

-HANNAM-  
DESIGN

*interior solutions for your home needs*

**SESSION ONE**

**layout drawings**

*PROJECT: W. A. T. Co., Real Estate Office Suite*

Prepared for business owner's space planning progression

**by Megan Hannam**  
**319-239-9084**

Owners: W. A. T. Co.  
Address: 200 State Street, Suite 102

**Client Information:**

West Money Real Estate  
1021 West 16th Street, suite 102  
Cedar Falls, IA

**Session Focus**

space planning

**Deliverables**

*see project scope for identified objectives*

- draft space footprint and complete a space to goal analysis necessary for space planning
- catalog existing furniture and prepare to use them in layout planning
- draft all relevant and potential layouts to show space usage and recommended furniture types
- draft all relevant and potential elevations to show functional or aesthetical needs if relevant for planning purposes
- assemble a digital vision board(s) to show finishes, fixtures, and furniture relevant to the space planning layouts
- all correspondence necessary to complete session two

**Total Hours: --**

**To Proceed**

*Submit 50% deposit and a signed copy of this sheet. Balance due at presentation appointment. Checks are requested. A PayPal transfer can be completed if requested, fees will be applied.*

**I approve the work as outlined above and wish to proceed.**

Signature: Ernest Dugic Date: 3/20/2020

**EB** I agree to photo release of jobsite photos taken and I understand MHDC may use these for marketing or future project needs.

**EB** I understand all drawings completed and provided are under the ownership of Hannam Design and all rights remain with Hannam Design LLC.

# TABLE OF CONTENTS

**accepted project scope and proposal**

**drawing release**

**space to goal analysis**

*1 sheet*

**conceptual vision boards**

*10 sheets*

**layouts for space planning**

*8 sheets*

**additional session support**

*future project deliverables*



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## Drawing Release Form

Drawings to date [redacted] and related documents are being released to:

Owners: [redacted] [redacted], [redacted] Real Estate

**Preliminary drawings to date are strictly conceptual and not intended for architectural, building, installing, or ordering purposes unless otherwise premised by Hannam Design.**

Per Hannam Design policy, acceptance of this release and payment is required for release of these documents and is due at the time of release. [redacted] hours were figured to complete the layouts to date. These hours include all work and correspondence as agreed upon. Any additional hours requested by the client for further job development outside of the proposed session work OR signed purchase agreement will be billed out at the noted hourly rate and due upon months end. These drawings are conceptual, strictly for estimating purposes and not to be used for any further building needs unless otherwise premised.

I appreciate your business and remain available to assist with any future needs.

Future hours will be logged and billed out [redacted]

The undersign acknowledges use and understanding of the preliminary drawings and documents to date

Client Compliance Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Why**

More than arrangements  
provide experience + support  
showcase work + service  
support users + tasks  
build business + expand reach

**How**

modern + innovative use of space  
design principles + elements

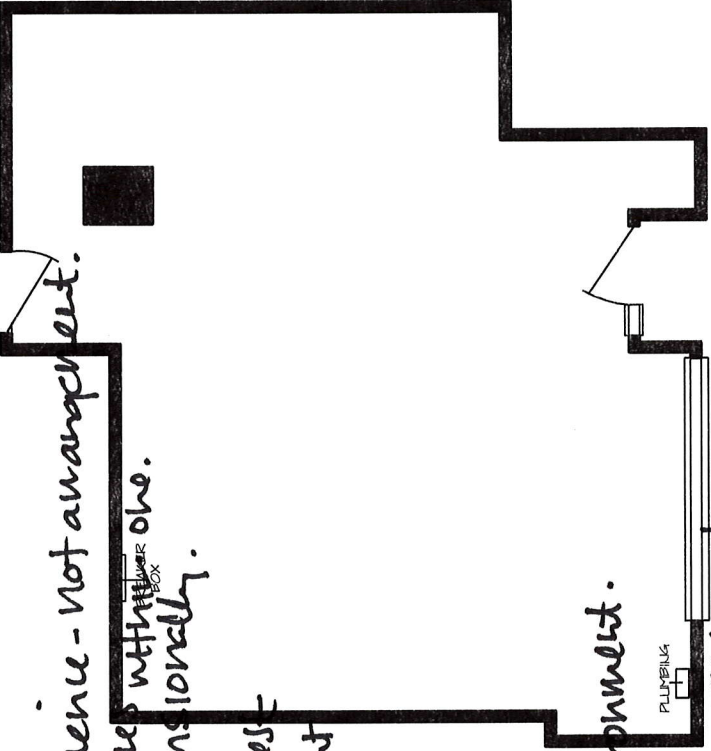
- scale
- texture
- weight
- color

sensitivity to environment  
daylight  
acoustical comfort  
spacial division  
LESS is MORE!  
balance!

**PRELIMINARY**

**SPACES ZONES**

main desk - edita  
coffee table bar  
storage space / back room  
permanent workstation



cultivate + curate experience - Not arrangement.

create multiple atmospheres with different boxes.

use space + furniture dimensionally.

acoustical comfort

visual definition + interest

capitalize location + light

air quality

**SPACE TO BE**

**ALIGNED PURPOSE**

agents of the built environment.

enhanced brand to grow

build trust + integrity with community.

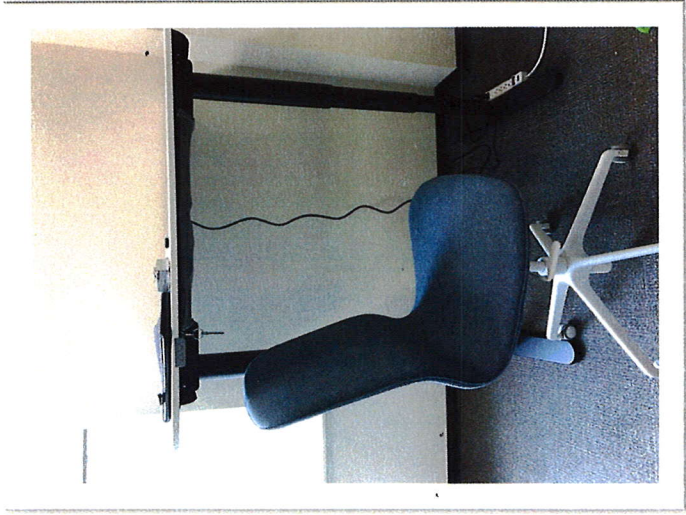
utilize modern technologies (aka space)

