

# CARMONA DESIGN

INTERIORS • EXTERIORS

RESIDENTIAL • COMMERCIAL

## PORTFOLIO

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Tammy Carmona  
CEO & Chief Designer

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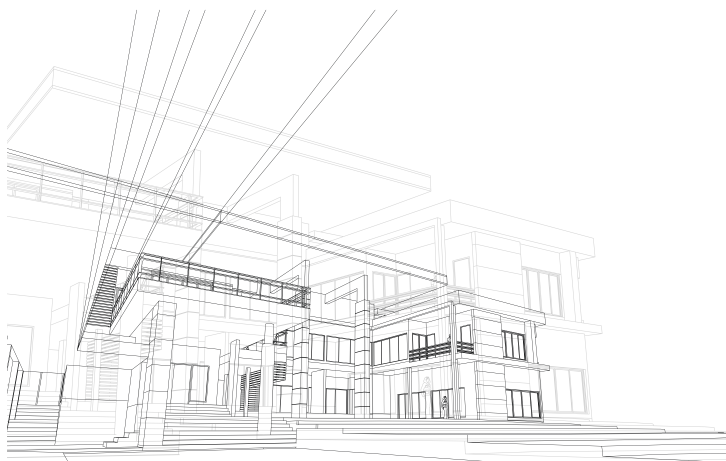
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# LIST OF SERVICES

## GENERAL

- Concept Development
- Feasibility Studies
- Site Selection

## PLANNING

- Occupancy & Use
- Conceptual Design
- Amenity Spaces
- Resource Planning

## EXTERIOR DESIGN

- Architectural Review
- Historic Preservation
- Adaptive Reuse
- Landscape Design

## CUSTOM ITEMS

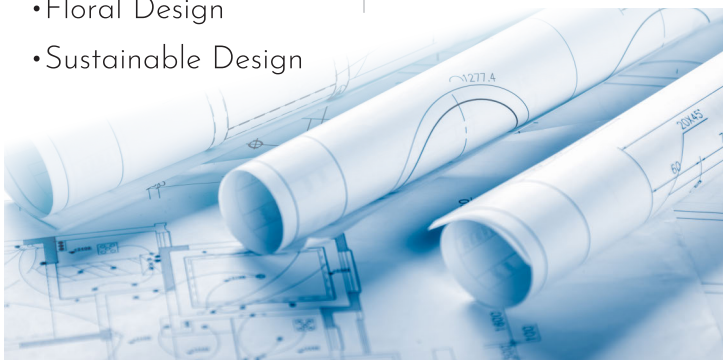
- Oil Paintings
- Audio/Video Design
- Custom Cabinetry
- Millwork & Details
- Floral Design
- Sustainable Design

## INTERIOR DESIGN

- Concept
- Space Planning
- Colors/Mood Boards
- Furniture Design
- Kitchen & Bath
- Lighting Design
- Materials & Finishes
- ADA Compliance

## MATERIALS

- 2D Floor Plans
- 3D Modeling/Renders
- BIM & Cost Modeling
- Shop Drawings
- Material Schedules
- Design Specification  
Manuals ("Spec  
Books")



# SPEC BOOKS

Spec books are a complete set of design specifications - floorplans, 3D renders, diagrams & shop drawings, material schedules, BIM data, furniture placement plans, and so on. Our design process is highly adaptable to each project, so every spec book is different and fine-tuned to your exact needs. For more details, check out [the “Spec Books” page on our website](#).



# SPEC BOOK BENEFITS

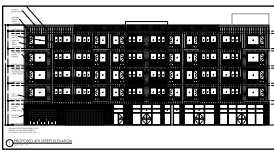
Spec books are an asset to everyone involved in the project:

**Homeowners** - see the complete design down to every detail, with beautiful 3D renders and illustrations.

**Builders/Investors** - get accurate costs, material volumes, and other info to plan labor & schedule construction.

**Architects** - improve your plan with our detailed analysis of use & flow, creating a better value for the client.

**Realtors** - 3D renders & other materials to get a jump-start on marketing the property with websites, brochures & social media.



Our design team takes the technical specifications from the architect and engineering teams & transforms them....



...into stunning 3D renders, videos, panorama photos, and other materials...

