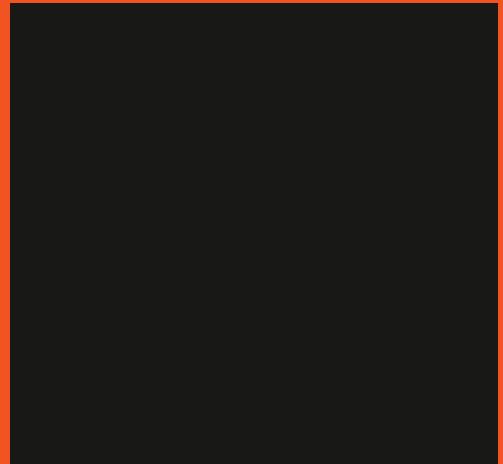


2020

Design Visualization Portfolio

Kyle Bini







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A Inside and Out

Chevy Chase, MD Residence
Full property overhaul,
working with architects to
develop a concept to complement
the new interior architecture.

B Close to Nature

Washington, DC Residence
Heritage neighborhood residence
backing up to Rock Creek Park wants to improve
their view into nature.

C Shady Slope

Bethesda, MD Residence
Rear yard redesign to create additional living space on a steep, shaded slope.

D Keeping Up With The Joneses

Poolesville, MD Residences
Next-door wants an identical update after their neighbor's design is implemented.

A

B

C

D

Selections from 2016-2019

Designs are developed from concept to schematic, master plan and dimensional details using Vectorworks software, with some modifications in Photoshop and other Adobe CS5 applications.

Window to the Soul

Washington, DC Residence
Long, narrow property with a design to combine long views with small, relaxing nooks.

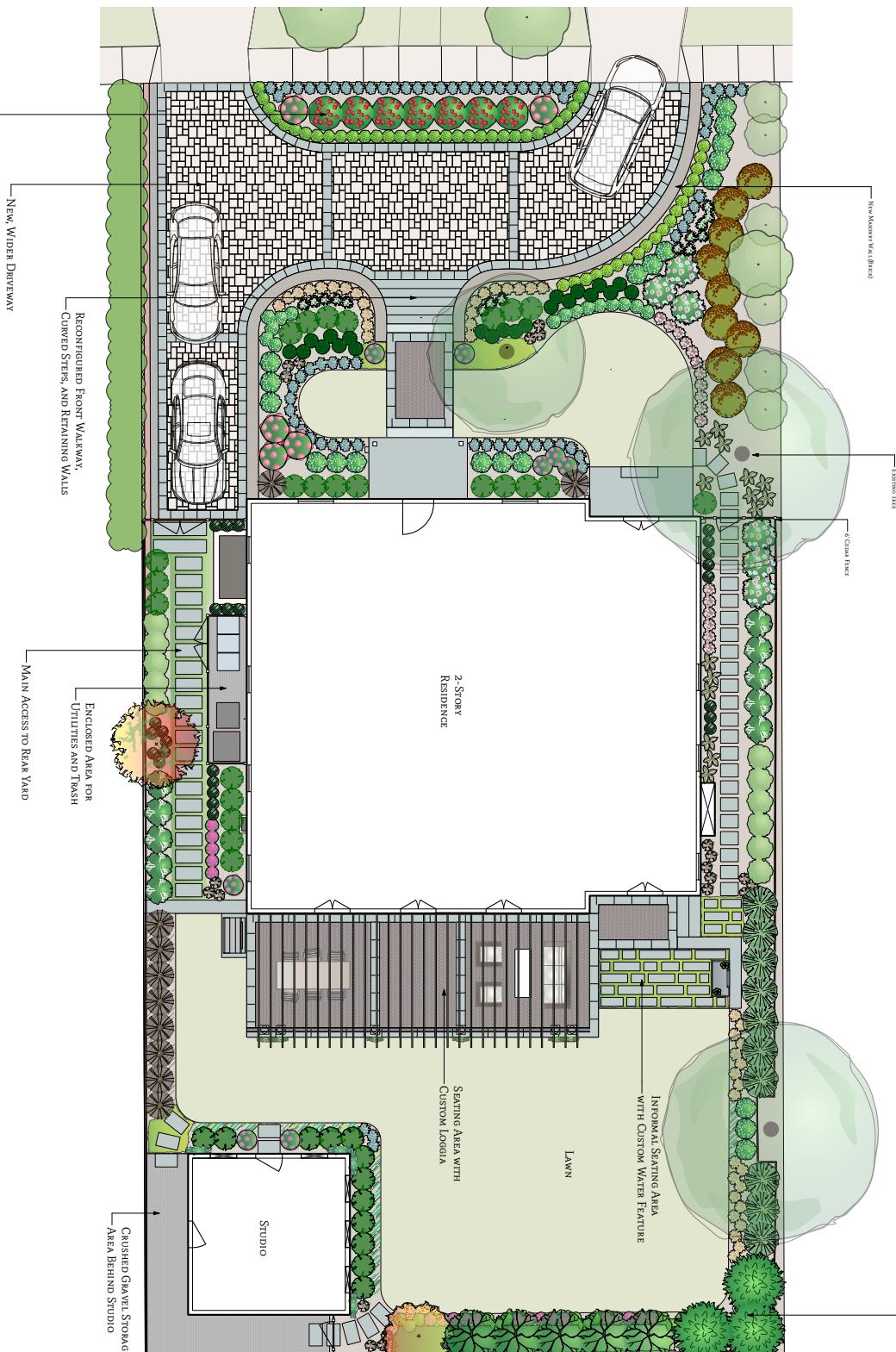
E

City Rooftop Respite

Washington, DC Rooftop
Living at the high-traffic Dupont Circle, this client needed a quiet space, transforming their empty rooftop into a relaxing getaway.

F





Inside and Out

Chevy Chase, MD

This client had issues with grading - the rear yard sloped toward the foundation. Their desire was a simple, yet stylish landscape plan to complement their recent interior renovation, and also incorporate their detached garage-turned-studio.

