has etched ribbon design echoing details found on other furniture pieces in this home. Client’s artifacts collected during travels are displayed in niches highlighted with accent lighting enhancing their colors. Over and around the stairs, cascading glass lighting fixtures and rock crystal sconces add sparkle to the space.

Powder bathroom is the one room in a house where not many rules apply. In this house, it is a vibrant example of transitional design. As you enter thru frosted glass door decorated with colorful Venetian accents, you are immediately welcomed by vibrantly red walls reflecting softly in the white marble floor.

The red mosaic creates a backdrop that sets the playful and elegant tone for this room, and it compliments perfectly with the floating, curvilinear black ebony vanity. The entire powder room is designed with beauty and function in mind. Lets not be deceived here - it has all the necessities of a bathroom. The three layers of this vanity give it an elegant and sculptural form while housing LED lighting and offering convenient and necessary storage in form of drawers. Special attention was paid to ensure uninterrupted pattern of the ebony veneer, maximizing its beauty. Furthermore, the weightless design of the vanity was accomplished by crowning it with a thick textured glass counter that sits a top of crystal spheres.

There are three lighting types in this bathroom, each addressing the specific function of this room: 1) recessed overhead LED lights used for general illumination, 2) soft warm light penetrating the rock crystal decorative sconces placed on each side of mirror to illuminate the face, 3) LED lighting under each layer of the vanity produces an elegant pattern at night and for use during entertaining.



(RIGHT PAGE) The design of this master bathroom is set to compliment the natural stone slab floor that sets the tone for this room. Because the entire second floor of the house was renovated into a master suite, the client requested an open concept plan for the entire suite. This allowed Equilibrium Interior Design Inc to increase the floor area of the bathroom and design an incredible statement piece which is the floor. Honey onyx slabs were cut into oversized tiles to make them more manageable and installed in a diamond pattern preserving continuity of lines from tile to tile, and slab to slab. Furthermore, what otherwise would be waste cut material, it was chiseled, flamed, and fabricated into custom mosaic installed on the back wall of the bathroom and on shower floor. To ensure Client’s safety, slabs were treated with anti slippage treatment and shower floor was finished with matching mosaic.



The client requested that the shower is oversized and feels like showering under a waterfall. This was accomplished by running four separate water lines to feed the shower plumbing. When the two oversized rain heads, two shower heads, and six water jets are all on, you get the feeling of being under a natural waterfall in the Amazon. Non of this would be possible in today’s water starved world if it wasn’t for harvesting and special filtration system installed on this property that allows recirculation of water.

Variation of lighting types allows for various theme settings, and energy efficient LED lighting further enhance the beauty of this bathroom with minimum energy consumption. Even edges of slabs were polished to ensure maximum light refraction with

beveled seams that create purposeful patterns instead of hiding seams. Shower doors were etched with a pattern that adds dimension and provides privacy while complimenting the mosaic pattern on the back wall.

The double sink vanity was floated off the floor allowing for maximum visibility of this artistic installation. It was made of rosewood and designed with three sections for drawers and storage. The three levels create a scalloping effect allowing each to be illuminated by LED lights which reflect elegantly in the onyx slab floor. Complimented by honey onyx top, and placed against a 42” high onyx wainscot, it is a functional and beautiful millwork. This master bathroom is a testament to engineering, originality, and beauty seen in every detail. - END -

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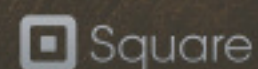
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