

# -HANNAM- DESIGN

## VISUAL EXAMPLES OF HANNAM DESIGN'S PRE-DESIGN/DESIGN PROCESS

The following pages provide visual reference to the process and documents Hannam Design may include in your proposal. This is provided so you have an visual expectation of the documents and drawings that may be completed for your proposal of work.

If a more specific example is required or desire, please ask!

# Proposal:

Following the initial consultation, you will receive a proposal relevant to your projects needs and work discussed in your initial consultation. This proposal helps organize and establish next steps to support your project and family's wishes. It will include a project scope, customized deliverables, and future steps. Hannam Design takes the initial consultation and project analysis into consideration while completing this proposal and works hard to align it on a professional and personal level. However, if there are areas you feel you wish to adjust, you can do so prior to accepting. Accepting the proposal will begin the pre-design and soon design process that follows. This process is shown following the proposal example. All or parts may be used for your project, in a customized format.

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*interior solutions for your home needs*

## Project

Yenny Main Level Remodel

## Budget

70K

## Resources Assembled to Date

initial consultation, onsite photos, and dimensions

## Project Scope and Objective

Clients Jack and Jill, are in the beginning stages of a home remodel. They are planning to remodel the kitchen and adjacent spaces to update function and aesthetics to better fit the home and their family's needs. They have completed an initial consult in the home and discussed considerations for their project goals and desires. They are open to all levels of re-design so long as they provide responsible solutions for their investment and identified needs. No contractor or sub-contractors have been designated for the work but will be assigned and discussed as the project unfolds and duties are defined. The clients have requested Hannam Design to consult and provide conceptual layouts to uncover the potential that their home has, along with vision boards to see how existing materials could fit an updated look. This session will provide interior, architectural layouts and begin to identify an overall design concept through the deliverables provided in this proposal. The kitchen will be the primary focus for this work. Maximizing use and minimizing wasted space will be a critical component of this work. Also, ensuring each layout can support and provide an increased functional use for ALL family members. Megan will work to provide an offering of solutions that range in complexity to ensure the clients are educated and exposed to the maximum potential for their daily life and home. Consultation services only are being considered at this time and as the project unfolds and details are considered, more specific roles of sourcing and implementation will be discussed.

**Date:** 4/13/21

**Client Information:**

Jack and Jill Yenny  
4823 2<sup>nd</sup> Ave, Cedar Falls

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**Session Focus**

conceptual, architectural, layouts

**Deliverables**

*see project scope for identified objectives*

- draft space footprint and complete a space to goal analysis necessary for space planning and project development
- draft all relevant and potential layouts to show space usage and structural remodel necessary for kitchen remodel
- *low to high level re-design involvement will be considered to showcase all space potential for all drawings*
- complete conceptual sketches or assemble digital references to support the proposed layouts assemble and present
- complete digital vision boards to showcase relevant finishes and fixtures to fit the design
- assemble preliminary materials budget for the proposed layouts
- all correspondence necessary to complete session one o in person apt to review conceptual layouts

**Total: 18 hours**

*all hours are billed out at \$ 90/hour*

**Instructions to proceed**

*To approve this work and move forward, please submit a 50% Deposit of the total with a signed copy of this page. Please mail checks to the address provided below. Balance is due upon presentation.*

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_ I understand all drawings completed and provided are under the ownership of Hannam Design and all rights remain with Hannam Design LLC. A drawing release will be provided upon full payment for client use.

\_\_\_\_ I agree to photo release of jobsite photos taken by MHDC and I understand all photos and completed design work may use these for marketing or future and client project needs.

