

KOVACH ARCHITECTS

firm profile



PROFESSIONAL SERVICES CONCEPT

Our fundamental philosophy is to function as a single body including client, consultant, contractor, and architect; exploring creative solutions while remaining abreast of industry advances in the practice and art of ARCHITECTURE & PLANNING. The Kovach Architects pursue new and progressive methods to accomplish our client's goals.

Our philosophy demands that we:

- Utilize **innovation** in design and methods that best serve the individual needs of each project;
- Measure the **value** of our service through cost effective design and improvements in constructibility.
- Exceed our clients **performance** expectations from project inception through project commissioning;

Architecture / Planning

Kovach Architects is a full range Architectural practice providing services for residential, commercial, civic, and industrial projects. We achieve goals by developing working solutions with public and private groups and agencies.

With more than **30 years** of experience as a firm, we are committed to providing responsible and innovative Architecture and Planning.

Professional Scope:

- custom residential
- high-rise buildings
- mixed-use buildings
- hospitals, medical buildings, senior housing
- office buildings
- municipal facilities
- multi-family residential
- retail buildings
- recreational
- civic installations
- retail buildings
- park structures
- industrial
- hospitality
- resort
- restorations
- renovation

Professional Services:

- architecture
- master planning
- site analysis
- feasibility studies
- water intrusion studies, reports administration
- peer design review
- construction administration
- construction documentation
- building permit process management
- project design review
- community presentation
- urban planning
- graphic design/rendering
- landscape design
- interior design / lighting design
- owners representation
- project liaison

Residential

Custom Residential

Jon Anderson Residence, Mukilteo, WA
 Beckwith Residence, Soap Lake, WA
 Harwood Residence, Machias, WA
 Starup-Shannon Residence,
 Snohomish, WA
 Oswald Residence, Snohomish, WA
 Lind Residence, Mercer Island, WA
 Powrie Residence, Duvall, WA
 Brooks Residence, Mukilteo, WA
 McCammon Residence, AspenWood,
 Woodinville, WA
 Martin Robinett Residence, Maltby, WA
 Hank Robinett Residence, Snohomish, WA
 David Robinett Residence, Snohomish, WA
 John Robinett Residence, Fobes Hill, WA
 Craven Residence, Snohomish, WA
 Pierson Residence, Mukilteo, WA
 Cambell Residence, North Bend, WA
 Tobiason Residence, Mukilteo, WA
 Mohazzabfar Residence, Inverness, WA
 Mason Residence, Kirkland, WA
 Martin Residence, Arrow point, WA
 Halstead Residence, Lake Washington,
 Bellevue, WA
 Martin Residence, Fairbanks, AK
 Mesurack Residence, Fairbanks, AK
 Johanson Residence, Fairbanks, AK
 Arvo Annus Residence, Molakai, HI
 Lindgren Residence, Duvall, WA
 Amsberry Residence, Monroe, WA
 Coleman Residence, Monroe WA
 Ohana Houses, Various islands, HI
 Kerher Residence, West Seattle, WA
 Peroni Residence, Snohomish, WA
 Palmer Residence, Seattle WA
 Seaward Residence, Monroe, WA
 Moore Residence Cottage Lake, WA

Residential Renovations

Monjazab Residence, Medina, WA
 Cook-Anderson Residence,
 Rose Point, WA
 Pfeifer Residence, Seattle WA
 Curry Residence, Mukilteo, WA
 Albertson Residence, Lake Stevens, WA
 Farzeen Mohazabfar, Bellevue, WA
 Kounellas Residence, Seattle, WA
 Hultiza Residence, Snohomish, WA
 Winnick Residence, Snohomish, WA
 Standing Wolf Residence, Snohomish, WA
 Ruiz Residence, Sultan WA
 Robinett Residence, Taylor Drive,
 Everett, WA
 Louie Residence, Mercer Island, WA
 Zemplanyi Residence, Mercer Island, WA
 El Moslimany Residence, Seahurst, WA
 Golitzen Residence (Quilceda Creek
 Winery)
 Snohomish, WA
 Fruhling Residence, Lynnwood, WA
 Miller Residence, Duvall, WA
 Gahyem Residence, West Seattle, WA
 Sifferman Residence, Seattle, WA
 Street residence, Lk. Wa. Blvd. Bellevue,
 WA
 Ludgate Residence, Woodinville WA
 Wetsch Residence, Monroe, WA
 Axtman Residence, Snohomish, WA
 Nickie Green Residence, Monroe, WA
 Stendera Residence, Monroe, WA
 Gilchrist Residence, Woodinville, WA
 Ferguson Residence, Bellevue, WA
 Fountain Residence, Startup, WA
 Button Residence, Everett, WA
 Wilke Residence, Snohomish, WA
 Blanchard Residence, Monroe WA
 McCaine Residence, Seattle, WA
 Bronson Residence, Lake Cochran, WA
 Marino Residence, Madison Park, WA
 Sullivan Residence, Innis Arden, WA
 Robinson Residence, Goldbar, WA
 Stowell Residence, Monroe, WA
 Vanassche Residence, Snohomish WA
 Kittridge Residence, Duvall, WA
 Dimick Residence, Monroe, WA
 Agar Residence, Flowing Lake, WA