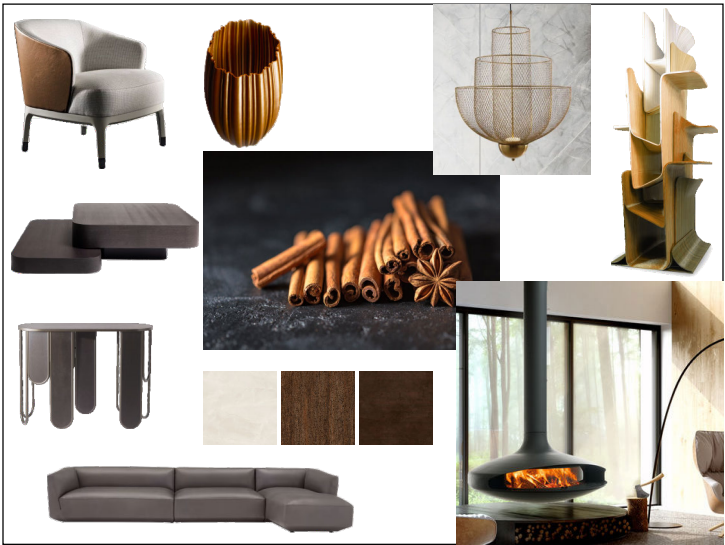


...that showcase the design & let you market the property faster & easier!



# MOOD BOARDS - 2

Mood board images may be general & evocative, or specific products the designer feels fit the space perfectly.



# EXTERIOR DESIGN - 1

We create unique and stylish exterior designs that consider engineering and sustainability alongside aesthetics.

More than just looks, it's about making a statement and clearly conveying the theme & concept of the project to prospective buyers.



# EXTERIOR DESIGN - 2

Halo Towers, Newark, NJ



# 3D RENDERS - 1

3D modeling & visualization ensures perfection down to every detail, and gives the client a confident understanding of the end result before construction even begins.

3D renders and video renders also let realtors market the property in advance.



# 3D RENDERS - 2



# ARCHITECTURAL LIGHT - 1

Architectural lighting lets us transform spaces - accent 3-dimensional elements, define room boundaries, influence color and ambience, offer visual cues, and more.

More than utilitarian, it becomes a form of artistic expression in itself.



# ARCHITECTURAL LIGHT - 2



# VIRTUAL STAGING

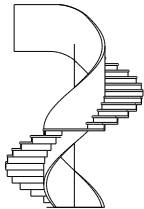
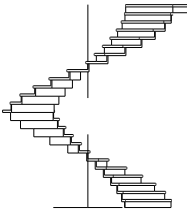
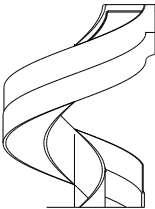
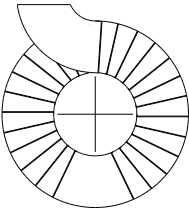
3D modeling also allows for “virtual staging” - showing various decor & design options, including furniture and artwork.



# FOYERS & STAIRS



# CUSTOM STAIRS



# LIVING ROOMS - 1

Living room concept with custom fireplace wall, soffit, and designer “melting glass” chandelier.



# LIVING ROOMS - 2



# KITCHENS - 1

The kitchen is the heart of the house. It must be comfortable and useful, with the right appliances and layout that fit your lifestyle and cooking habits.

Our kitchen designs aren't just beautiful, they're built with the experience of professional chefs and high-end appliance specialists.

Keeping up with the latest trends & working with the top suppliers, we can create the kitchen of your dreams!



# KITCHENS - 2



# BATHROOMS - 1

Bathroom planning & design is essential - space is often at a premium, and many functions must be integrated in a beautiful and effective fashion.

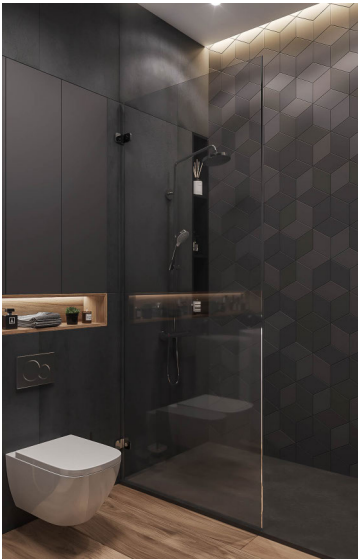
Using 3D modeling and specialty materials, our design team creates stunning solutions for bathrooms of every size and budget. Soak in some design ideas on the following pages!