• **POI**

**EXISTING**

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drawing by: HANNAM DESIGN



## INVENTORY

3- SIT/STAND DESKS

1- COUCH

MISC ACCENT TABLE

2- FILE CABINETS

MISC- OFFICE SUPPLIES



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**PROPOSED:** visuals

**GOALS:** to provide visual concepts for space planning layout support

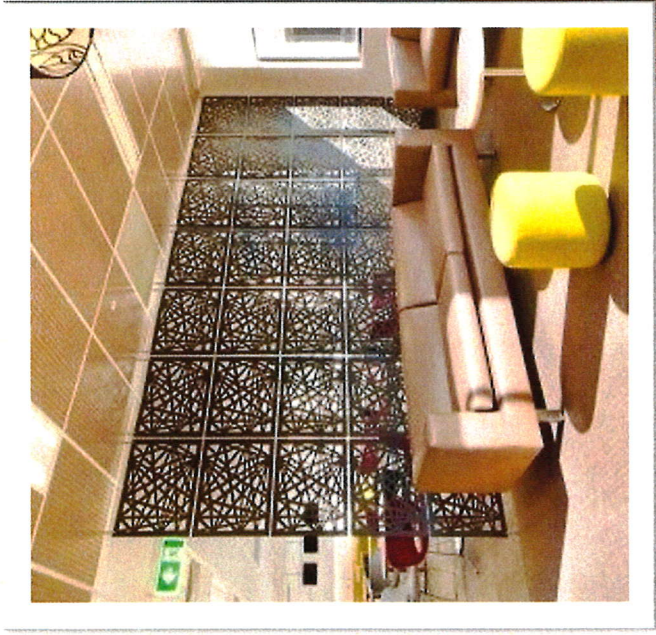
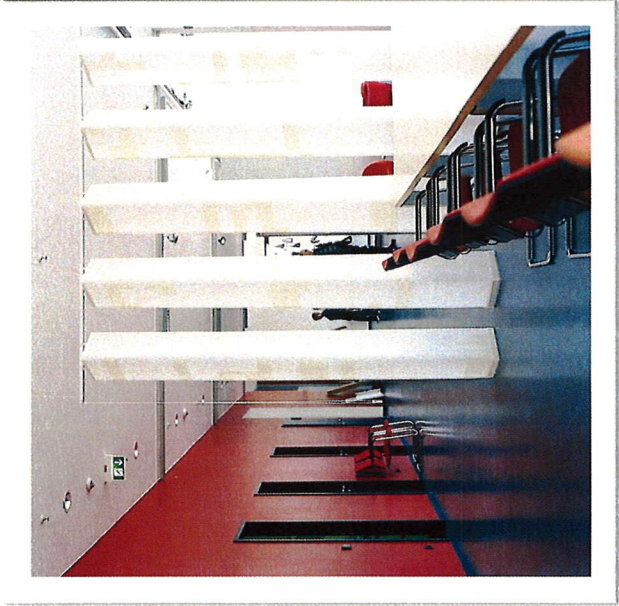
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**PROVIDED FOR:** Vine Valley Real Estate

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## PANEL SYSTEMS

SPACE & TASK DIVIDE

ACOUSTICAL

PRIVACY

DECORATIVE

SUSPENDED, MOUNTED, FREE-STANDING

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# PANEL SYSTEMS

SPACE & TASK DIVIDE

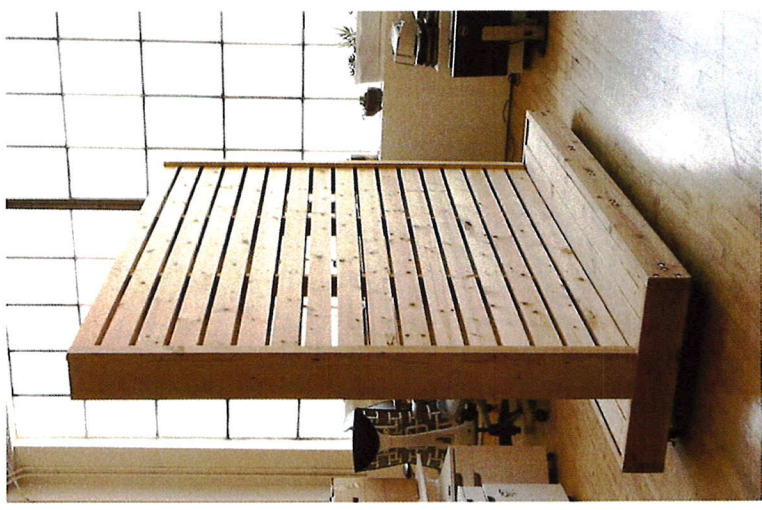
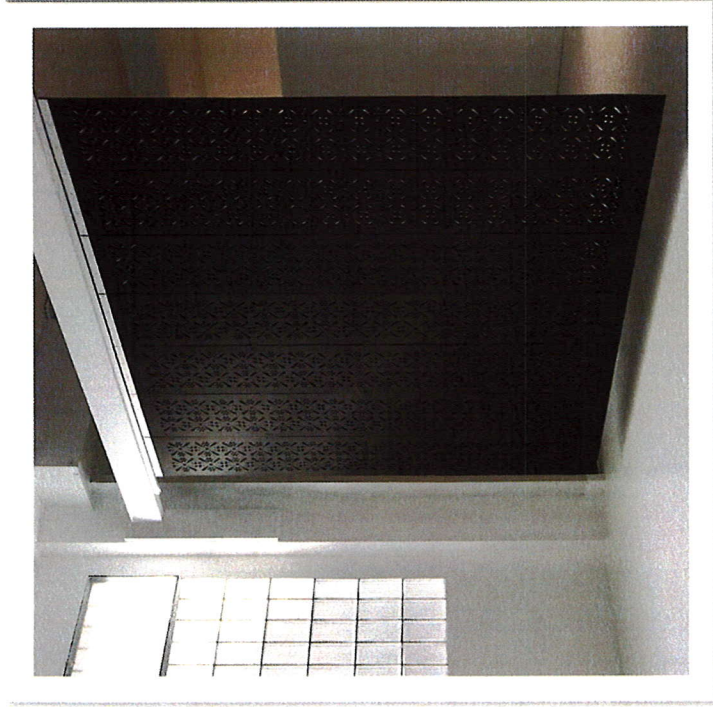
ACOUSTICAL