### **Future Deliverables**

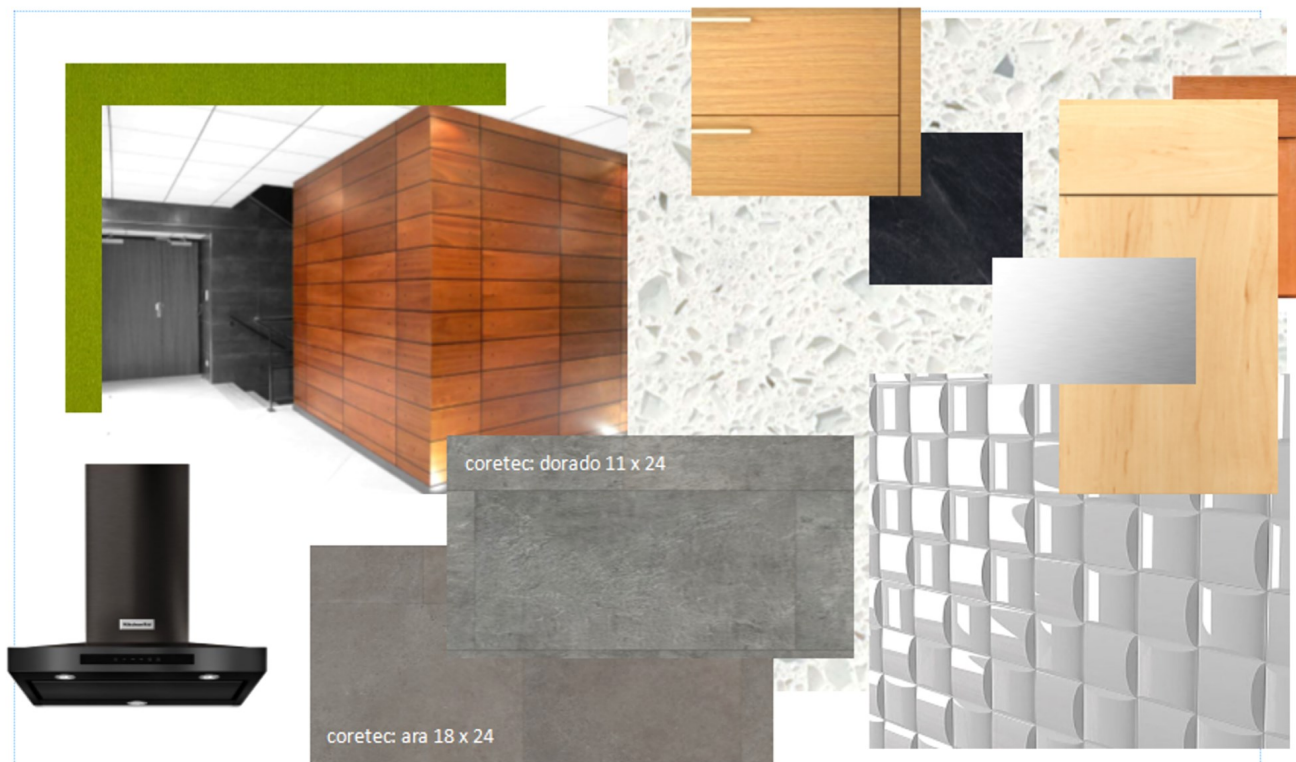
*the following are possible deliverables that may be necessary to implement your project in addition to the work proposed above. Hours noted are estimates only for planning purposes. Actual work may vary.*

- Input main layout and begin first round of technical drawings for cabinetry design (8-12hours)
- Complete a workbook session for final feasibility and estimating approval with identified workmen (7-9 hours)
- Assemble hand samples as needed for the space (tbd or included with signed sales agreement)
- Apt at showrooms for final finish and fixture selection (tbd or included with signed sales agreement)
- Fixture & other materials sourcing or specifications list (tbd or included with signed sales agreement)

EXAMPLE ONLY

# Vision boards:

Vision boards are used to give you a visual and aesthetical understanding of your space's potential. They will educate you on applicable materials, design, or building concepts for your project. All materials shown in this presentation or on the boards will have been selected specifically for your project and are considered in the overall concept and budget that will be rendered. Depending on the scope of your project, these boards may be tactile or digital. These boards will provide support for 2d drawings and may be used in the pre-design phase or design phase to help support and drive selection and future needs