# BATHROOMS - 2



# BATHROOMS - 3



# DEVELOPMENTS - 1

Designing a multi-unit community or complex involves many unique factors not present in single-home design. Demographics, pricing, amenities, parking, long-term maintenance, and many other issues need to be planned from the start.

Our design team is experienced in planning successful solutions for suburban developments and urban apartment towers - and we're looking forward to making your next project a success story as well!



# DEVELOPMENTS - 2



Tampa, FL



Airmont, NY

# AMENITY SPACES - 1

Amenity spaces are a key part of developments and apartment complexes. They improve initial market appeal, provide important health benefits, and promote social connections.

Well-designed amenity spaces attract a better clientele and create long-term value for the property.

Talk to our design team about your project's goals and vision, and let's create the perfect amenity space solution together!

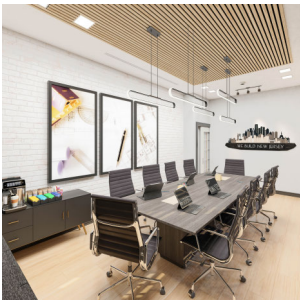


# AMENITY SPACES - 2



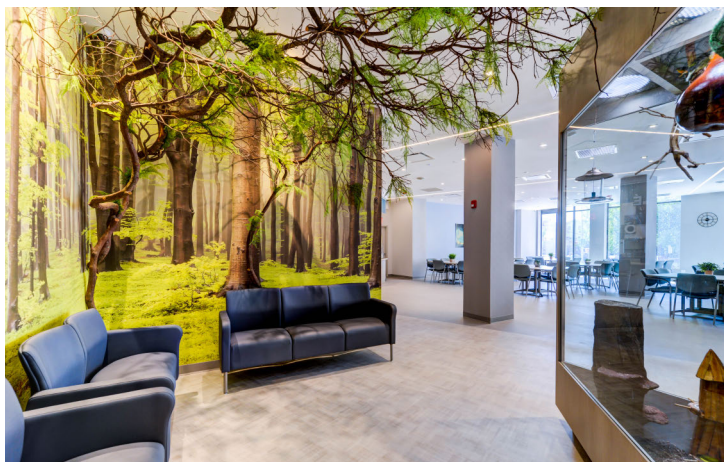
# OFFICE SPACES

Office design involves ergonomics and process flows, creating an efficient and comfortable work environment for your employees - and an impressive presence for the prospective clients.



# HEALTHCARE FACILITIES

Healthcare facilities have a unique set of requirements - accessibility, ease of cleaning and disinfection, and patient safety. But emotional well-being is important as well - so we incorporate plenty of nature-inspired features to help patients feel relaxed and at ease.









# MATERIAL SCHEDULES

A crucial part of the Spec Book document, the “Material Schedules” (or “Shopping Lists”) provide the complete procurement information for the entire project.

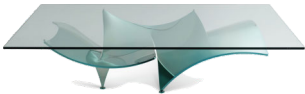
Unlike general design concepts that show a picture & leave you guessing, our Shopping Lists show the brand, SKU / part #, the website URL or catalog reference, required quantity, cost per unit, and the line total. These details ensure proper ordering, quality control, and cost tracking throughout the project.

We also present these lists in a digital format (online spreadsheet), so they can be easily sorted, filtered, and divided among subcontractors, for ultimate flexibility and easy scheduling.