Vacation Houses

Dr. Hans Ripfel Retreat, Richmond, WA
 Jenson Retreat, Easton, WA
 Lindstrom Residence, Lake Joy, WA
 Brooks Residence, Maxwelton Beach,
 Whidbey Island, WA
 Borg-Bryson Residence, Soap Lake, WA
 Louie Cabin Retreat, Walker Lake, WA
 Wolfkill Residence, Wagner Lake, WA
 Livingston Residence, Hawaii, HI
 Monson Cabin, Big Bend, WA
 Hall Vacation Cabin, Vashon Island, WA

Urban Centers

Arlington Square, Arlington, WA (Phase 1 and 2) 10 acre town square project includes (2) 3 story, 80 unit, condominium apartment buildings with 56,000 SF street level retail shops and restaurant, below building parking, stand alone 10,000 SF bank building, 2 retail with office above buildings, and 2 office buildings over mini-storage facilities.

Planned Residential Developments

The Willows Planned Development, Sultan, WA

30 Three story, Zero lot line residences.

Grant Place Condominiums, Renton, WA

13 Three story, Triplex Buildings with 39 units.

Robinett Planned Development, South Everett, WA

12 two story, Zero lot line residences.

Gamut 360 Mcwherter Lane Development, Everett, WA

50 two and three story residences.

Spirit Ridge Planned Development, Bothell, WA

48 two and three story residences on steeply sloped site.

Robinson Lane Planned Development, South Everett, WA

30 two and three story residences.

Holly Drive Planned Development, South Everett, WA

52 two and three story residences.

Appletree 9 Planned Development, South Everett, WA

36 two and three story residences.

Mountain View Heights Planned Development, Ferndale, WA

45 three story residences.

David Alan Development Planned Development, Kitsap Co, WA

20 Niveau scindé "Neuveau" with ADU

David Alan Development Planned Development, Scottsdale, AZ

6 three story fourplex buildings.

Multi Family

Hewitt Adult condominiums, Lake Stevens, WA (Phase 1)

3 story, 55 unit, multi building 55 and older condominium apartment buildings with on grade parking and street frontage retail on a 10 acre site.

Alta House condominiums, Everett, WA

Eight Level, 196 unit, condominium apartment building with meeting facilities and street frontage retail.

Stevens Condominiums, Snohomish, WA

Three story, Fourplex Building on tight infill lot.

The Carolyn Condominiums, Kirkland, WA

Three story, Fourplex condominium buildings (8 units).

Grant Place Condominiums, Renton, WA

(13) Three story, Triplex Buildings with 39 units.

Mixed Use

302 Logan Ave N. Renton. WA

6 Level, 105 dwelling units with at grade retail and below building parking.

3830 Colby, Everett, WA

7 Level, 64 condominium units with at grade retail and above grade parking.

The Park Metro, Bellevue, WA

9 Level, 78 condominium units with at grade retail and below building parking.

The Caspian, Seattle, WA

8 Level, 85 unit, condominium apartment building with below building parking and street frontage retail.

The Kauvion Condominiums, Seattle, WA

5 Level, 6 unit, Luxury condominium apartment building with below building parking and street frontage office space.

Tridor Bothell, WA

8 Level, 55 unit, condominium apartment building with below building parking and street frontage retail.

The Overlook, Lake City, WA

6 Level 132 unit Seniors condominium over street level retail and below building parking.

Bethany Senior Housing, Everett, WA

8 Level story, 120 unit, apartment building with below building parking, meeting facilities street frontage retail.

Bayside Condominiums, Everett, WA

7 Level, 40 unit, condominium building with meeting facilities, retail space and secured parking.

Chena River Ranch Condominiums, Fairbanks, AK

Three story, 45,000 sf., 8 unit, luxury condominium building with meeting facilities, secure parking and 2 guest sublet units.