Features include an overhead loggia and water feature with undercap, cascading spillway



1 PATIO PERSPECTIVE
N.T.S.



2 FRONT WALL PERSPECTIVE
N.T.S.



3 REAR PATIO ELEVATION
N.T.S.



4 WATER FEATURE
N.T.S.



5 FRONT ENTRY STAIRS
N.T.S.

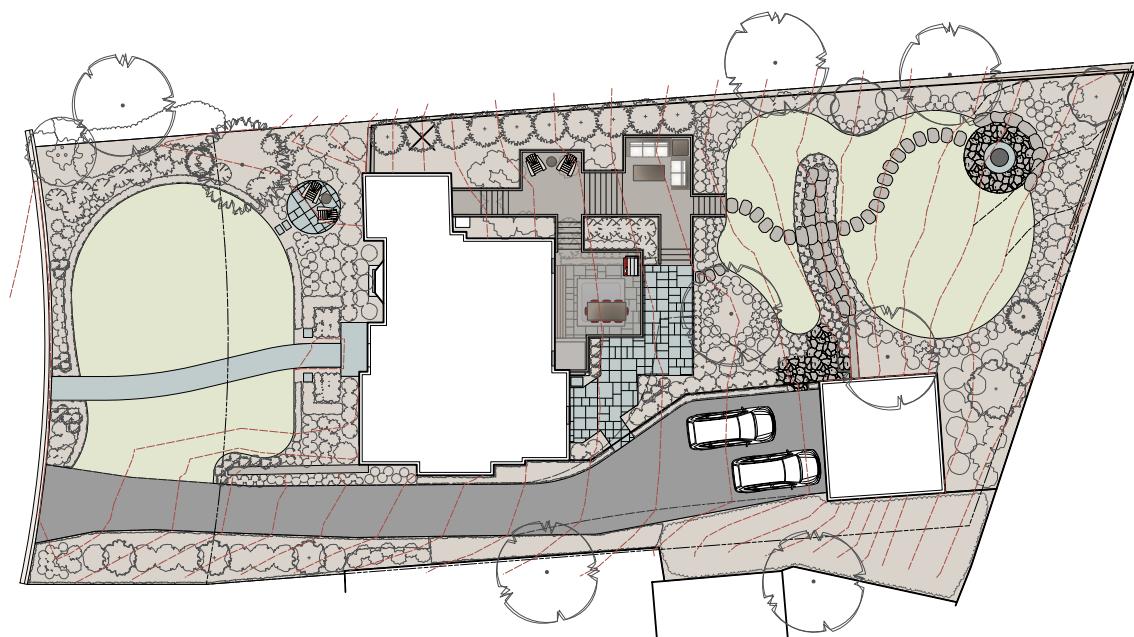


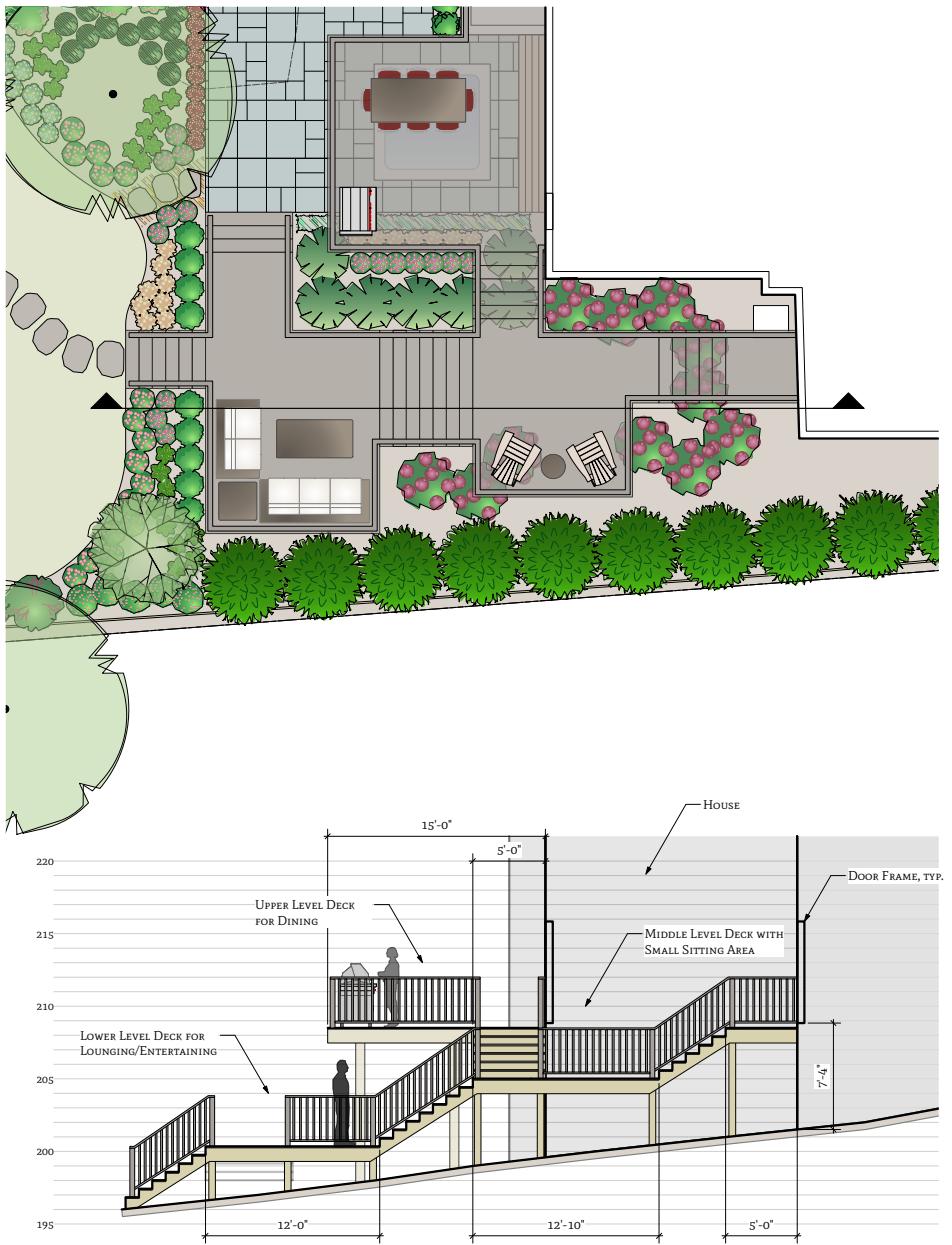
Close to Nature

Washington, DC

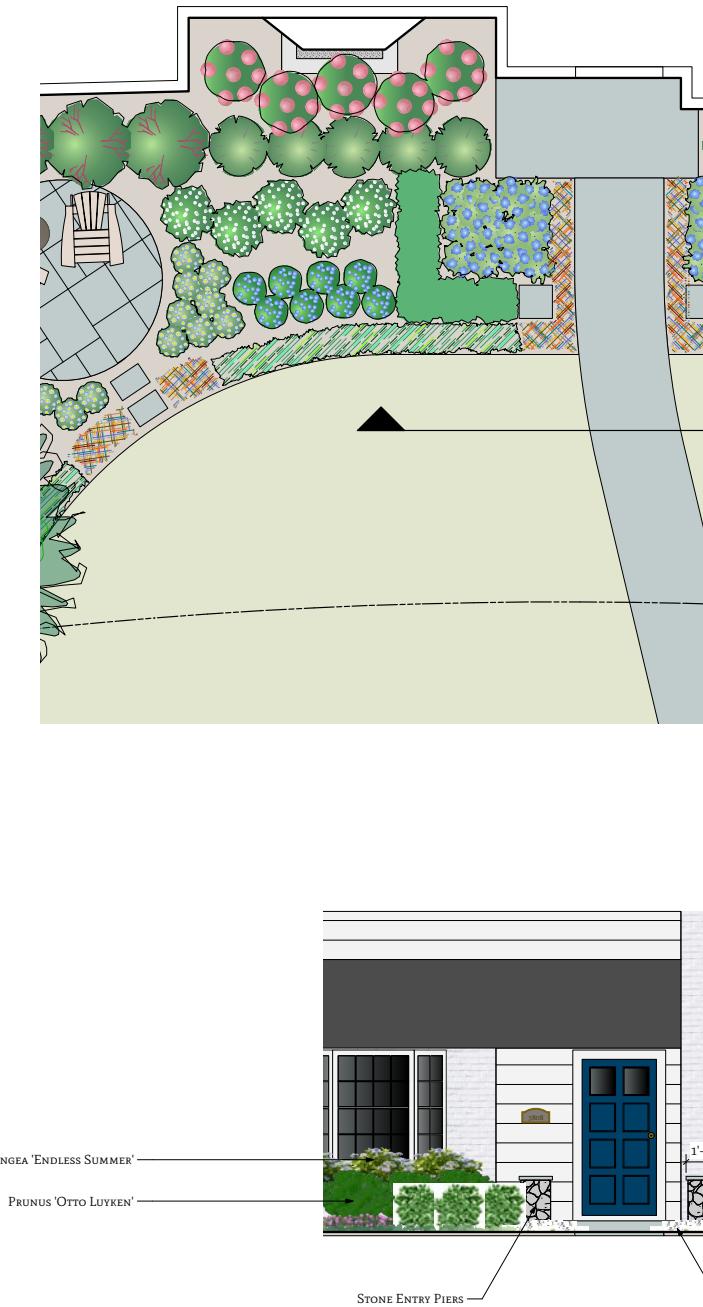
The main objective of this project was to upgrade this client's cramped living space. Their desire was to increase the amount of livable space while limiting the disruption of