PRIVACY

DECORATIVE

SUSPENDED, MOUNTED, FREE-STANDING

MOVEABLE OR STATIONARY



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# BIOPHILLA

SPACE & TASK DIVIDE

WELL-BEING

PRIVACY

DECORATIVE



*"Biophilic design is a concept used within the building industry to increase occupant connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions. Used at both the building and city-scale, it is argued that this idea has health, environmental, and economic benefits for building occupants and urban environments, with few drawbacks."*

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# PANEL FURNITURE & SYSTEMS IN USE



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# INTERIOR SYSTEMS

FOR FUTURE NEEDS



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**PROPOSED:** visuals

**DESIGN**

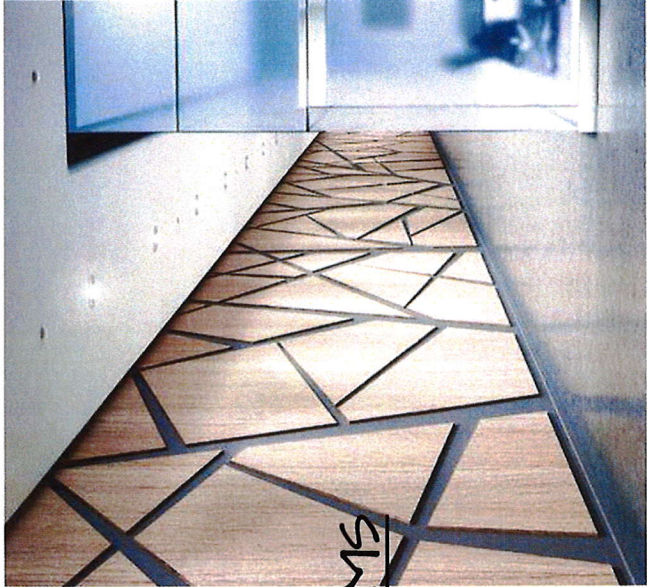
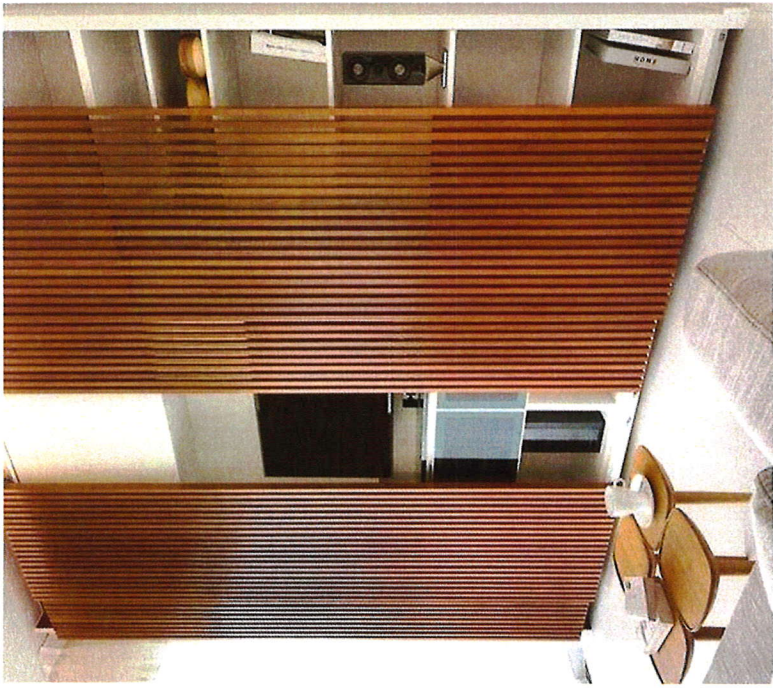
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## FEATURE WALLS & SYSTEMS

DECORATIVE; VISUAL & TEXTURE

BUILD BRAND

FUNCTIONAL

ACOUSTICAL

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# FURNITURE & TEXTILES CAN DEFINE SPACES