La Piazza, Juanita, WA

5 story, 24 unit, condominium apartment building with below building parking and street frontage retail.

Seawest Condominiums, West Seattle, WA

4 story, 12 unit, condominium apartment building with secured parking and street frontage retail.

Alta House Condominiums, Everett, WA

Eight story, 196 unit, condominium apartment building with meeting facilities, below building parking, and street frontage retail.

The Kahlon, Sand point, WA

3 story, 15 unit, (2) condominium apartment buildings with below building parking and street frontage retail.

Hotels

Elliot Bay Hotel, Seattle, WA

Eight story, 165 suite, shoreline hotel with banquet/meeting facilities and street frontage restaurant (now Hilton Homewood Suites).

White Peaks Hotel, Lynnwood, WA

3 story, 105 suite extended stay hotel w/ pool, meeting facilities and partial below building parking.

The Passage Inn Hotel, Monroe, WA

Four story, 33 suite, boutique hotel with banquet/meeting facilities and street frontage restaurant, retail and brew pub.

Executive Court Suites, Seattle, WA

84 suites, twin five story tower hotel with central plaza and parking garage.

Town Center Building , Lynnwood, WA

13 story hotel/office/retail tower with penthouse restaurant and 5 levels of below building parking.

Sutton Suites Hotel, Seattle, WA

3 story 70 suite, hotel renovation with exercise/meeting facilities and restaurant.

Pateros Hotel, Pateros, WA

Two story, two phase 45 suite, shoreline hotel with banquet/meeting facilities.

Poulsbo Hotel, Poulsbo, WA

3 story Mixed use facility, 150 suite hotel w/ meeting facilities and below building parking, new city administrative offices, and street level retail.

Fireside Inn, Mukilteo, Washington

4 story, 80 suite, Suburban hotel with banquet/meeting facilities and street frontage retail shops/ below building parking.

Resorts

Leeward Passage Resort, Nevis, West Indies - The Caribbean

53 acre 300 unit hotel, resort development including 8 tennis courts, marina and yacht club with desalination and electricity generation plants.

Rocky Pointe Resort Condominium Project, Friday Harbor, WA

24 unit resort facility including swimming pool, recreational building, and central service facilities.

Soap Lake Natural Spa And Resort, Soap Lake, WA

Master planning additions to existing cabins, inn, and restaurants, interior improvements, and new 40 unit hotel

Office Buildings

City Center Tower, Lynnwood, WA
13 story, 400,000 SF Office Building with
roof top restaurant and 5 levels below
building parking.

SPC Medical Center, Redmond, WA
Two story downtown office building
for resident ophthalmologist

DRA Building, Tukwila, WA
10,000 SF. Medical Professional Office

Monroe Professional Center, Monroe, WA
(Phase I and II)
50,000 SF. Medical Professional Office
complex.

Hill and Lewis Town Square, Monroe, WA
18,000 SF. retail / Office complex.

Monroe Town Center Building,
Monroe, WA
20,000 sf. Retail / Office complex

Mukilteo Business Park, Mukilteo, WA
22 acre master plan, short-plat and facility
development

Southway Office Building,
South Everett, WA
115,000 gsf Single tenant office building
for private developer.

Lombard Place Office Building, Everett, WA
160,000 gsf office building and parking
garage for private developer.

Retail

Highpoint Plaza, Lynnwood, WA
15,000 SF. Retail/restaurant complex

Smokey Point Commercial Center,
Smokey Point, WA
15,000 sf Retail building complex.

Ride Motor Sports, Woodinville, WA
30,000 sf Recreational sport vehicle
showroom and distribution facility.

Monroe Motor Sports, Monroe, WA
10,000 sf Recreational sport vehicle
showroom and distribution facility.

Precision Collision Detail Shop
and Auto Repair, Monroe WA
Two 15,000 sf. buildings, includes
speculative retail space.

Sno-Country Ford Auto Dealership,
Monroe, WA
25,000 SF. Flagship Showroom / Office/
Body and Service facilities complex.

Prestek Center, Mukilteo, WA
68,000 sf Speculative retail / Office
complex.