SHOPPING LIST - LIVING ROOM					
		MSRP/LIST	OUR PRICE	QTY	LINE TOTAL
	<b>RUG</b> "Fractured Rug - Cool Colors" - 11' x 14' size - Model # 9.93664 Dimensions: 168" L x 132" W (154 lbs) <a href="https://www.perigold.com/Global-Views--Fractured-Rug-Cool-BlueBrownGray-9.9366-L167-K--GXV12335.html">https://www.perigold.com/Global-Views--Fractured-Rug-Cool-BlueBrownGray-9.9366-L167-K--GXV12335.html</a>	MSRP \$ 6,122.50	\$ 4,800.00	1	\$ 4,800.00
	<b>CHAIRS</b> "Brigitte" Chair - Cream Leather - Model # 2432 <a href="https://www.graysonliving.com/products/global-views-brigitte-chair">https://www.graysonliving.com/products/global-views-brigitte-chair</a>	MSRP \$ 2,997.00	\$ 2,038.30	2	\$ 4,076.60
	<b>CREDENZA</b> Belgian Toile Linen Credenza - Grey - Model # 7.20157 Dimensions: Overall 66" W x 32" H x 20" D (242 lbs) <a href="https://www.globalviews.com/grouped-toile-linen-credenza-grey-23935">https://www.globalviews.com/grouped-toile-linen-credenza-grey-23935</a>	MSRP \$ 7,250.00	\$ 5,170.00	1	\$ 5,170.00
	<b>COFFEE TABLE</b> Ann Gish "Ellipse" Cocktail Table - Ivory - Model # AG2.20014 <a href="https://www.globalviews.com/grouped-ellipse-cocktail-table-ivory-24533">https://www.globalviews.com/grouped-ellipse-cocktail-table-ivory-24533</a>	MSRP \$ 5,400.00	\$ 3,620.00	1	\$ 3,620.00
	<b>SOFA</b> Ashley Childers "Diana" Skirted Sofa in Dragonfly Blue - ASH2090 Dimensions: Overall 90" W x 35" H x 36.5" D (171 lbs) <a href="https://www.globalviews.com/grouped-diana-skirted-sofa-dragonfly-blue-14579">https://www.globalviews.com/grouped-diana-skirted-sofa-dragonfly-blue-14579</a>	LIST \$ 8,200.00	\$ 6,460.00	1	\$ 6,458.00
	<b>TABLE LAMP</b> GlobalViews "Chased" Round Table Lamp - Black Nickel - Off-White Linen Shade - Model # 7.91511 <a href="https://franceandson.com/products/chased-round-table-lamp">https://franceandson.com/products/chased-round-table-lamp</a>	MSRP \$ 872.50	\$ 627.30	2	\$ 1,254.60

# LUXURY FURNITURE

Our network of suppliers provides a virtually unlimited selection of furniture, suitable for any lifestyle and budget. From the utilitarian to the extravagant, our expert designers will select the perfect pieces to complete your project.



rochebobois

MAYLAND-SMITH

RALPH LAUREN

ARTERIORS

Natuzzi

Julia Knight

Scalamandre

phillips  
collection

BUGATTI  
HOME

FENDI  
CASA

UTTERMOST

VANGUARD  
FURNITURE

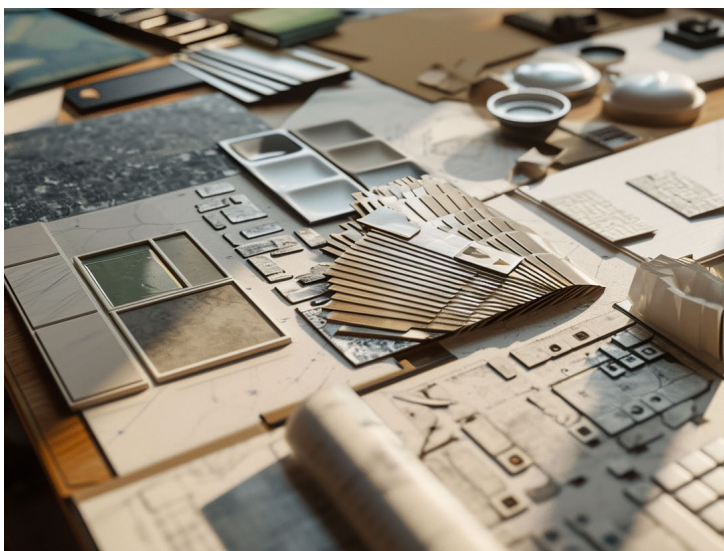
# DESIGNER MATERIALS

SELECTION: our relationships with major industry suppliers give us a virtually unlimited catalog of building materials, finishes, fixtures, furniture, and decor items.