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# BACK TO BACK FURNITURE ARRANGEMENTS IN USE



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FUNCTIONAL

FURNITURE

ART PLUS USE

BALANCED SURROUNDING

BRANDING

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PROPOSED: visuals

**DESIGN**

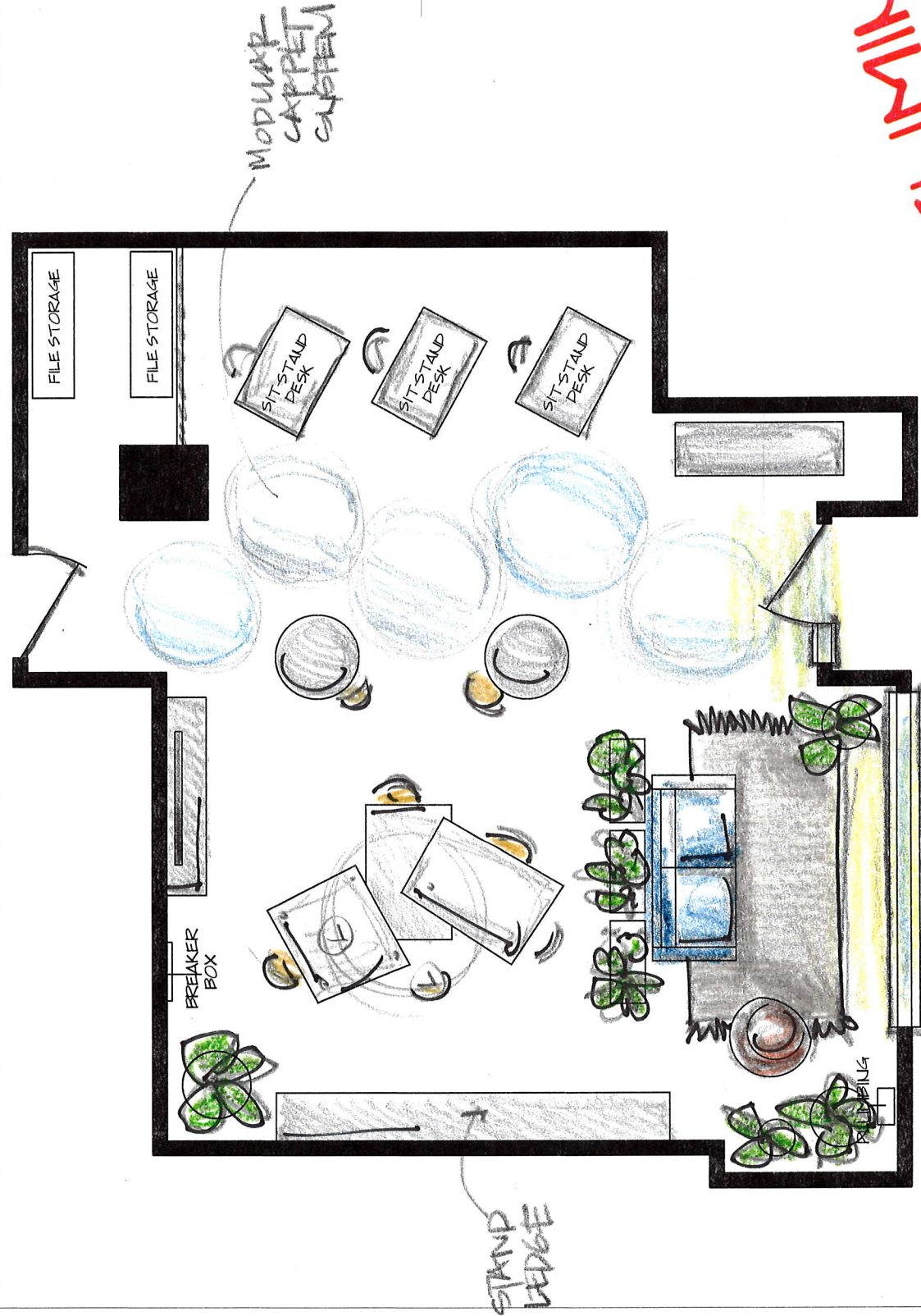
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MODULAR  
CARPET  
SYSTEM