views to DC's Rock Creek Park (due to the use of railings, new trees or tall plantings, etc.)

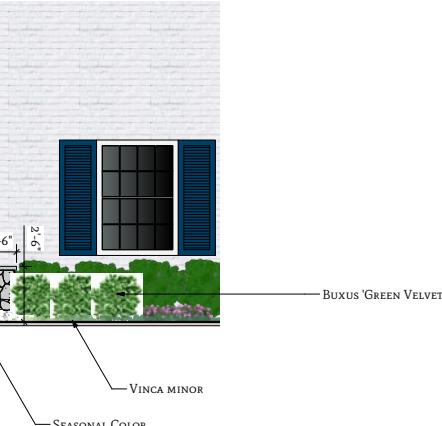
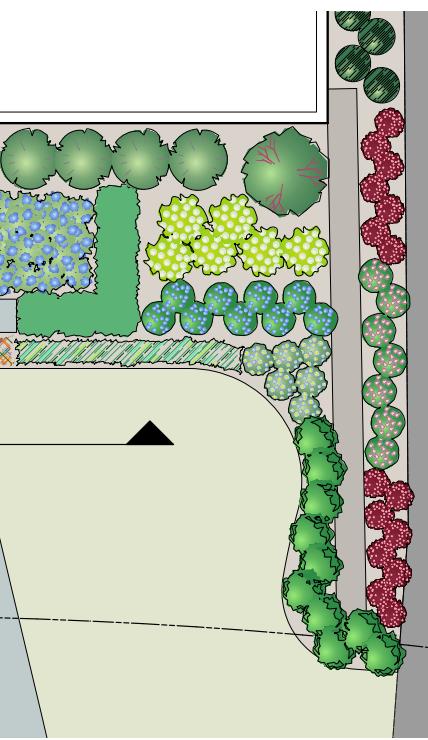
To meet these requests, our team designed a multi-level deck with a patio and hot tub space beneath. A stepping stone path led to a small, destination fire pit and seating area, working with the existing topography as much as possible to limit disturbance.





DECK CONSTRUCTION OF PRESSURE TREATED FRAMING & LUMBER
DECKING AND RAILING OF COORDINATING COMPOSITE MATERIAL
(SUGGESTED TREX OR EQUIVALENT)