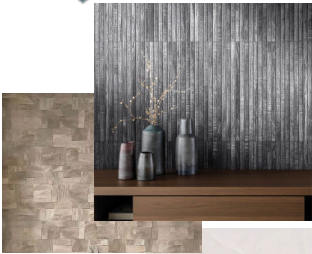
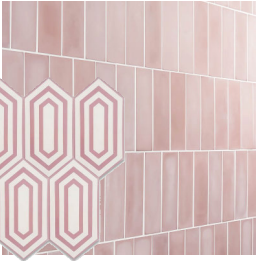
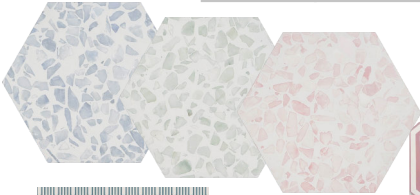
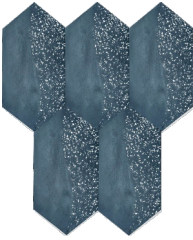
PRICE ADVANTAGE: it's simple - we get trade discounts & we pass them on to you. Savings of up to 40-50% add up quickly, especially on major projects.

CUSTOM ITEMS: we can create and produce a stunning variety of fully custom items - millwork, wall decor, sculptures, logos, art displays, and more.

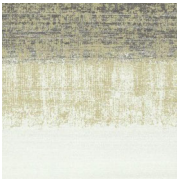
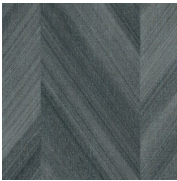
The possibilities are endless.



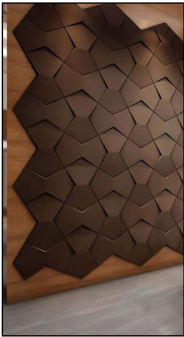
# TILES



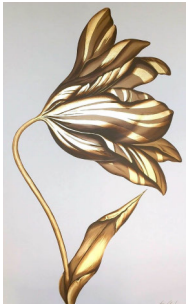
# WALLPAPER



# WALL PANELS



# ARTWORK



# CUSTOM ITEMS

Our design team can create custom decorations, logos, signage, and artwork. Our relationships with suppliers around the globe open a world of infinite possibilities.

Going beyond the concept, we create detailed shop drawings and schematics, ensuring that the custom item is produced and installed precisely according to plan.

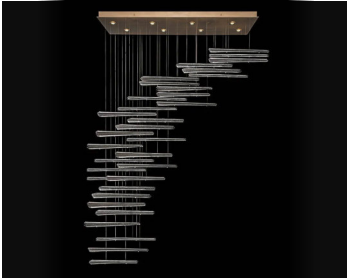


Custom LED wall panels



Laser-cut  
multi-layer  
logos  
& clocks

# LIGHTING



# OUR STUDIO

Carmona Design is a design studio, led by the award-winning designer Tammy Carmona, with 25+ years of experience. We create beautiful & functional, financially responsible solutions for a variety of projects, from high high-end homes to multi-family & commercial spaces.

We offer a wide range of services: architectural review, interior & exterior design, BIM estimates, 2D diagrams, 3D renders, and more; we also produce “Spec Books”, complete project manuals that cover every aspect, from concept to specific materials.

Our design team is committed and empowered to deliver well-thought-out, highly detailed designs that ensure each project looks - and performs - at its best.



# LEAD DESIGNER

## Tammy Carmona

is the founder of the company, as well as the source of design vision & inspiration to our multinational team.



Tammy's design work spans 25 years and 30 countries. Her biography is filled with achievements and incredible stories - working with Oprah and Disney, designing for Chef Gordon Ramsay, creating the award-winning wedding scene in "Twilight: Breaking Dawn", and much more.

With a unique cosmopolitan perspective, and a deep well of multi-cultural experiences, she is able to transform every space into a work of art, balancing aesthetics and functionality. Tammy is also a prolific product designer, an oil painter, a mom, and a community activist.

# CONCLUSION

We hope you enjoyed our mini-portfolio,  
and have a better idea of the possibilities  
we offer.

To find out how we can make your next  
project spectacular, get in touch with us for  
a free consultation!

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