STAND  
EDGE

**PRELIMINARY**

# LAYOUT A

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6/30/20

VINE VALLEY REAL ESTATE



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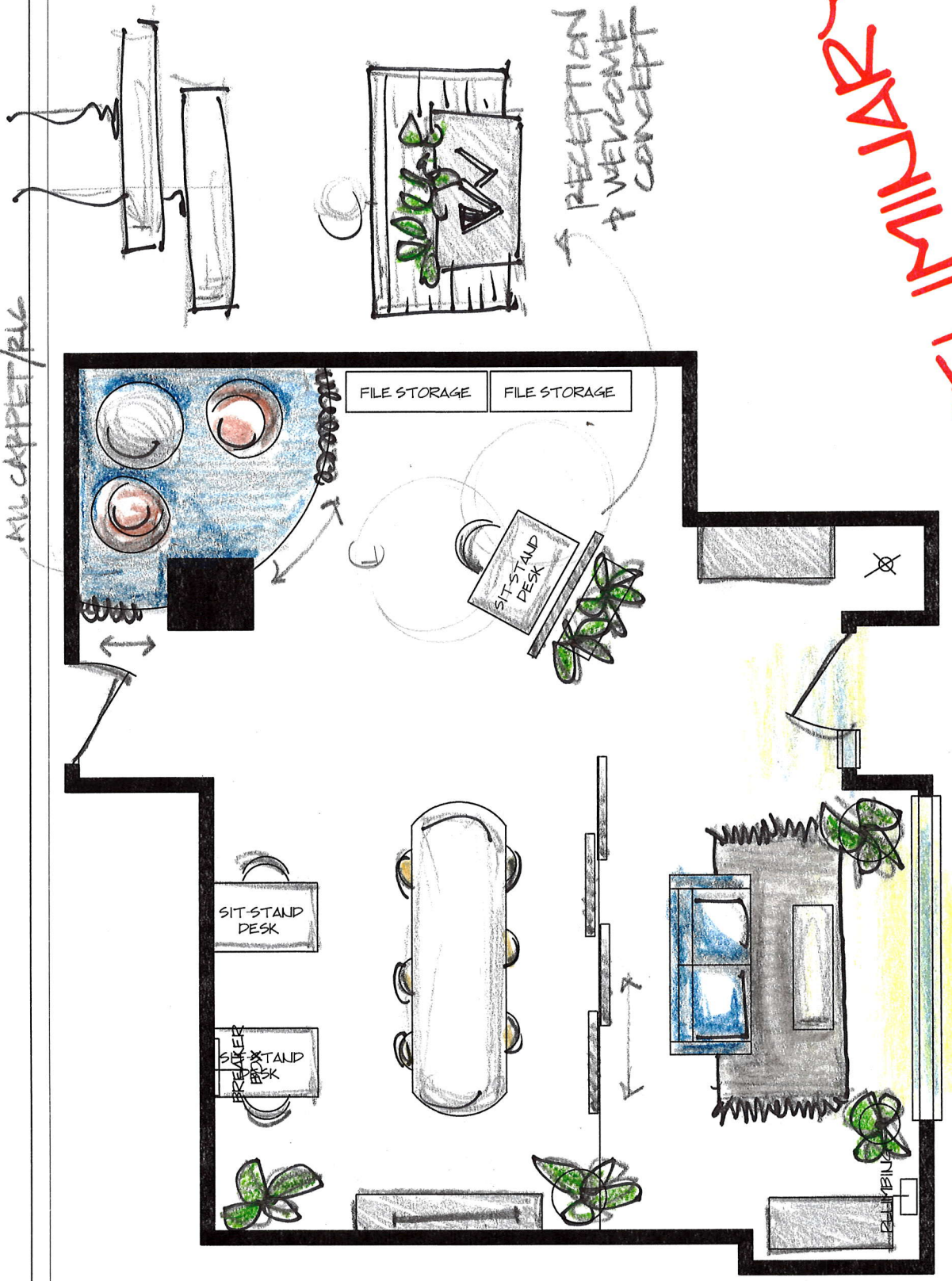
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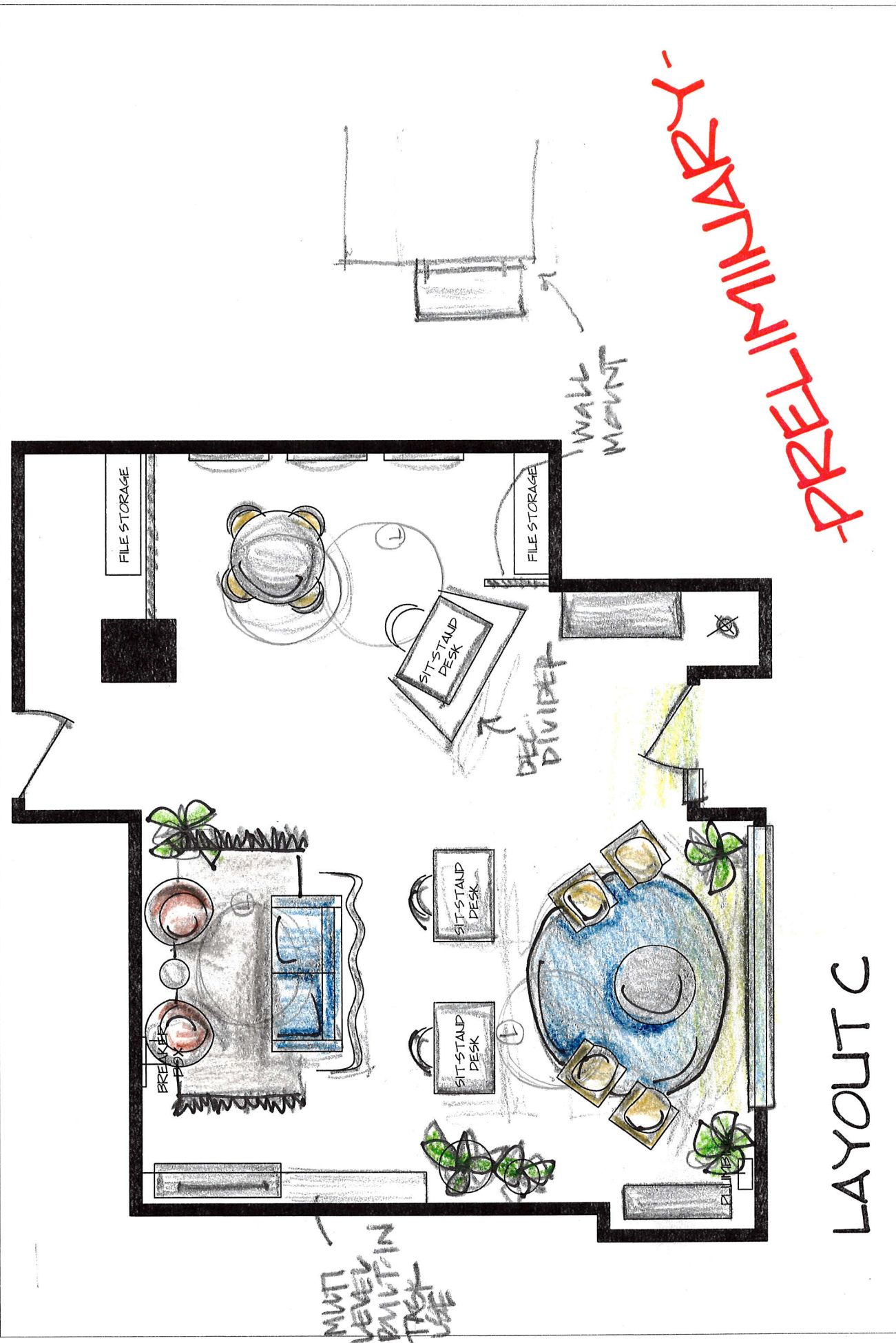
PRELIMINARY