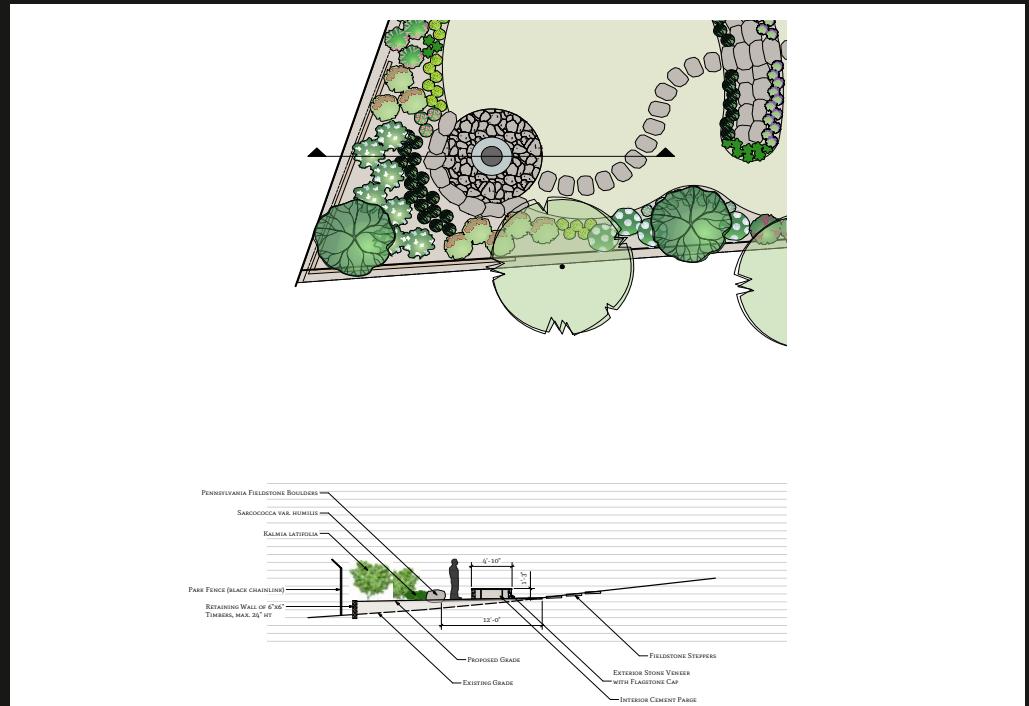


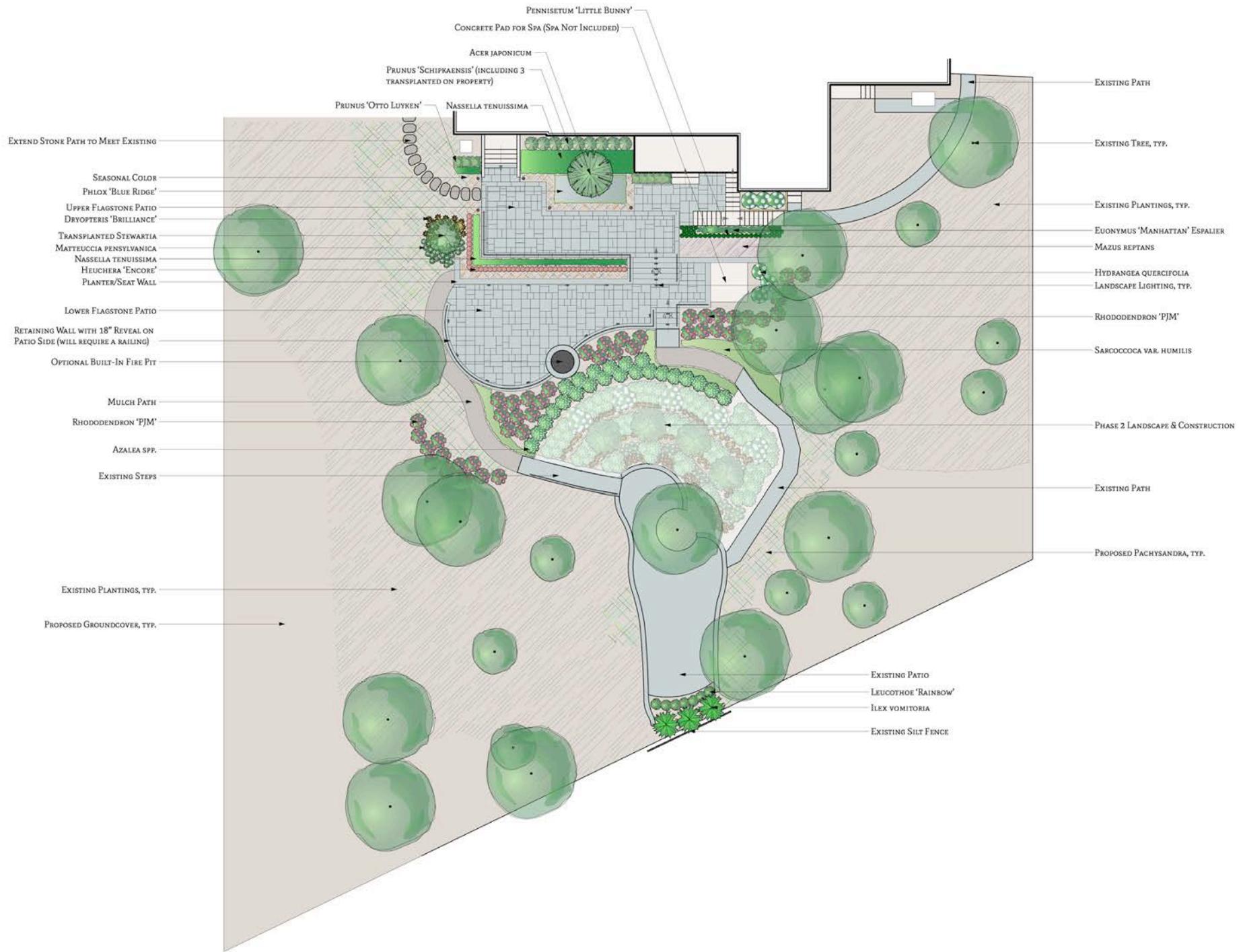


Preliminary Elevation Renderings

As part of the initial plan package, multiple section elevations were provided to provide visual assistance to the client. The slope of the yard proved challenging in the design, so visual aids were key to our sales approach.

The client did not wish to continue with our services, so the project was not taken further into design development revisions or construction details.

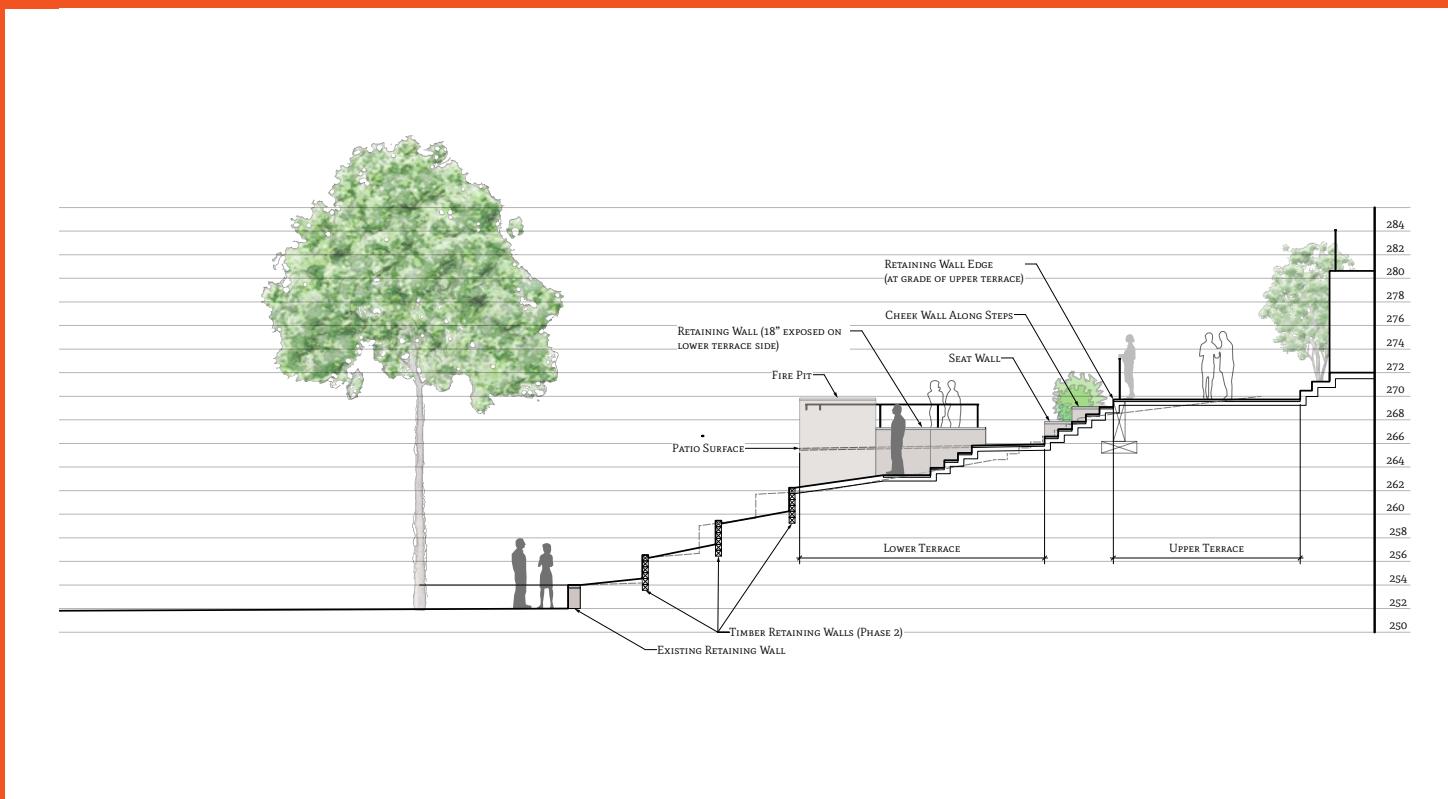




Shady Slope

Bethesda, MD

This property is situated on a steep slope with dozens of mature trees throughout, making the space difficult for constructing a large, functional entertainment space.