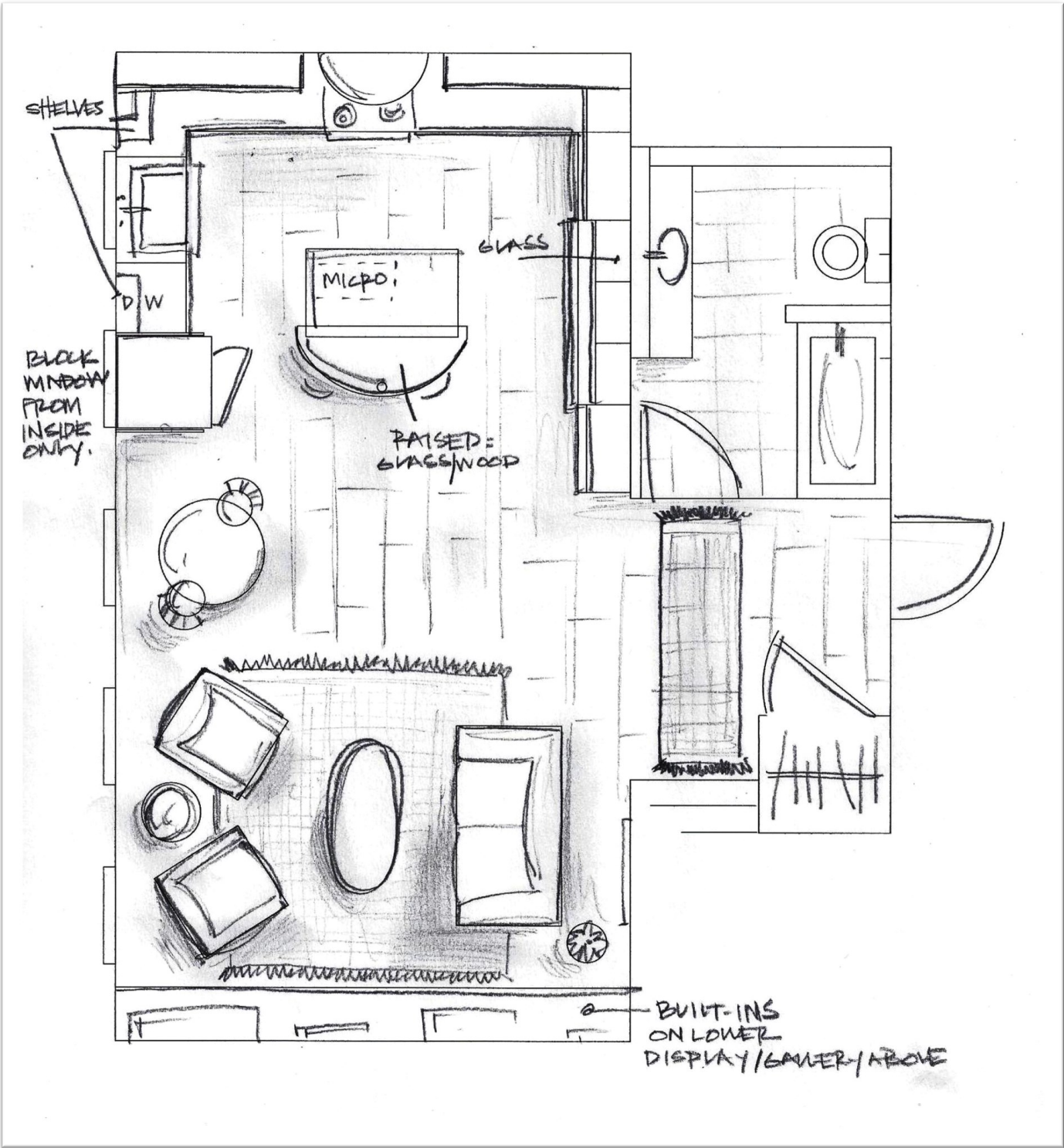




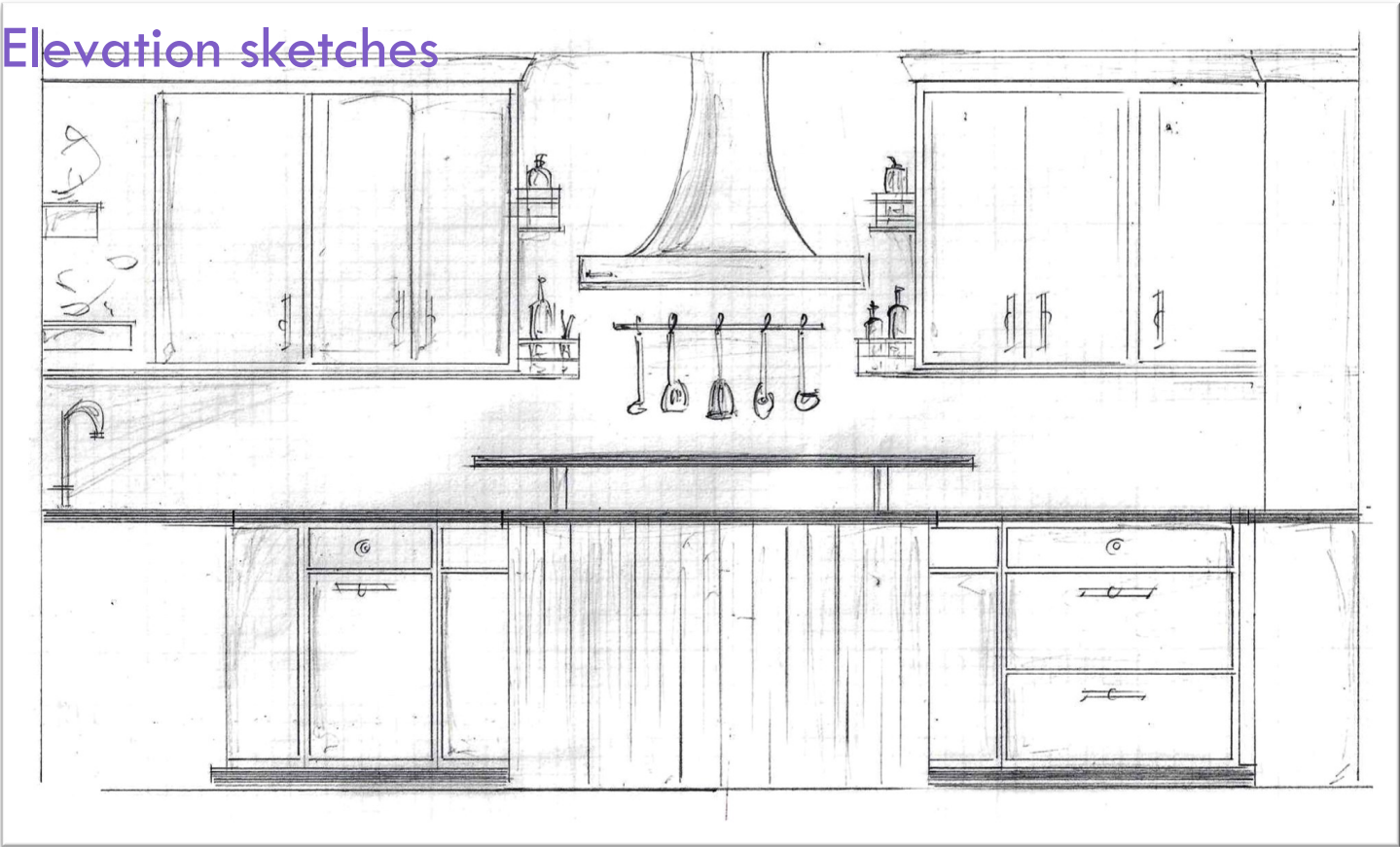
# Conceptual Sketches:

Drawings for planning purposes. These sketches are completed to provide a visual for potential, design, construction or other planning related needs. One or a mix of these formats may be used during the discovery phase in order to provide the necessary visual support. For instance, if you are remodeling your kitchen and adjusting walls, the focus of your first session will be layout drawings. Upon selecting a layout, you would move into a session that would involve seeing elevation (wall) drawings. Conceptual sketches are essentially a way to “play on paper” and they are a great way to educate, experience and establish the direction of the project. All visuals completed will be built upon the framework and goals identified in the initial consultation. This will ensure the drawings provided offer solutions! While only a few visuals of each type are shown, your project will always include more than one, to ensure education and options for your needs.