Restaurants

36 Stone, Seattle, WA
Tenant improvements, Construction
Document and Permit acquisition.

The Weinerschnitzel Restaurant,
Mt. Vernon, WA
Site Analysis and Masterplanning.
Conversion of Corporate design to meet
local jurisdictional and construction
requirements.

The Weinerschnitzel Restaurant,
Arlington, WA
Site Analysis and Masterplanning.
Conversion of Corporate design to meet
local jurisdictional and construction
requirements.

Benjarong Thai Restaurant, Monroe, WA
Project design, Construction Document and
Permit acquisition.

The Clay Pot Restaurant, Monroe, WA
Tenant improvements, Construction
Document and Permit acquisition.

Seattle Hilton Homewood Suites
Kitchen Facilities, Seattle, WA
Food preparation facilities for the hotels
dining facilities.

The Sailfish Restaurant and Brew Pub,
Monroe, WA
Project design, Construction Document and
Permit acquisition.

The Firehouse Grill Restaurant,
Monroe, WA
Construction Document and Permit
acquisition

J.R Finickey's Restaurant, Monroe, WA
Construction code compliance and Permit
acquisition.

Burger King Restaurant, Monroe, WA
Corporate handicap accessibility and lighting
standards review and implementation
verification.

Medical

SPC Medical Center, Redmond, WA
Two story downtown office building
for resident ophthalmologist

DRA Building, Tukwila, WA
10,000 SF. Medical Professional Office
For resident orthodontist

DRA Building, Haller Lake, WA
3,000 SF. Medical Professional Office
For resident orthodontist

DRA Building, Issaquah, WA
2,700 SF. Medical Professional Office
For resident orthodontist

Monroe Professional Center, Monroe, WA (Phase I and II)
50,000 SF. Medical Professional Office complex.

Arlington Family Chiropractic Center, Arlington, WA
5,000 sf Chiropractic Clinic

Eye Doctors Clinic, Marysville, WA
5,000 sf. Clinic / Office complex

Water Intrusion Analysis

Westchester Place, Everett, WA
9 Unit Condominium, analysis, report and scoping recommendations,
renovation detailing, plan implementation supervision.

Facility Assessment, Programming, Planning, and Design

City of Soap Lake Main Avenue Redevelopment, Soap Lake, WA

City of Duvall City Hall Renovation, Duvall, WA

City of Sultan Visitor Information Center, Sultan, WA

Everett Community College East Campus Masterplan, Everett, WA

Monroe Historical Society, Monroe, WA

Public Restroom Facilities

City of Monroe Public Restroom Facilities, Monroe, WA

Stadiums, Sports Fields

Monroe Rotary Miracle League Stadium and Field Monroe, WA

Industrial

Swinomish Fish Company Phase 2 building, Swinomish, WA
15,000 SF fish processing facility

Research International corporate headquarters and
development facilities, Monroe, WA
15,000 sf. Rehab of existing plant facility and conversion to new use.

Work Force Development Agency, Mukilteo, WA
20,000 SF Aerospace fabrication and educational facilities.

Pacific Source, Maltby WA
25,000 SF. Office/warehouse facility for overseas shipping company.

SuperFloors North, Mukilteo, WA
25,000 SF. Showroom, Office Center, Distribution Center and
warehouse facilities.

Historic Restoration

The Bush House Hotel, Index, WA
Historic restoration and addition of historic 1891 Hotel

Red Barn Farm, Redmond, WA
Historic Restoration and Adaptive Reuse Wedding Venue

Ecclesiastical

Monroe Baptist Church, Monroe, WA
Renovation

St. Mary's Catholic Church, Monroe, WA
Renovation

First Baptist Church of Monroe, Monroe, WA
Renovation and addition

Arlington Assembly of God, Arlington, WA
Renovation

Redemption Church, Duvall, WA
Renovation

Public Parks and Features

Monroe Sky River Park Special Events Shelter, Monroe, WA

City of Sultan Tourist Information Center and Mile Long Park
Facilities, Sultan, WA

East Beach Special Events Shelter, Soap Lake, WA

City of Duvall Peer Review

City of Sultan Design Review

City of Soap Lake Planning Advisory Committee

Public Hospital District #4 Foundation

Monroe Rotary Club

Monroe Miracle League

Friends of the Lower Grand Coulee

affiliations



American Institute of Architects (AIA)



National Council of Architectural Registration Boards (NCARB)



Washington Association of Building Officials (WABO)



International Code Council (ICC)