The design solution was a two-tiered patio with close to 1,500 square feet of entertainment space and over 200 linear feet of retaining walls. Features include a U-shaped outdoor kitchen on the upper terrace, and a custom, built-in fire pit, hot tub area, and informal gathering space on the lower terrace. Connecting the two spaces is a set of 10' wide bluestone steps.





Challenges & Constraints

The budget for this project was generous; however, because most of the budget was spent on retaining the patio spaces, our team value engineered many aspects of the project, including parged walls on all wall secondary wall surfaces instead of stone veneer, and installing the patios over stone dust instead of concrete.

The project was made challenging by several factors, including engineering issues and multiple change orders. The outdoor kitchen was not in the original plan, only implemented after construction began. The shape of the kitchen was determined in part by the layout of the patio that was already being installed.

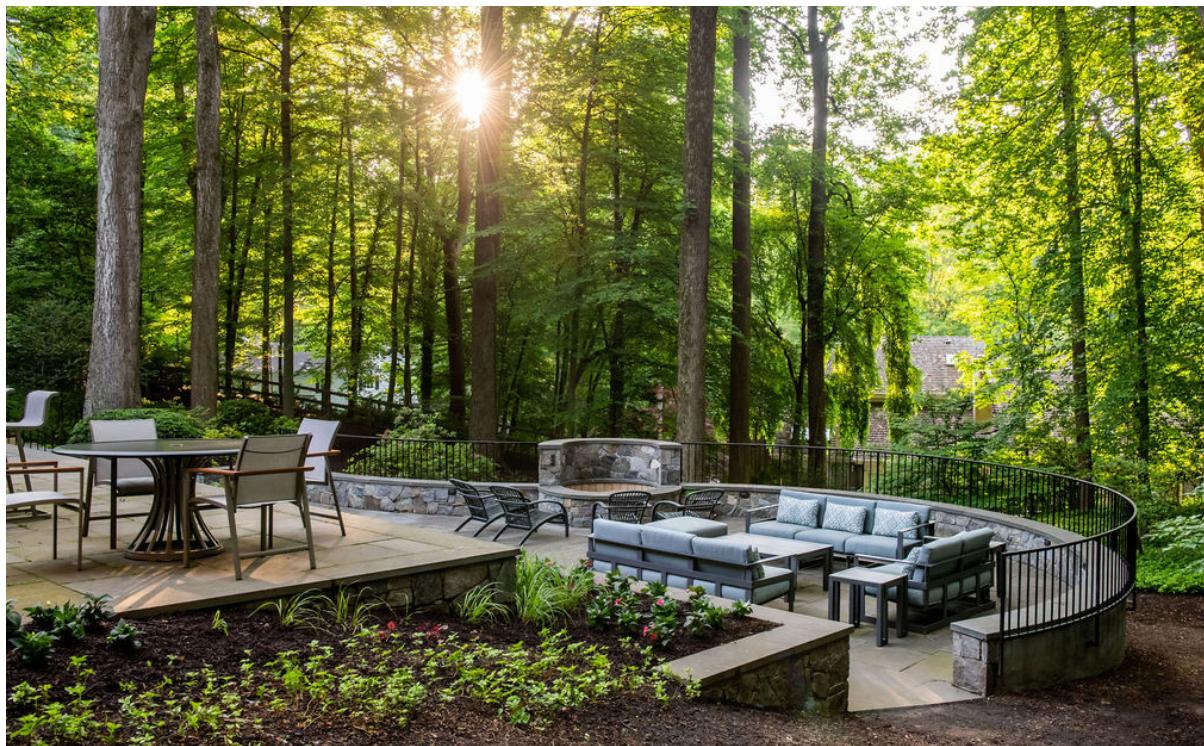


Post-Installation Photos

Lower terrace living space featuring a fire pit and curved wall. Railing had to be added after construction to meet local code regulations. Retaining wall ranged from 3'- 5' above grade.

Fire pit was built into the retaining wall, and features a “back-stop” of stone veneer wall that interrupts the iron railing.





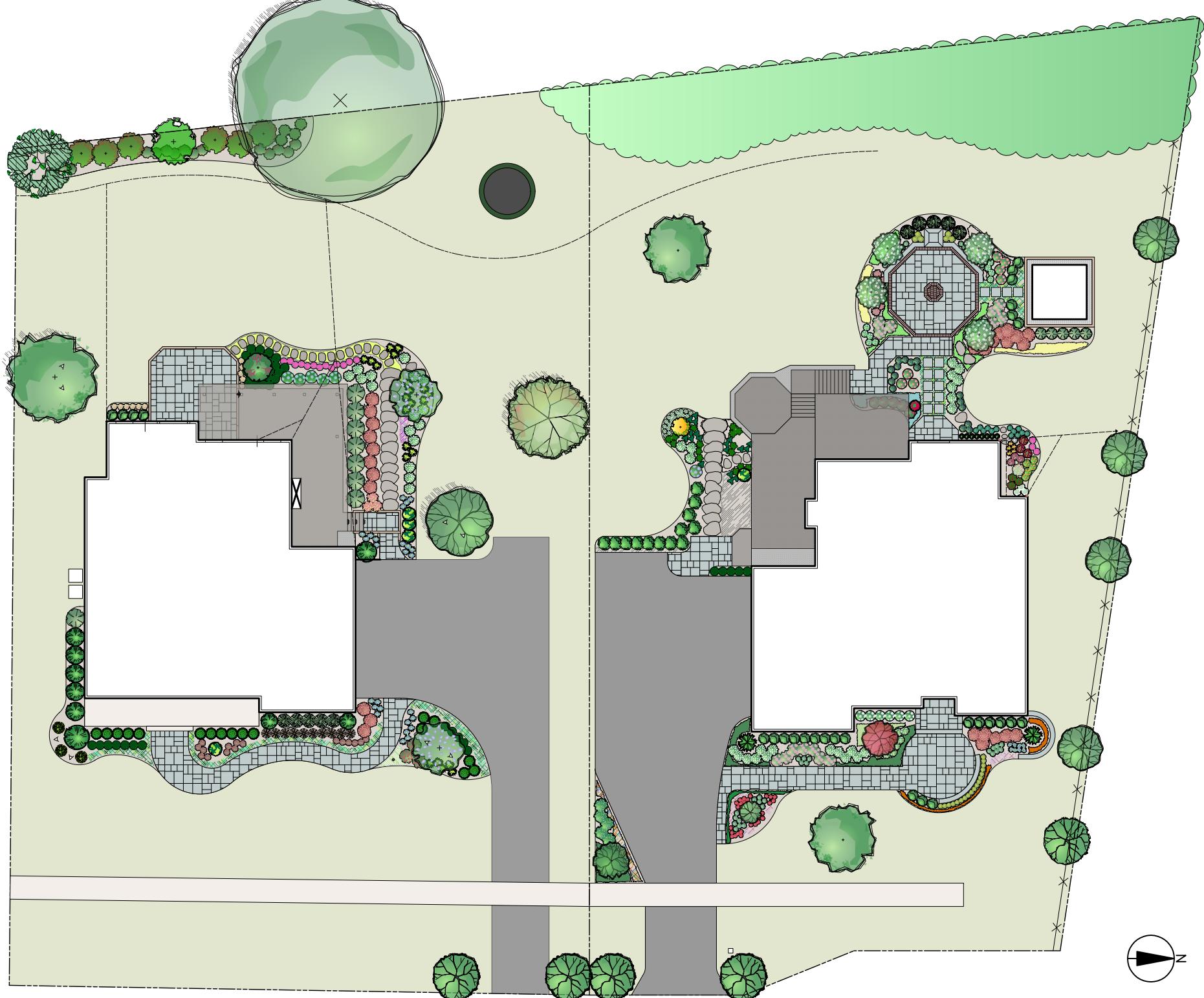
Two living spaces terraced to accommodate the slope, separated by a raised planter/seat wall that turns to die to grade. All features were designed to minimize disruption to the views of the wooded rear yard.