ALL CARPET / RUG

RECEPTION + WELCOME CONCEPT

LAYOUT B





# LAYOUT C

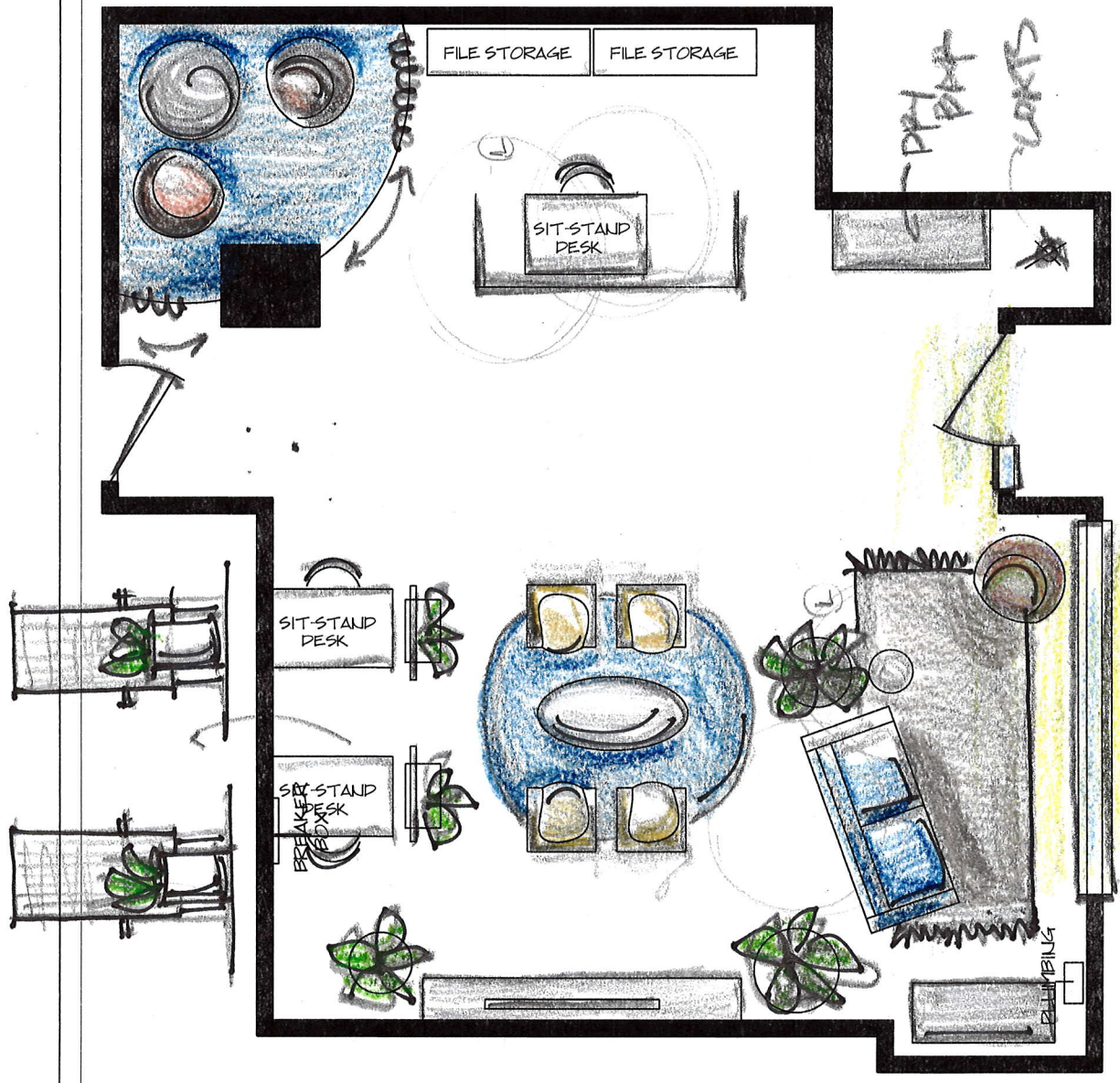
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VINE VALLEY REAL ESTATE

