



Eric Gedney Architect, is known for his stunning and accessible remodels of craftsman and other classic style Seattle homes.

Phases of a typical project:

Pre Design

An initial client interview starts the design process. Research and documentation of local building and land use codes for the existing property follows. A secondary in-depth client interview is performed, exploring the client's requirements and vision for the project. This phase includes the creation of a 2-D and 3-D model of the existing property. Set up for permitting is performed.

Schematic Design

The schematic design phase is a broad-based discussion with bubble diagrams to get a feel for space planning and can result in several plan options. An additional meeting refines the plan and incorporates more design options. A schematic plan set and 3-D interactive computer model are provided. The resulting schematic plans can be used to acquire preliminary ballpark cost estimates for the approved design.

Permit Drawings

EGA will layout a preliminary permit drawing set and coordinate with engineering for structural design and calculations. The drawings are refined at a construction level and a specification list of building components is initiated. EGA will fill out application documents as required and submit paperwork to the building department to secure a permit.

Design Development

The design development phase provides refined aesthetic detail. Interior design elements are added to the drawing set and interactive photorealistic computer model is used to show the client an accurate depiction of the developing design. EGA will meet with the contractor to coordinate cost evaluation and budgeting.

Interior Design

A licensed interior designer will lead you through the refining process in tandem with the design development phase. You will explore options for major areas such as the master bath and kitchen. The interior designer will help select fit and finish inclusive of: flooring, paint, trim, hardware, plumbing, lighting, tile, counter tops and cabinetry. A detailed specification list will be provided.

Construction Observation

EGA protects the interest of the client on the construction site and ensures the integrity of the design. Frequent site visits are scheduled to support the general contractor particularly when changes from the plan have been made. EGA is available to help resolve any questions and will coordinate with the building inspector or engineer if necessary.