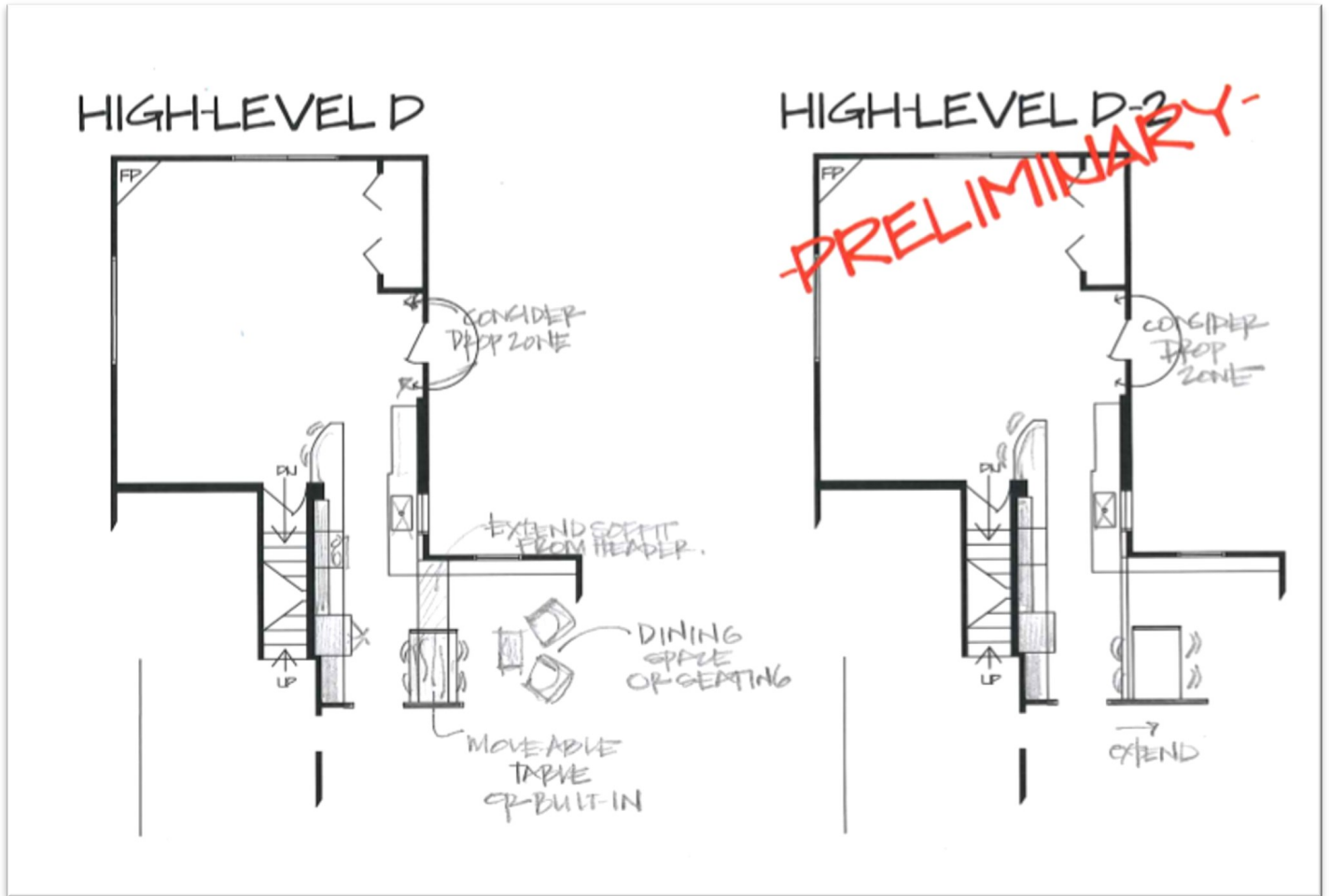
Layout drawing example



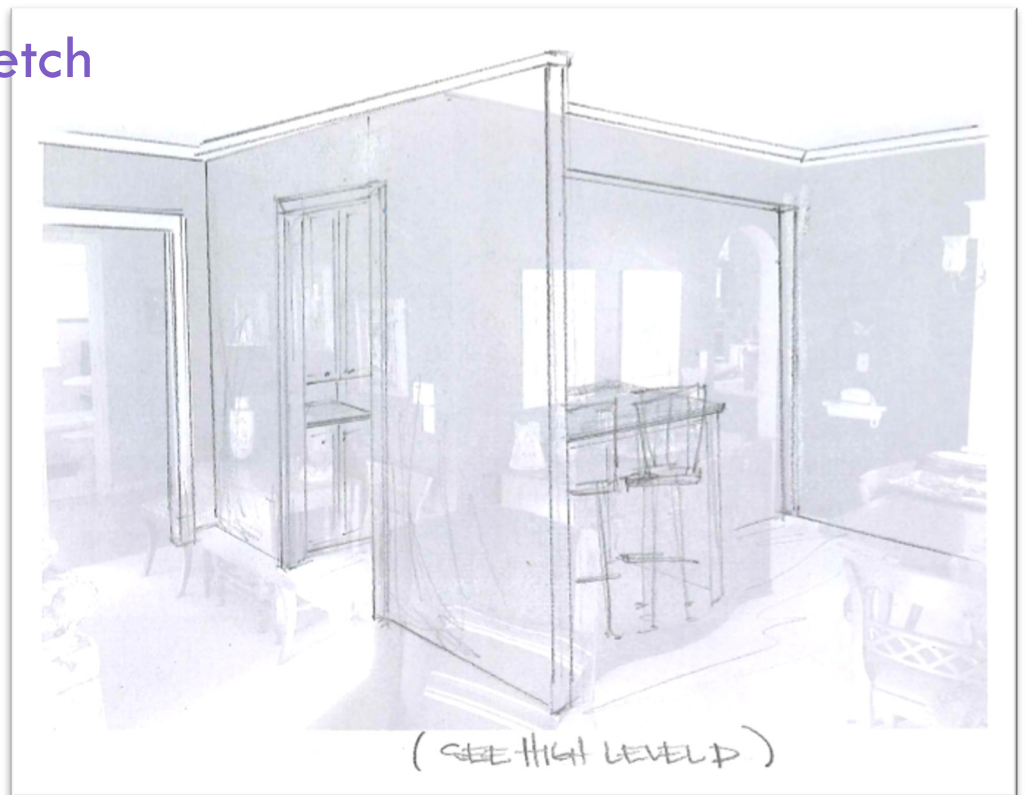