**PRELIMINARY**

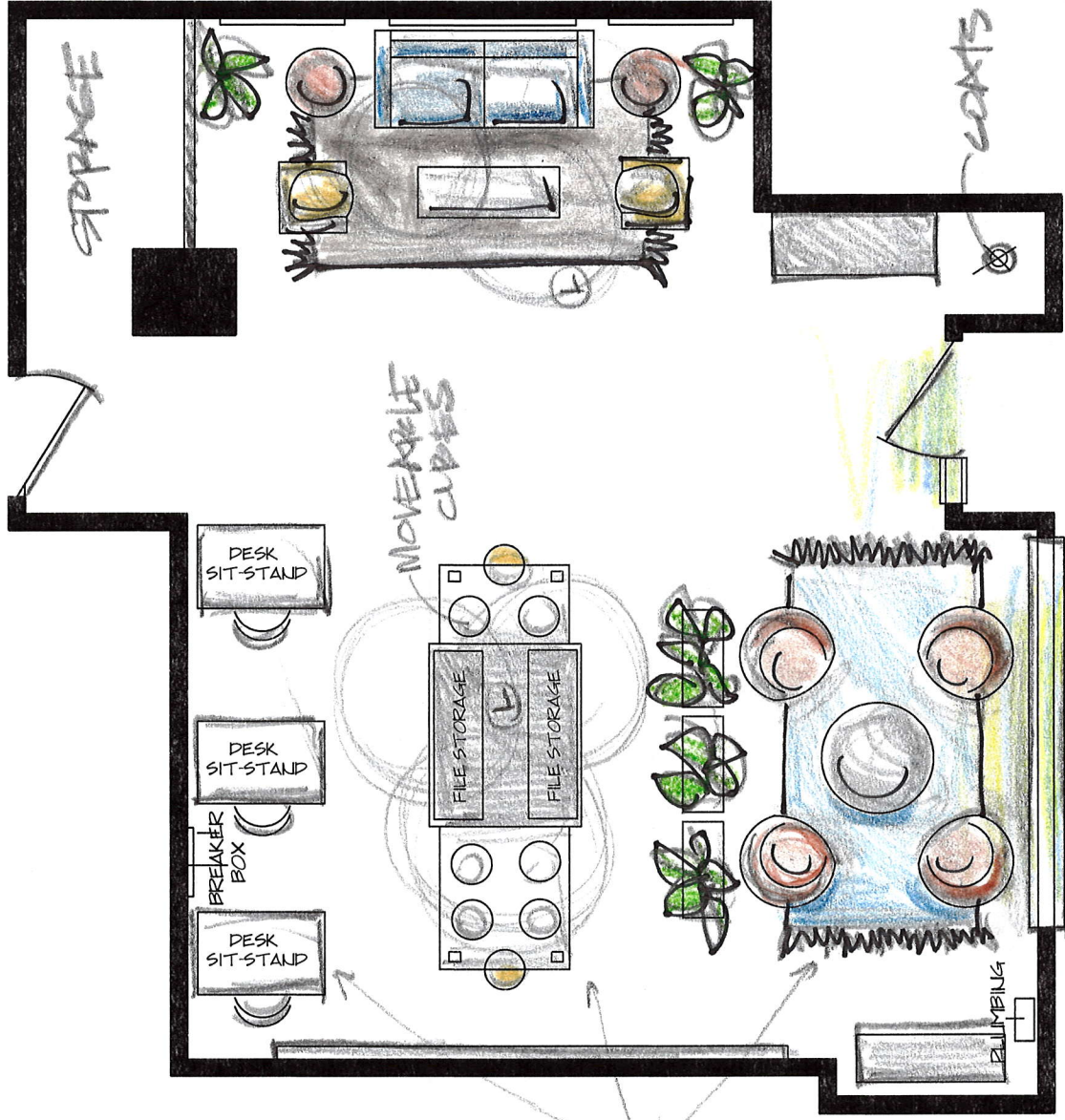


# LAYOUT D

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# LAYOUT



**PRELIMINARY**

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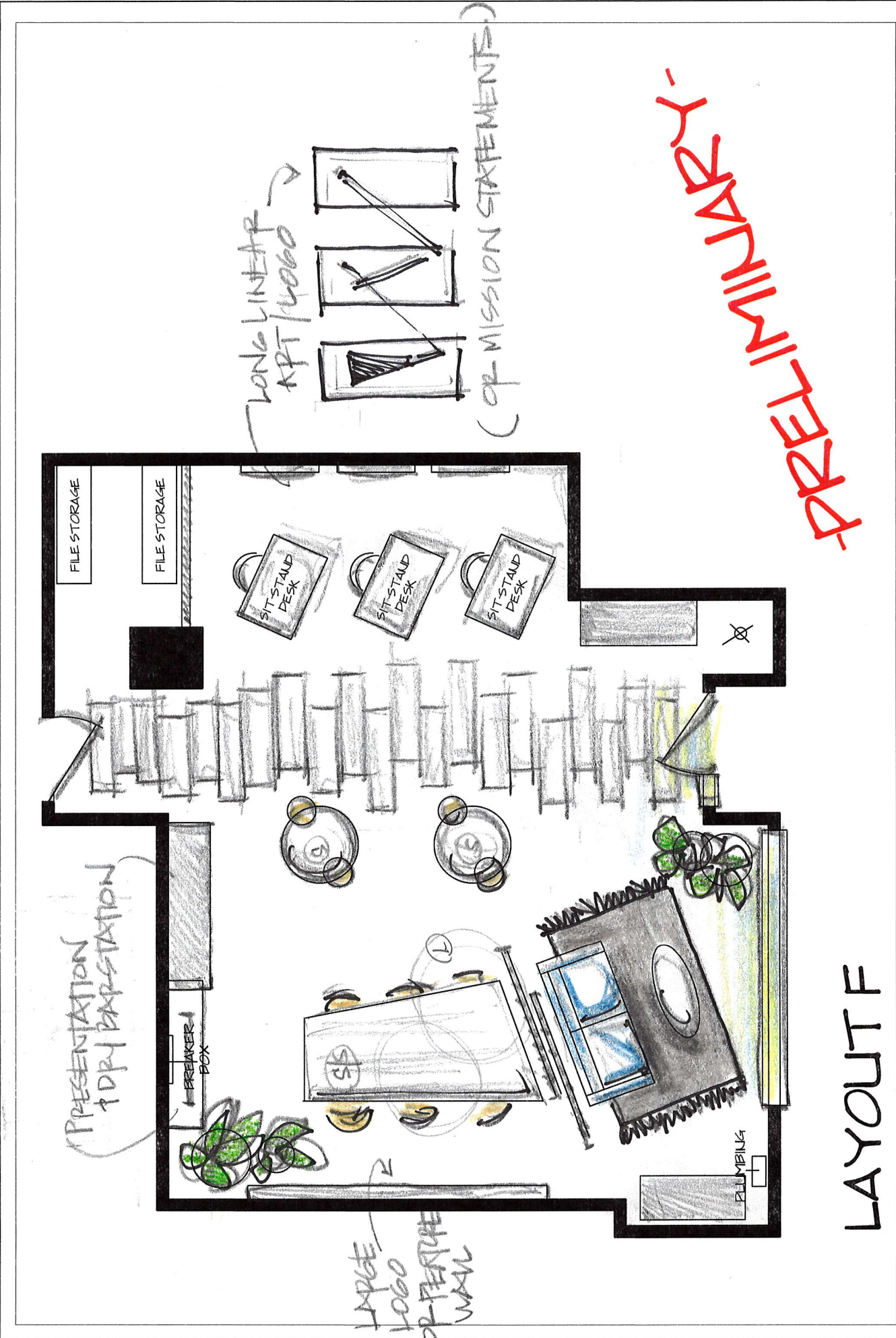
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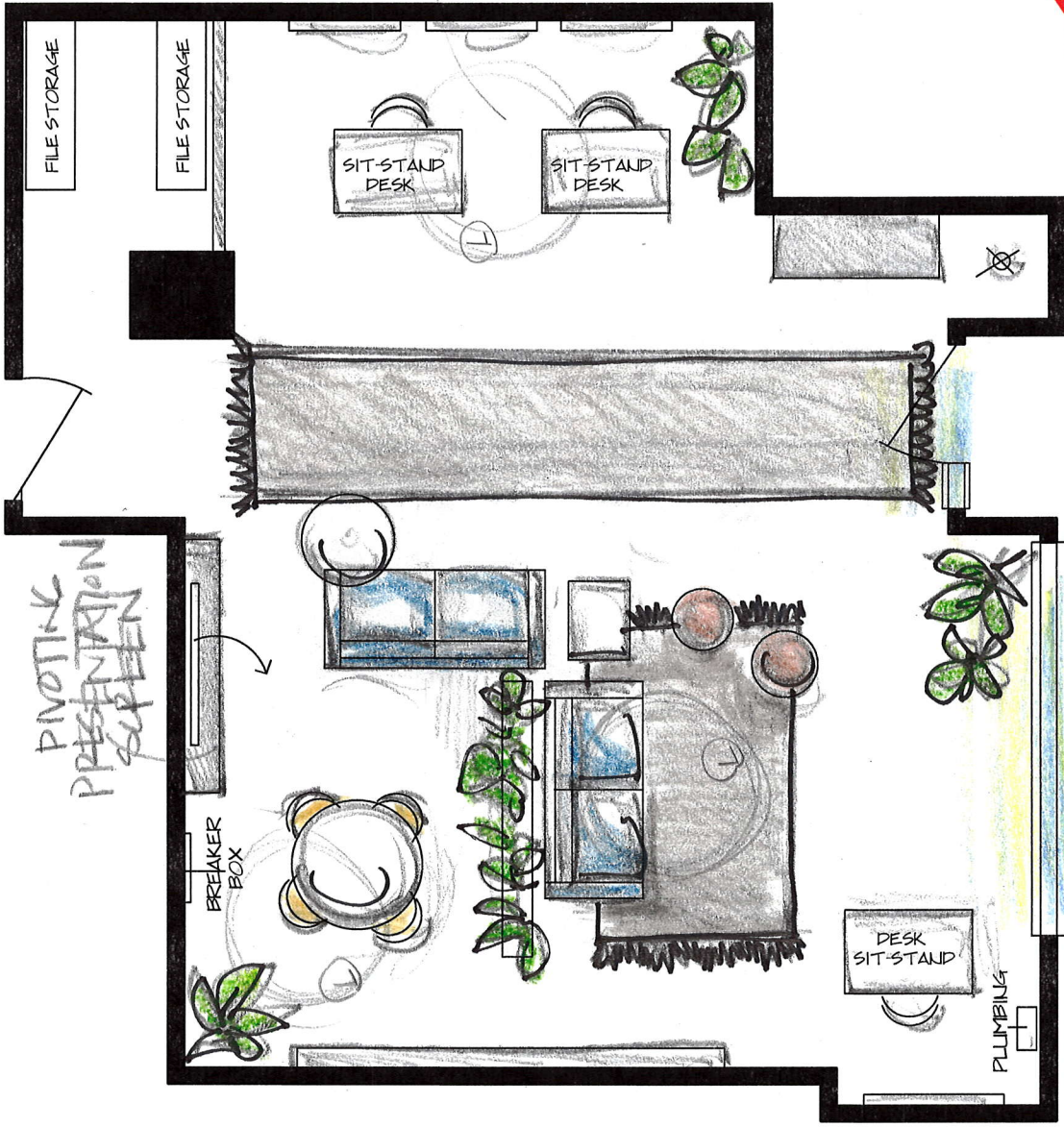
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**PRELIMINARY**