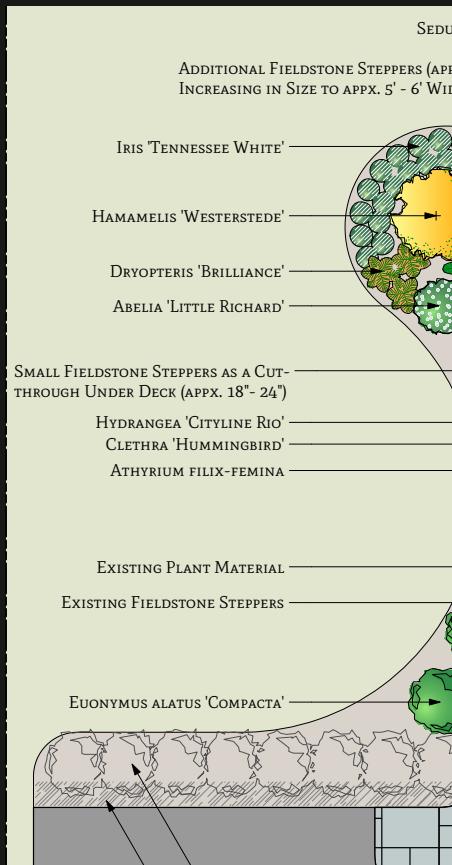
Keeping Up With The Joneses

Poolesville, MD

An existing client's neighbor contacted us to say they liked the work we did and wanted "what our neighbor has, but scaled back a bit."

Our original client (right side of plan) is very active in the garden, maintaining plants daily. Their neighbor (left side) had much less experience maintaining a landscape and desired low maintenance plants, but the same idea as their neighbor.



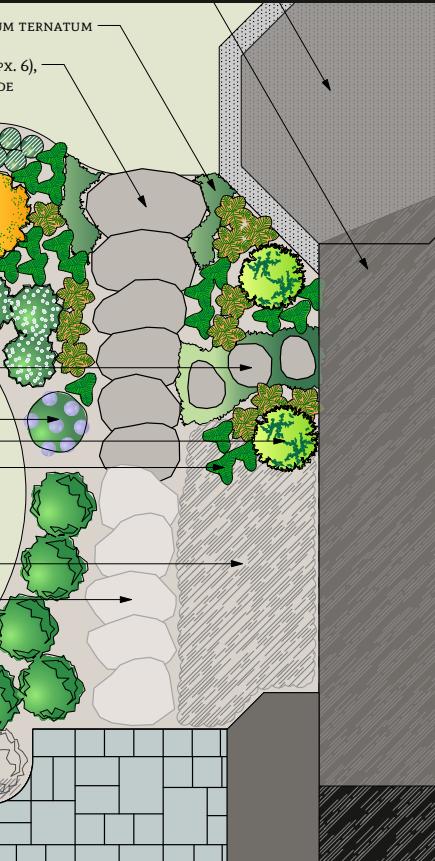


Post-Installation Photos

The new client chose a scaled-down version of their neighbor's project, and chose to eliminate or phase about half of the plantings until the landscape becomes more established.