Elevation sketches



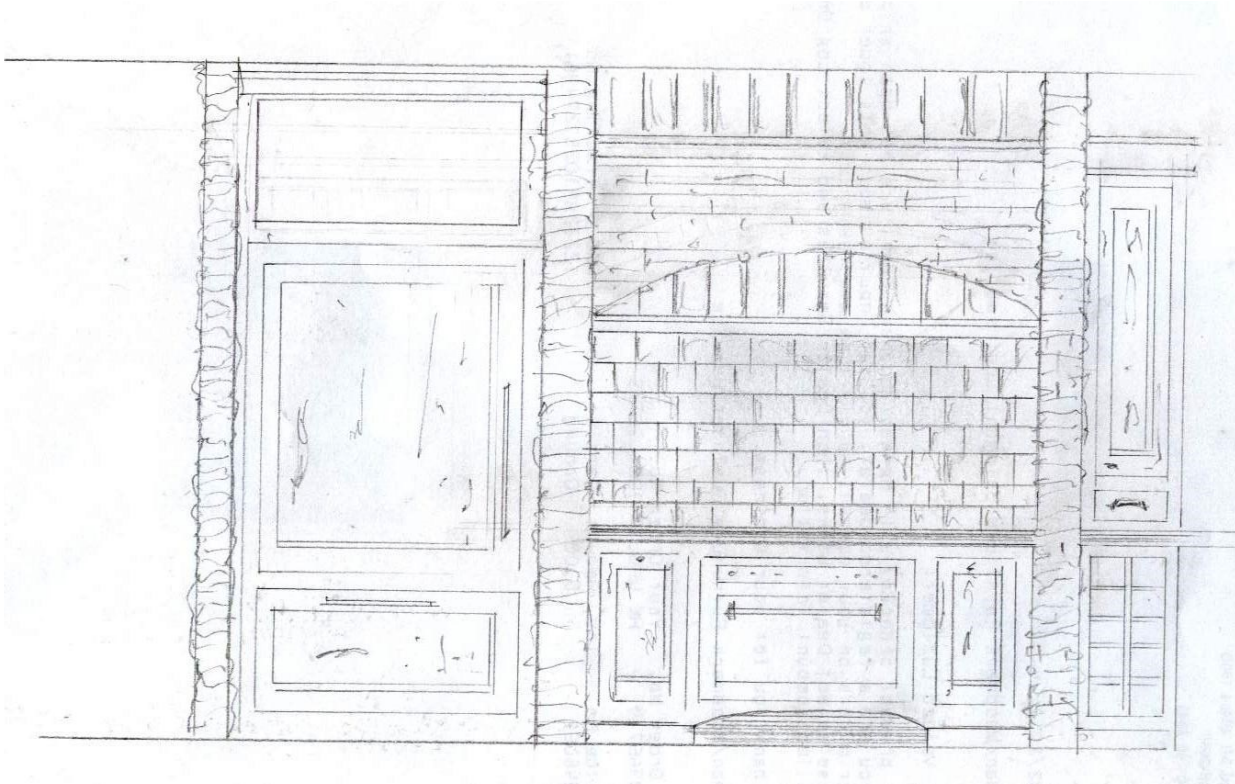
## Layout drawings with perspective (3d) visual