# LAYOUT F





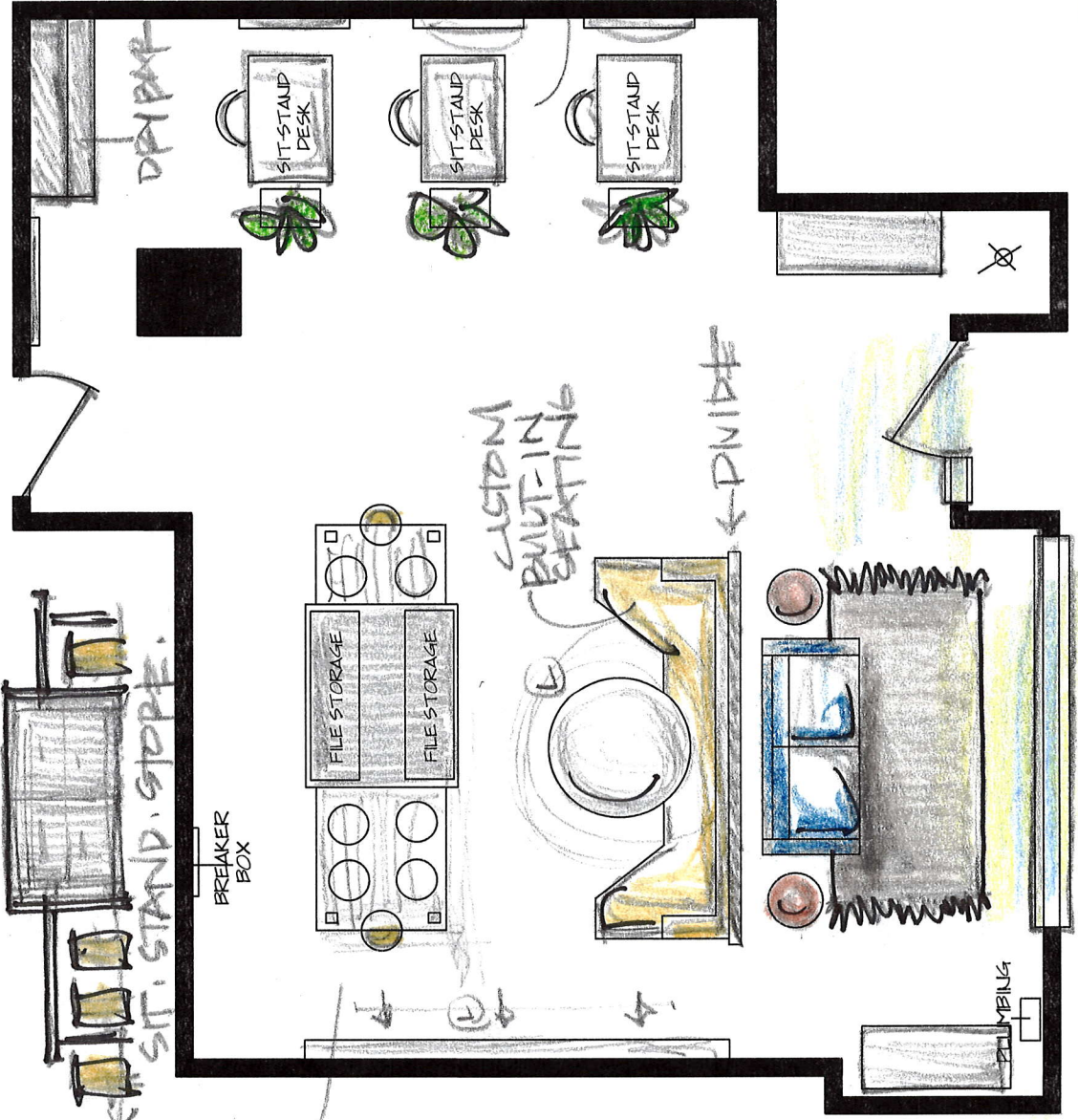
# LAYOUT G

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**PRELIMINARY**

# LAYOUT H



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## **Future Deliverables**

*the following are possible deliverables that may be necessary to implement your project in addition to the work proposed above. Hours will be included in a signed sales agreement of cabinetry and other submitted materials, see above.*

- input final layout and dimension for space and furniture support(5-6 hours)
- specify and/or source materials: furniture, fixtures, textiles, wall finishes (5-7 hours)
- provide specifications list (hours vary, to be provided)
- assemble hand samples as needed for the space (1-2 hours)
- furniture or features design (hours vary, to be provided)
- accompany client at showroom or purchasing place (per day+ travel costs)