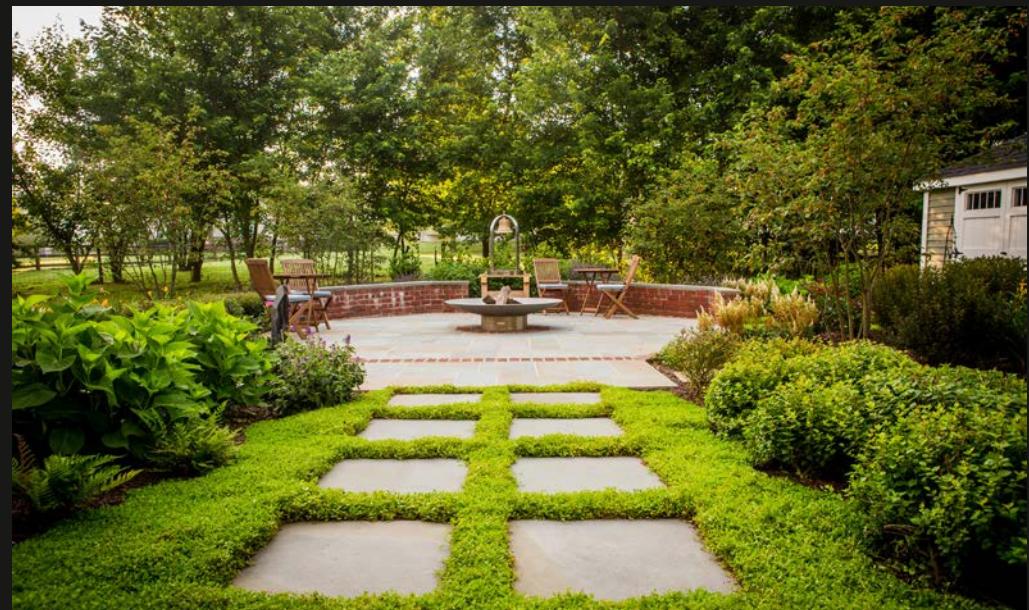
Post-Installation Photos

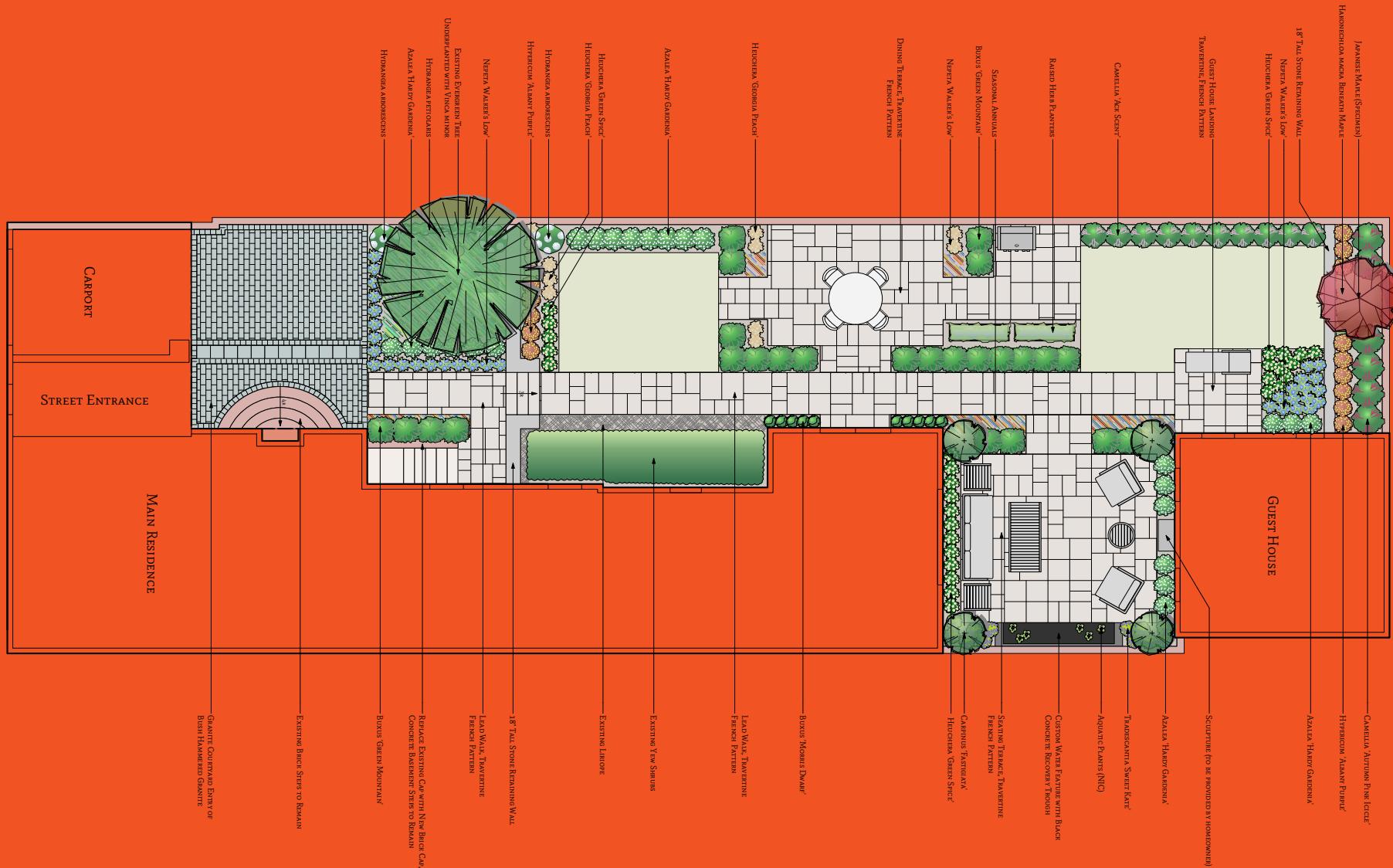
Photos highlight the rear yard of our original client, featuring an octagonal patio to mimic the shape of the deck, many species of flowering trees, shrubs and perennials for year-round interest, and stepping stones with Mazus reptans between.



Must-Have Feature

Both designs feature similar fieldstone steppers from the driveway to the rear yard. This feature was the biggest inspiration for their full property renovation.





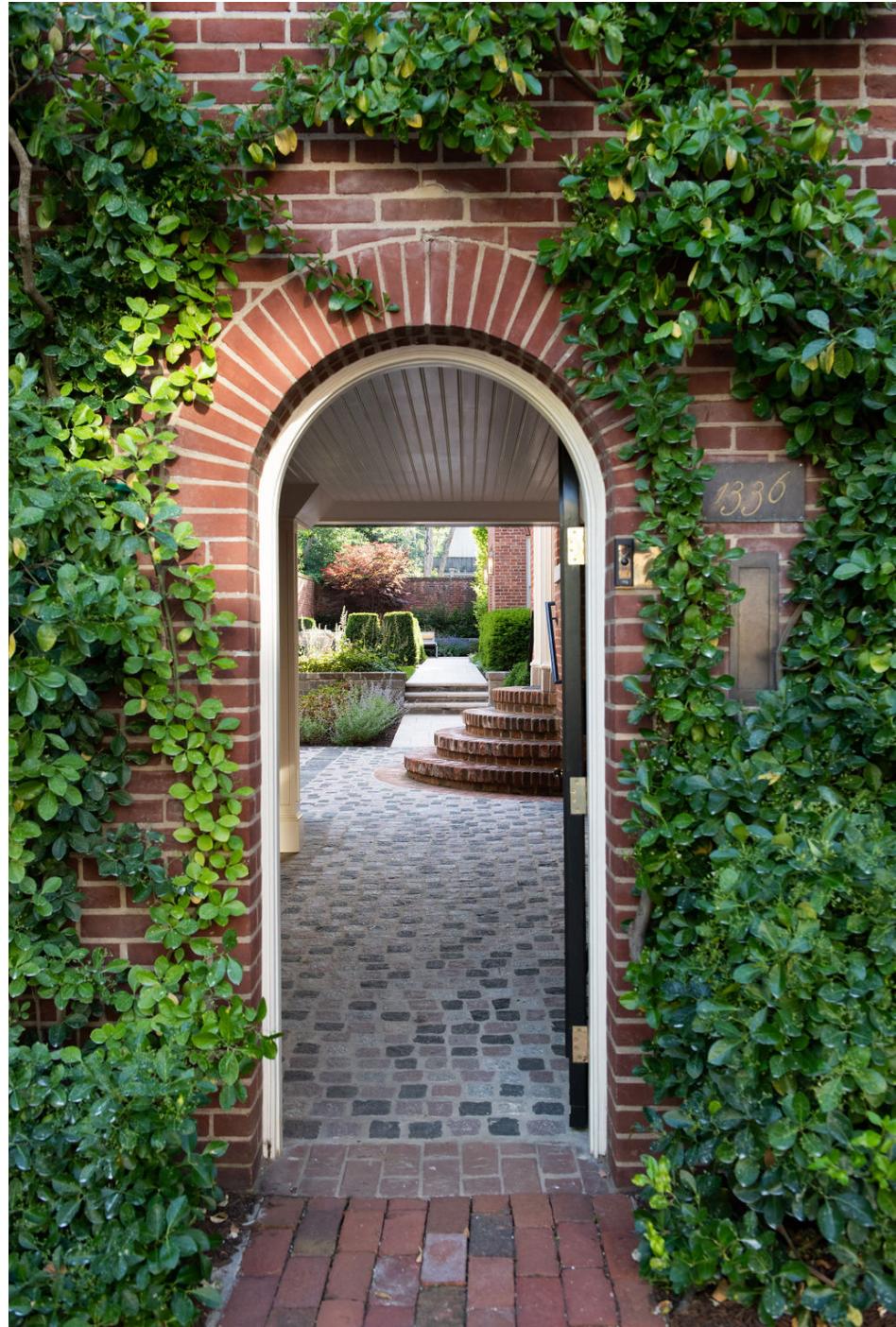
Window To The Soul

Georgetown, Washington, DC

Located just outside the shopping district of downtown Georgetown, this property boasts a long, narrow yard with plenty of opportunity for private nooks, sitting areas, and idyllic sightlines