## Perspective Sketch



# Elevation Sketch



Rendered Elevation with annotations



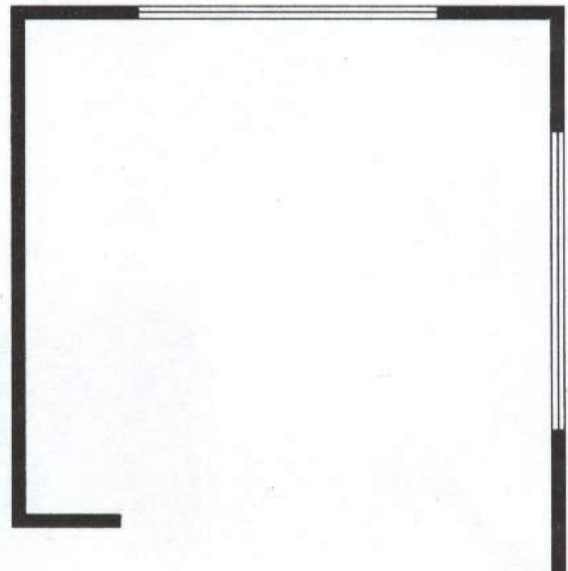
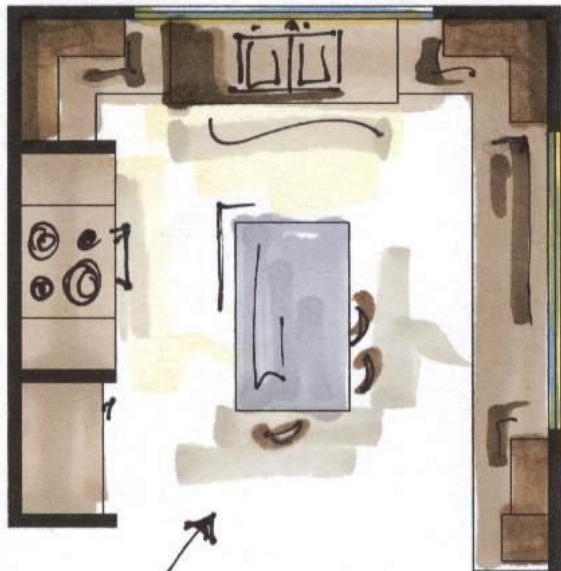
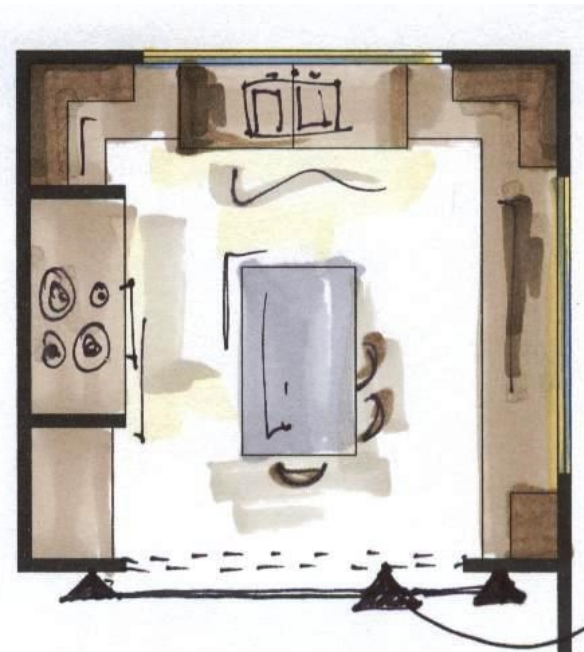
Perspective Sketch



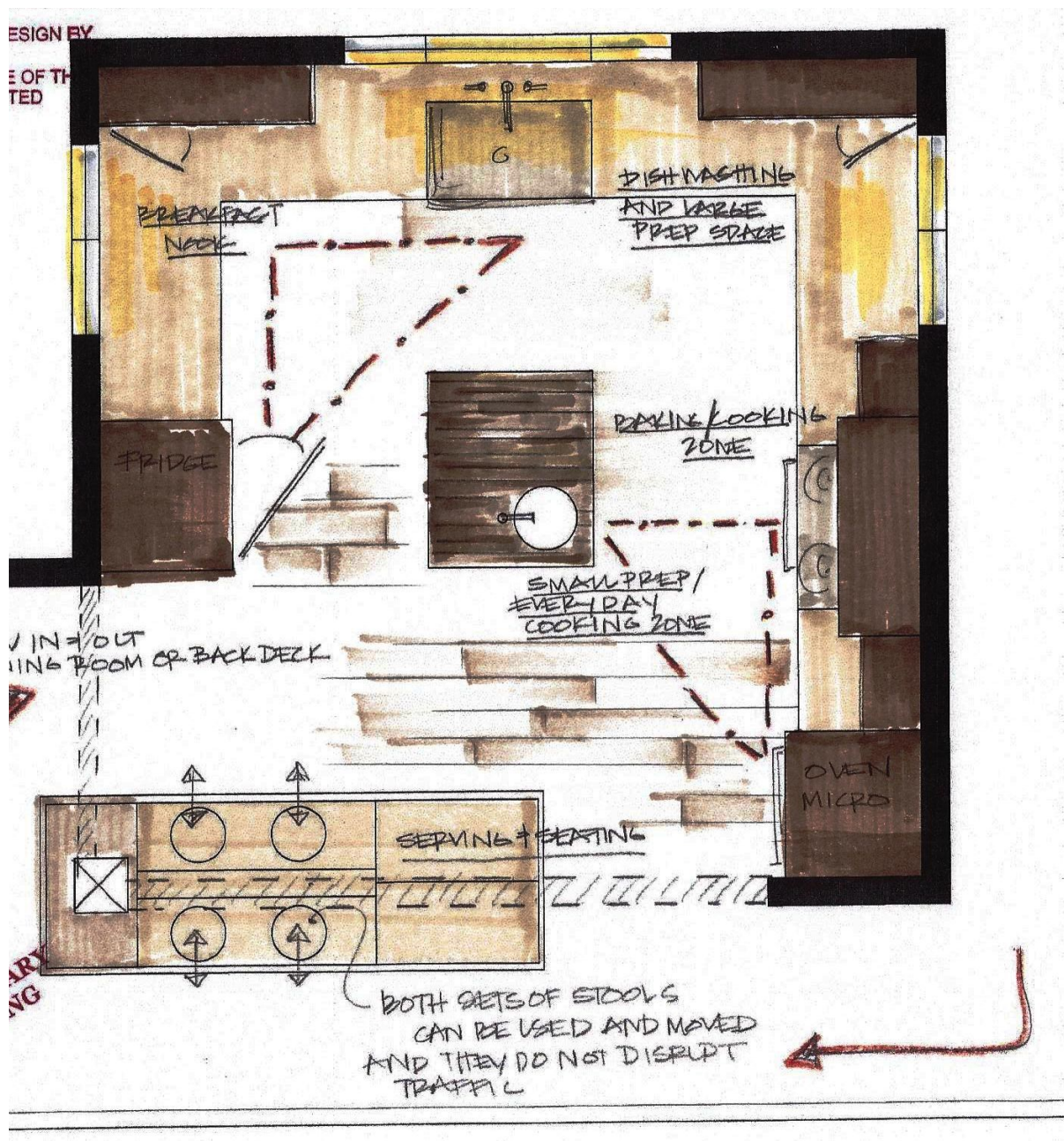
Rendered Perspective



# Rendered Layout Drawings



Rendered and annotated layout drawing



# Budget Estimate:

If there is enough understanding and work completed, a quote that includes estimated costs for your project will be provided. The framework established in the initial consultation, budget conversations, and the pre-design/design work are all taken into consideration when cost estimating to ensure these numbers will be accurate to your specific project and the preliminary concept that is rendered. The estimate reflects materials and finishes needed for your project along with a verbal discussion of labor and installation costs. If additional consultation sessions are needed, these will also be included. For a full and final project cost, Hannam Design will propose a formal work session and this happens towards the end of the Design Phase, unless able to do sooner. For now, the budget estimate will be the more efficient way to get to a realistic cost without over-investing in consultation.

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## PROJECT ESTIMATE: Kitchen Remodel

Date: 9/27/2019

Client: Jane and Jim Doe

2436 Greenwood Ave

Cedar Falls, IA

### Cabinetry

Manufacture Great Northern, Deluxe Line

Wood Species: maple      Finish: standard stain TBD

Face Frame Construction: full overlay or classic

Drawer Construction: 5/8 wood dovetail, Full Extension, silent glide system

Door Hardware: tbd, included      Drawer Hardware: tbd, included

#### **Cabinetry Features:**

includes a complete cabinetry package based upon layout provided in workbook

includes additional cabinetry for bathroom vanity & linen door/frame and hall built-in

installation not included – by PDC

**Estimated Cabinetry Costs: \$15,985-18,516.00**

### Countertop

HD laminate

includes countertop, template, fabrication, and installation

includes undermount sink allowance

includes faucet allowance

does not included plumbing labor – by selected plumber

**Estimated countertop cost: \$ 5,250-6,120.00**

*-ADD an estimated 2,900-3,890 for mid-range granite or quartz*

### Other Known Costs to date

**Decorative light fixtures allowance: \$ 450-550.00**

**Backsplash tile and installation allowance: \$ 1,250-1,950.00**

**Wood flooring and installation costs kitchen only: \$ 5,800-6,300.00**

**See attached sub-contractor bid for remaining labor and install costs**

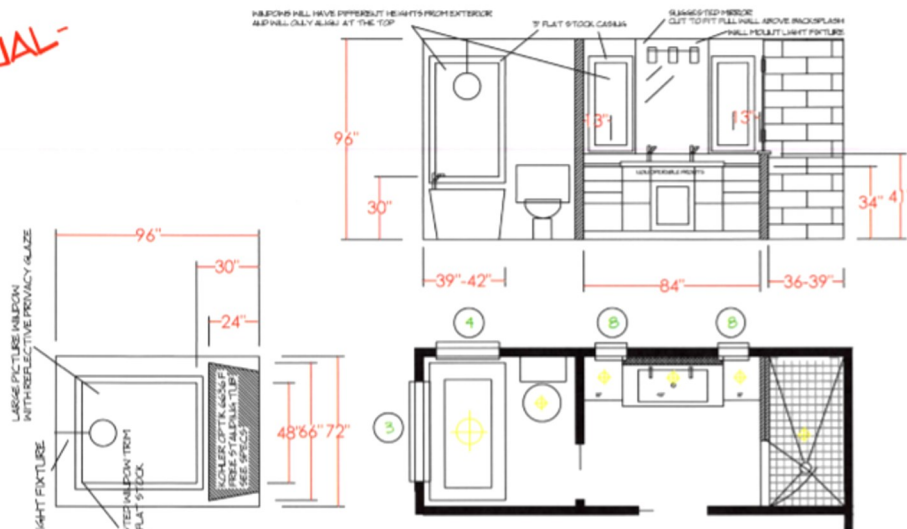
**Appliances not included- purchased by homeowner**