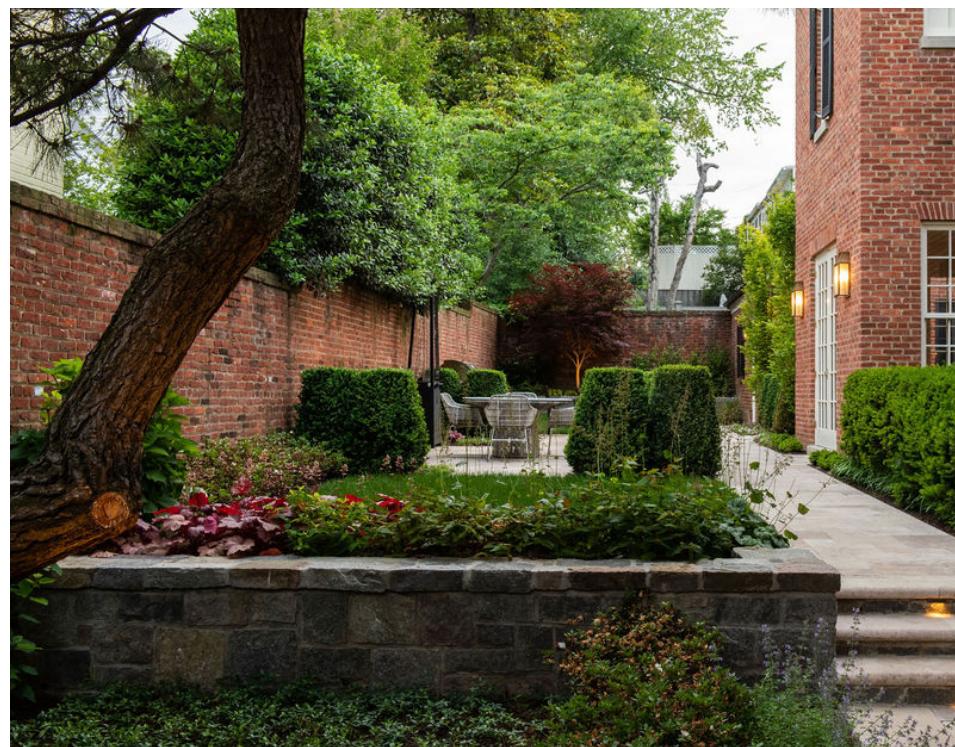
The homeowner wanted to maintain open views from the inside as well as outside, and desired a space to showcase sculptural art pieces. One highlight of the design is the custom water feature . The water flows up through a steel structure and falls down a brick wall to a recessed concrete basin.





Post-Installation Photos

The client's desire was to have linear, geometric spaces, with each "pocket" providing a unique, livable space. The site challenged our team with a long, narrow yard and unique site features, such as the rear studio and the round front steps, all of which the client wanted to maintain and highlight.





This project was completed in early spring 2019, in time to be showcased in the 2019 Georgetown Garden Tour as a featured property, among some of the most iconic properties in the city.

CHAIR OPTIONS



OUTDOOR PLANTERS



CABLE RAILING

BLACK FRAME STYLE TO BE SIMILAR TO EXISTING RAILING FRAME



PLANT MATERIAL



MASTER PLAN

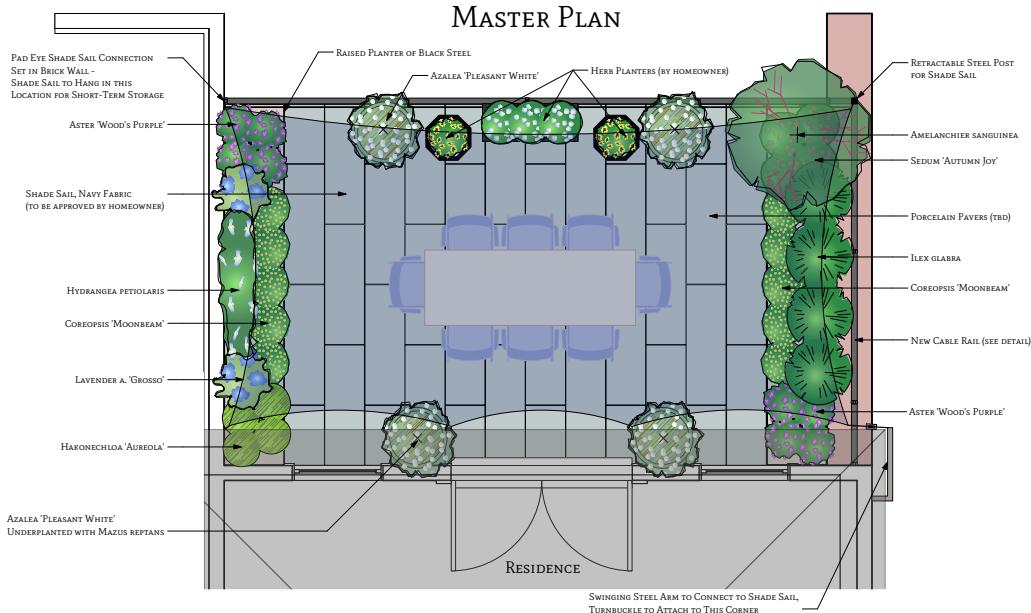


TABLE OPTIONS



SHADE SAIL

NAVY COLOR FABRIC OR SIMILAR



City Rooftop Respite

Dupont Circle, Washington, DC

One of the busiest neighborhoods in the District, Dupont Circle is a major shopping and tourism area. This client desired a quiet place to relax and unwind at the end of the day, but their rooftop terrace was in need of a major overhaul to achieve this goal.

A full sun rooftop provided plenty of challenges for a fun summertime oasis. Conceptual ideas included a shade sail to combat the sun, pedestal pavers of lightweight porcelain, and custom raised planters for herbs and veggies.

A plan package was provided to the client, including options for furniture. The client wanted lightweight, foldable or stackable furniture. Options included a range of foldable tables, including a custom-fabricated table designed by our in-house carpentry team.

Due to structural and drainage issues with the existing rooftop, the client is currently consulting with a structural engineer to remedy any issues prior to construction. The design phase is still in the conceptual phase pending results.







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