# Technical Drawings:

Upon completion of the pre-design, Hannam Design will move into the design phase, which is more technical and detailed. Drawings will be refined and updated for accuracy to communicate how the design will function and/or how it will be constructed. Technical drawings are essential for communicating ideas to industry contractors, builders and suppliers. Technical drawings can begin once a design plan has been approved. Technical drawings are required to move a job from planning stages to progression and later implementation. They require an investment in time and money but are essential if project implementation is desired.

*\*Technical drawings are only buildable if Hannam Design is supplying materials or installation*

**FINAL**



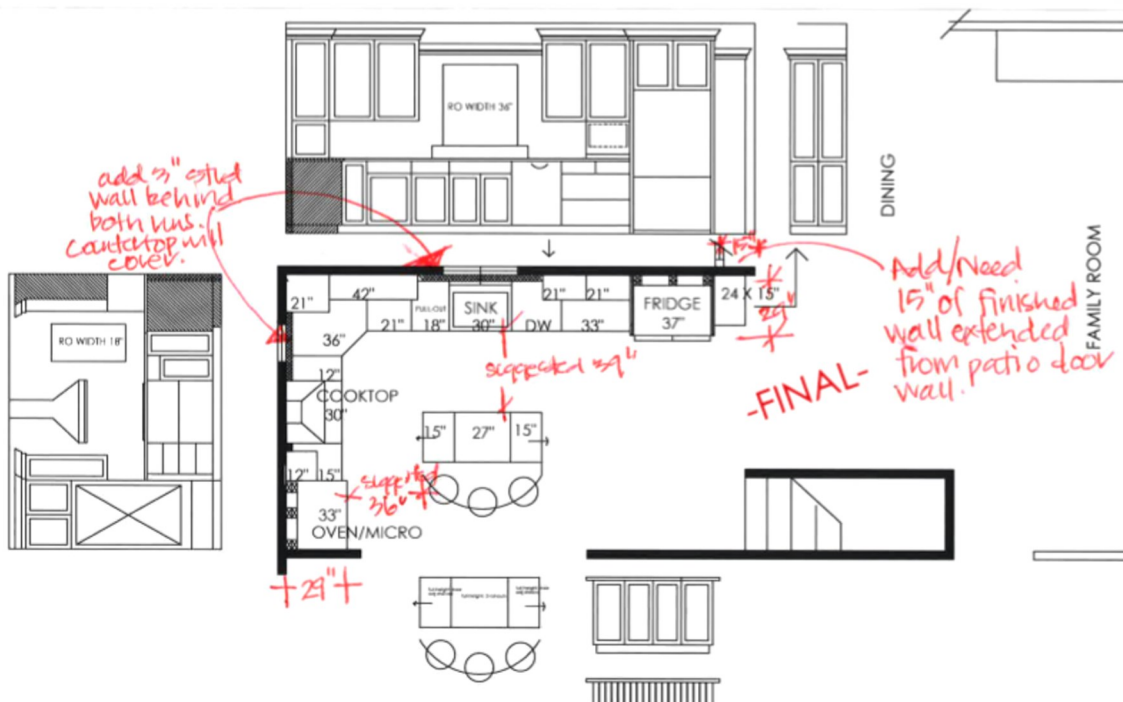
## VANITY INSTALL NOTES

SINK BASE ORDERED WITH NO TOE BOX  
PLEASE BLOCK UP AND RUN IN ALIGNMENT WITH ADJ.

SINK BASE COMBO ONLY TO BE PULLED FORWARD 3"

This document is confidential and proprietary to Hannam Design LLC, and cannot under any circumstances be used, disclosed or duplicated without prior written consent.

drawing by: HANNAM DESIGN



## SPACE FRAMING AND LAYOUT NEEDS

This document is confidential and proprietary to Hannam Design LLC, and cannot under any circumstances be used, disclosed or duplicated without prior written consent.

drawing by: HANNAM DESIGN

# Building Phase:

This begins the final portion of the design process, of which will be customized for you and others involved. \*Because of your project's unique needs, it cannot be visually shown in an example. It will be detailed in your proposal under "future deliverables" and may include the following: additional layout drawings, vision boards, materials specifications, sourcing information, and supply details. Once final drawings are approved, materials selected, and necessary installation details figured, a final budget and sales agreement will be presented at the end of this building phase. At this time, logged hours are no longer charged separately and included with your materials purchase. Once signed, ordering processes will begin. During this time we may need to finalize other job specific details for the sub-contactors so the job is ready once materials arrive. A customized timeline and communication log will be discussed for your project at this time and a full installation packet will be assembled for jobsite needs.